



## Pocopson Township

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### Board of Supervisors Meeting Minutes

Monday, January 9, 2012, 7:30 P.M.

In attendance: Supervisors – Stephen R. Conary, Ricki Stumpo, Georgia F. Brutscher entering the meeting at 7:40 P.M.; Mark Knightly, Public Works Director; Richard Jensen, Zoning and Code Enforcement Officer.

**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 reported meeting with consultants regarding the Barnard House project.

**3. Public Comment:** none.

**4. Public Works Report:** Board reviewed and accepted the Public Works Report dated January 9, 2012 as submitted. Board asked Knightly to contact PennDOT regarding stormwater drainage issue at Route 52 and Locust Grove Road.

#### **5. Old Business:**

**a) Taylors Run at Red Bridge** – Board reviewed dedication documents submitted by representatives of the Gorman Estate for Patrick Henry Circle and by the Township Solicitor for a portion of Patrick Henry Circle. Conary reviewed the particulars of the dedication notes on the recorded approved subdivision plans noting that for practical purposes, there is an implied offer for dedication of the 50-foot roadway right-of-way shown on the 1976 Plan for Red Bridge Farms.

**Motion:** Conary moved, Brutscher seconded, to adopt Resolution 2012-6 authorizing the acceptance of dedication of the Right-of-Way for Patrick Henry Circle serving the subdivision of Taylors Run at Red Bridge as described in the Deed of Dedication; motion unanimously approved.

**Motion:** Conary moved, Brutscher seconded, to adopt Resolution 2012-7 authorizing the acceptance of dedication of a Portion of Patrick Henry Circle as described in the Deed of Dedication; motion unanimously approved.

**b) Zoning/Code Enforcement Update:** Jensen discussed status of current open zoning concerns as follows – discussions continue with landowners associated with the steps necessary to mitigate the **South Wawaset Road grading and land disturbance issue**. Board agrees with Jensen's findings including the need for landowner to execute a professional services agreement with the Township Engineer to review roadway connection. An enforcement letter was mailed to the owner of **1800 Brooks Road** for a time certain to comply with the provisions of the Nuisance Ordinance. Jensen is working with Brandywine Vista, LLC, regarding steps necessary to meet the conditions of the Zoning

Hearing Board Decision for **1410 Lenape Road (Lenape Village Shops)**, including but not limited to installation of the bollards around the propane tanks and replacement of the hedgerow and other landscape requirements. Still remaining is the submission by the landowner of a stormwater management plan for review by the Township Engineer. Jensen continues to investigate the dilapidated swimming pool fencing on the property located at **1691 Lenni Drive**. Public Works Department cordoned off the swimming pool for public safety purposes. Finally, it was noted that Jensen continues to address Sign Ordinance violations by removing signs and sending violation notices.

**c) Tabled from 1/3/2012 Organization Meeting** – Board discussed appointments for the following and motions were made accordingly. Board agreed to the following liaisons to Township Committees: Stumpo to Parks, Recreation and Trails (PRT) and the Comprehensive Plan Task Force; Brutscher to Founders Day and Deer Management; Conary to Planning Commission. Board directed the Secretary to prepare Resolutions to honor and thank Township volunteers who are no longer serving on committees. A date to present those Resolutions will be determined.

**Motion:** Brutscher moved, Conary seconded, to appoint Ricki Stumpo as the Pocopson Township Representative to the Kennett Area Regional Planning Commission (KARPC); motion unanimously approved.

**Motion:** Conary moved, Brutscher seconded, to appoint Township Treasurer Margaret Lennon as the Primary Delegate and Carol Haaf as the Alternate Delegate for the Chester County Tax Collection Committee for terms to expire December 31, 2012; motion unanimously approved.

**Motion:** Conary moved, Brutscher seconded, to appoint Ricki Stumpo to serve as the Voting Delegate to Conventions sponsored by the Pennsylvania State Association of Township Supervisors and the Chester County Association of Township Officials; motion unanimously approved.

**d) Pocopson Park Easement** – Board reviewed correspondence from Brandywine Conservancy regarding a 2001 covenant in favor of Chester County restricting the land to be used for park and recreational purposes. This restrictive covenant is sufficient to negate the need for an easement and the expenditure of funds previously approved during the December 19, 2011 Board meeting.

**Motion:** Brutscher moved, Conary seconded, not to proceed with the preparation of a Conservation Easement and associated documentation on Township Property being Tax Parcels 63-3-30E, 63-3-30.7E and 63-3-30.8E; motion unanimously approved.

**6. New Business:** Secretary will prepare an amended Constable Agreement for distribution to the Board and Constable Balsama. Conary discussed details of the Melton Architects Proposal for estimate of probable construction costs for the Barnard House – Phase 1 dated January 9, 2012. Board agreed to table a decision on the proposal pending clarification on line item costs based on work completed or proposed changes to project components. Conary briefly discussed funding for the Barnard House. Secretary is directed to contact Unionville-Chadds Ford School District regarding their request for the School Superintendent to meet with the Board. Conary noted that the meeting with Longwood Fire Company regarding long-term financing should be discussed with KARPC as a regional

agenda item. Secretary is directed to contact Township Committee chairs regarding a work session with the Board. Conary noted potential grant opportunities for PRT through the Department of Community and Economic Development. Board directed the Secretary to contact the Attorney for landowners of 45 Bragg Hill Road regarding approval for an extension for the Conditional Use Hearing to Monday, February 27, 2012, at 7:00 P.M.

**7. Correspondence:** Board signed letters of acknowledgment for donations to the Locust Grove Schoolhouse from Bruce Yelton and the Fair Play Foundation. Board reviewed request from Toll Brothers, Inc., for the release of the bond for Riverside. Secretary noted that the bond release is not the maintenance bond currently held by the Township.

**Motion:** Conary moved, Stumpo seconded, to approve the bond release request as reviewed and approved by the Township Engineer dated January 9, 2012; Brutscher dissenting; motion approved.

**8. Treasurer's Warrants:** Conary moved, Brutscher seconded, to approve the Bill Payment Lists for January 4-9, 2012 recommended for payment by the Treasurer; **General Fund** – 13 bills paid totaling \$10,062.59, 4 debit card charges totaling \$104.90; **Facilities** – 2 bills paid totaling \$1,051.25; **Highway Aid Fund** – 4 bills paid totaling \$732.71; **Open Space Tax** – 1 bill paid for \$250.00; motion unanimously approved.

**Motion:** Conary moved, Brutscher seconded, to adopt Resolution 2012-5 for Disposition of Financial Records in accordance with the provisions of the Pennsylvania Record Retention Manual; motion unanimously approved.

**9. Approval of January 3, 2012 Organization Meeting Minutes:** Brutscher moved, Conary seconded, to approve the January 3, 2012 Organization Meeting Minutes as reviewed; motion unanimously approved.

**10. Adjournment:** At 8:55 P.M., Conary moved, Brutscher seconded, to adjourn the meeting; motion unanimously approved.

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Susan Simone, Administrative Secretary

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Stephen R. Conary, Chair