

## Pocopson Township

P.O. Box 1, Pocopson, PA 19366

Office: 610-793-2151

Fax: 610-793-1944

[www.pocopson.org](http://www.pocopson.org)

### Board of Supervisors Meeting Minutes Monday, 7:30 P.M., May 20, 2013

In attendance: Supervisors – Stephen R. Conary, Georgia F. Brutscher, Ricki Stumpo; Mark Knightly, Public Works Director; Richard Jensen, Zoning/Code Enforcement Official; Amanda Sundquist, Township Solicitor; Gary Summers, Chairman, Planning Commission; Tom Bierl and Chris Conaway, Parks, Recreation and Trails Committee.

**1. Call to Order:** Conary called the regular meeting to order at 7:30 P.M. and led the Pledge of Allegiance.

**2. Announcements:** Conary met with Unionville-Chadds Ford School District personnel on May 15<sup>th</sup> to discuss impact of roundabout project on bus routes. Two interviews are scheduled for May 23<sup>rd</sup> for the Township Representative for the Bayard Taylor Memorial Library Board. Conary will meet with representatives from Toll Brothers and Castle Valley on May 23<sup>rd</sup> to discuss the wastewater treatment plant for The Preserve. Attendance for the Open House on the 19<sup>th</sup> was less than modest. Supervisors noted the lack of volunteer support and the significant resources allocated for the event as reasons not to schedule for next year. Brutscher noted that the Locust Grove Schoolhouse and the Barnard House can be opened to the public throughout the year. Stumpo met with Knightly regarding the letter to PennDOT.

**3. Public Comment:** none.

**4. Decision: Conditional Use Application/Garofalo – 100 Hickory Hill Road; Tax Parcel 63-1-53:** John Garofalo (Applicant) was in attendance. A hearing was held on May 6, 2013 at 7:00 p.m. as advertised. Conary read aloud a summary of the Decision.

**Motion:** Conary moved, Brutscher seconded, to grant the Conditional Use Application of John Garofalo with the conditions set forth in Section IV of the Order dated May 20, 2013;

**Discussion:** none.

**Vote:** Motion unanimously approved.

**5. Zoning Hearing Board Appeal No. 2-2013 – 113 Osborne Circle; Tax Parcel 63-3-79.1G:** Applicant Jennifer Hagerty appeared before the Board. The proposed location of the pool is 37 feet from the property line which does not meet the 50-foot setback requirement. Pool installation as shown will maintain yard functionality and will not disturb stormwater management swale. Planning Commission recommended approval and found the variance consistent with pools in the neighborhood.

**Motion:** Conary moved, Brutscher seconded, to recommend to the Zoning Hearing Board that the variance requested as described in Appeal No. 2-2013 be granted; motion unanimously approved.

**6. Zoning/Code Enforcement Officer Report:**

**a. Marlboro Road Properties** – Jensen reported a tree replacement plan for 1977 Marlboro Road will be submitted for review with trees scheduled for fall planting. Board understands the concerns raised by the Koehler's of 1969 Marlboro Road regarding a tree near the corner of the house that is posing a threat. Koehler should submit written confirmation and photographs from an arborist to document the need for removal. Board agreed to work on a list of species and locations to replace the trees that will not be replanted on the Koehler property. The Stormwater Management Maintenance Agreement will be submitted at a later date.

**b. The Preserve fencing** – Board discussed fencing that Toll is installing on homesites adjacent to the trail along Corinne Road. Permits for the sections of white vinyl fence were issued by the Township. Toll Brothers has offered to provide landscaping to soften the appearance of the fence. At issue is whether the location of sections of the fencing encroach the rights-of-way for the trail and Larkin Baily Road. Concern was also raised for protection of the hedgerow. Jensen will research the provisions of the trail easement and any obstructions to Larkin Baily Road and report the findings to the Board before a letter is sent to Toll.

**7. Public Works Report:** Board accepted the Public Works report dated May 20, 2013. Knightly reported the Red Bridge Lane bridge will be painted as soon as weather permits.

**8. Barnard House Renovation: Motion:** Brutscher moved, Conary seconded, to approve Melton Request for Service #1 for \$1,200.00 to coordinate HVAC and project phasing; Melton Request for Service #2 for \$600.00 to oversee window renovations; and DEDC for \$1,500.00 for engineered drawings for components for first floor HVAC installation; motion unanimously approved.

**9. Old Business:**

**a. Founders Day Update** – Board tabled approval of the budget to the June 10<sup>th</sup> meeting.

**10. New Business:**

**a. Commercial Escrow** – Board discussed request from Jack Becker for the Township Engineer to confirm the escrow required for his mix-use project located on the east side of Pocopson Road. Board agreed to recommend the Township Engineer confirm the escrow as the approach is consistent with other commercial projects in the Township. Township Solicitor will respond regarding Becker request to amend the approved plan to omit recordation of condominium documents to address maintenance issues with stormwater management facilities in the PennDOT right-of-way.

**b. Parks, Recreation and Trails Committee (PRT)/Trail Easements** – Bierl and Conaway led a discussion on the following trails: (i) amendment to the Hallelynn Subdivision Plan to designate a portion of Lot 6 as open space or as a trail easement. Becker will meet with the PRT at the site to locate a suitable trail point; (ii) PRT would like to close on a trail easement document to record specifics for the trail along the western boundary

of the County property; and (iii) amend the County Plan to show the location of the Trail as it is installed today behind the properties located on Wawaset Road. The approved plan shows the trail further inland on County property rather than proximal to the Wawaset Road property lines. PRT will be meeting with representatives from the County GIS Office on June 4<sup>th</sup> regarding work on an updated trail map.

**c. Kennett Area Senior Center** – Center representative will present during the July 22<sup>nd</sup> Board meeting.

**11. Correspondence** – none.


**12. Treasurer's Warrants – Motion:** Conary moved, Brutscher seconded to approve the Bill Payment Lists for May 7 - 20, 2013 recommended for payment by the Treasurer, with Gannett Fleming statement revised by the Board during the meeting; **General Fund:** 19 bills paid totaling \$22,813.69; 2 debit card charges totaling \$89.47; **Highway Aid:** 4 bills paid totaling \$10,955.84; **Route 52 Intersections:** 2 bills paid totaling \$7,951.46; **Township Facilities:** 1 bill paid for \$1,330.00; motion unanimously approved.

**13. Approval of Meeting Minutes:** Brutscher moved, Stumpo seconded, to approve the Meeting Minutes dated May 6, 2013; motion approved.

**14. Adjournment:** At 8:50 P.M., Conary moved, Brutscher seconded, to adjourn the meeting; motion unanimously approved.



Susan Simone, Administrative Secretary



Stephen R. Conary, Chair