

Pocopson Township

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Board of Supervisors Meeting Minutes

Monday, July 23, 2012, 7:30 P.M.

In attendance: Supervisors – Stephen R. Conary, Georgia F. Brutscher, Ricki Stumpo; Mark Knightly, Public Works Director; Richard Jensen, Zoning/Code Enforcement Official; James W. Hatfield, P.E., Township Engineer.

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 and representatives from Gannett Fleming met with County personnel on July 11th and the Township Landscape Architect on July 12th regarding the Route 52 roundabout project. Work continues on the Barnard House bid documents. Proposed sewer ordinance revisions have been submitted to the Township Solicitor for review. Stumpo stated that the Comprehensive Plan Task Force will meet on July 25th.

3. Public Comment: Terry Gumpfer asked the Board to consider amending the Township Code to include rental property licensing requirements and inspection standards. Board agreed to take the topic under consideration. Celeste Scozzafava representing the **Riverside Homeowners Association** requested installation of a “no parking” sign near the clubhouse. Knightly noted signage was installed according to the plan but agreed to install the additional sign.

4. Building Permit Plan; Tax Parcel 63-4-1.8/Lot 8 Dorries-Lewis Tract: James Fritsch, P.E., Regester Associates and Applicants Lisa and Pete Photopoulos appeared before the Board to discuss the Building Permit Plan prepared by Regester Associates, Inc., dated 6/26/2012 (“Plan”). Plan discussions included the following correspondence: Township Engineer letter dated 7/18/2012; Zoning Officer letter dated 7/17/2012; and Township Planning Commission Memo dated 7/18/2012 recommending support for the waivers requested by the Applicants. Applicants own Lots 8 and 6, Lot 8 being 7.335 acres, being part of the Dorries-Lewis Subdivision, Record Plan dated 2/14/1990, last revised 3/7/1991, and recorded 6/21/1991. Fritsch noted that while located in the greenway corridor, the proposed project meets all of the limits on the disturbance percentages as noted on the Plan. Stumpo recused herself from the discussion and vote noting a conflict.

Motion: Conary moved, Brutscher seconded, to approve the Lot 8 Lian Drive Building Permit Plan dated 6/26/2012 (“Plan”) subject to the following: (1) Note is added to the Plan per Township Engineer Review Letter Comment 1 modified with the addition that only disturbances that increase the percentage of disturbance in excess of township stormwater management exemption criteria be submitted for approval; (2) Applicant

remits \$2,500.00 recreation fee prior to receiving building permit; (3) Plan Note #11 is amended to indicate all utilities will be placed underground per Township Engineer Review Letter Comment 3; (4) The board hereby grants a waiver to the requirement for a conditional use hearing per §250-87.M(3); (5) Applicant records a Shared Driveway Construction and Maintenance Agreement, approved by the Board, for the driveway construction and maintenance obligations for the owners of Lots 6 and 8 prior to issuance of a Certificate of Occupancy; (6) The board hereby grants a waiver of Sections 190-30.B(1)(b) and 190-30.B(2) with the provision that the Applicant pave the first 50' of the shared driveway with porous asphalt to the standards in Township Engineer Review Letter Comment 9; (7) Applicant submits a Stormwater Management Operation and Maintenance Plan for approval and recordation prior to issuance of a Certificate of Occupancy; (8) Applicant resolves Comments 5, 6, and 10, in Township Engineer Review letter to the satisfaction of Township Engineer and submits permits per Comment 11 prior to issuance of building permit; motion approved.

5. Development Plan; Tax Parcel 63-1-20.1/15 North Wawaset Road: Edward Foley, Esquire and Jayme Baer, P.E. appeared on behalf of the Applicants Kirk and Nanci Hoffman to discuss a Development Plan prepared by Woodin + Associates dated 7/6/2012 ("Plan"). Plan discussions included the following correspondence: Township Engineer letter dated 7/11/2012; Zoning Officer letter dated 7/11/2012; Township Planning Commission Memo dated 7/18/2012 recommending support for requested waivers. The Plan is for land disturbance and driveway installation and no proposed structures in Pocopson Township. Foley indicated the total area is 29± acres with 28± acres in East Bradford Township and the balance in Pocopson Township. Applicant proposes to construct a dwelling and barn in East Bradford with the potential for a second dwelling subject to subdivision under East Bradford Code. Board agreed with interpretation of the Pocopson Code ("Code") regarding natural resources that the Applicants are disturbing less than one acre of discrete resources in Pocopson. Discussion ensued regarding the removal a maple tree identified by Code as a heritage tree and the planting of the requisite number of replacement trees. Hatfield noted that details and permitting for the stormwater management facilities are incomplete; however PaDEP and Chester County Conservation District permit process will provide for stormwater management review and reporting for the overall project.

Motion: Conary moved, Stumpo seconded, to approve the Development Plan for 15 North Wawaset Road dated 6/26/2012 ("Plan") subject to the following: (1) A copy of the PennDOT Highway Occupancy Permit is submitted to Pocopson Township before construction begins; (2) The board hereby grants waivers to Sections 190-3.B(1)(b) and 190-30.B(1)(c); (3) A note is added to plan that a shared driveway agreement must be approved and recorded before construction of a second dwelling; (4) The board hereby approves removal of one heritage tree due to hazardous conditions with the provision that a letter of consent for replacement trees on the adjacent property or a letter committing the replacement trees or the value of such trees to the Township is submitted prior to removal; (5) A stormwater management report, NPDES Permit and E&S Control Plan are submitted to the Township prior to construction; and (6) A stormwater management and

operations plan and agreement are approved and recorded prior to construction; motion approved.

6. Red Bridge Lane Bridge Proposal: Hatfield presented an exhibit plan dated 7/23/2012 prepared by Steinle Construction Engineers, a division of VanDemark & Lynch, Inc., for the purpose of discussing the bridge rail. Terry and Steve Belote, Beth Carson, and Karen Larson representing the **Red Bridge Farm homeowner association (HOA)** participated in the discussion as the bridge entrance to their community is a significant visual cue. The plan is to replace the deteriorating rails with painted steel to comply with PennDOT standards without compromising aesthetics. Hatfield will investigate if weathered steel would be acceptable and reduce maintenance costs. The following particulars are to be determined: size of replacement posts, maintenance requirements for painted steel, configuration of the approach guide rails, cost estimates, and bid documents.

7. Public Works Report: Board reviewed and accepted the Public Works Report dated July 23, 2012 as submitted. Knightly reported Public Works completed tasks at the Locust Grove Schoolhouse with the exception of signage.

8. Zoning/Code Enforcement Officer Report: no action required.

9. Old Business:

a) Motion: Conary moved, Stumpo seconded, that in accordance with Section 10 of the Easement Purchase Agreement for the Baily Parcel signed December 19, 2011, to extend the closing date to on or before September 30, 2012; motion approved.

b) Planning Commission Vacancy – Board acknowledged receipt of letters of interest from four residents. An interview schedule will be determined.

c) Motion: Conary moved, Stumpo seconded, to advertise adjustment to the August Board meetings by cancellation of the August 13th meeting and scheduling of an August 6th meeting; motion approved.

d) MS4 Permit Meeting – Board agreed that Conary will meet with Hatfield in August to review the draft narrative outlining Township obligations for compliance with new regulations.

e) Barnard House – Bid packages will be available for the August 6th meeting. Board agreed to proceed with a loan application through Delaware Valley Regional Finance Authority.

f) On-Lot Sewage Disposal System Management Program – Board agreed to proceed with documents necessary for implementation of the Program.

10. New Business:

Motion: Conary moved, Stumpo seconded, to approve Resolution 2012-22 authorizing the Township Treasurer to pay certain bills between Board of Supervisor meetings; motion approved.

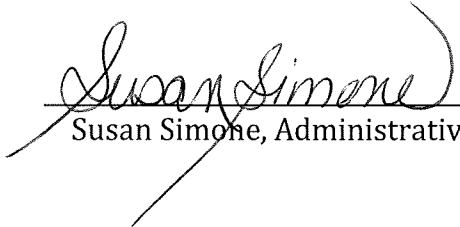
Motion: Conary moved, Stumpo seconded, to approve Resolution 2012-23 authorizing a member of the Board of Supervisors to sign the contract with Road-Con, Inc., in connection with the Route 52 and Pocopson Road project; motion approved.

11. Correspondence: no action required.

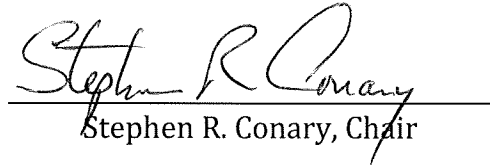
12. Treasurer's Warrants: Conary moved, Brutscher seconded, to approve the Bill Payment Lists for July 10 - 23, 2012 recommended for payment by the Treasurer: **General Fund:** 18 bills paid totaling \$25,612.21; 8 debit card charges totaling \$2,667.78; **Highway Aid:** 3 bills paid totaling \$5,233.11; **Parks, Rec & Trails Fund:** 1 bill paid for \$57.48; **Road Improvement Fund:** 2 bills paid totaling \$20,744.77; **Schoolhouse Fund:** 1 bill paid for \$3,300.00; **Township Facilities:** 1 bill paid for \$4,200.48; motion approved.

13. Approval of July 5, 2012 Public Meeting Minutes and July 9, 2012 Meeting Minutes: Stumpo moved, Brutscher seconded, to approve the Public Meeting Minutes dated July 5, 2012; motion approved. Brutscher moved, Conary seconded, to approve the July 9, 2012 Minutes as reviewed; motion approved.

14. Adjournment: At 9:20 P.M., Conary moved, Brutscher seconded, to adjourn the regular meeting and convene an Executive Session to discuss a legal matter; motion approved.



Susan Simone, Administrative Secretary



Stephen R. Conary, Chair