

Caln Township Board of Commissioners
253 Municipal Drive Thorndale, PA 19372
May 31, 2018 7:35 PM

Commissioner Breton noted an Executive Session prior to tonight's meeting, on personnel matters.

Call to order and pledge of allegiance.

Attendance – Jennifer Breton-President, George Chambers-Vice President, John Contento-Commissioner (Absent), Joshua Young-Commissioner, Lorraine Tindaro-Commissioner, Kristen Denne-Township Manager/Secretary, Chuck Wilson-Township Treasurer (Absent), Kristin Camp-Township Solicitor, Bryan Kulakowsky-Township Engineer, and Denise Miller-Assistant Township Secretary.

Citizens to Be Heard

Tony DiSario residing at 251 Loomis Avenue noted high grass on Norton Avenue, commented on his previous request for the installation of a stop sign at Loomis and Miller, and pot holes. Ms. Denne noted the township is working on the stop sign and she acknowledged the grass and pot holes.

Township Solicitor – Ms. Camp

50 James Buchanan Decision and Order – Ms. Camp noted 50 James Buchanan Partners LLC, filed an conditional use application on March 14, 2018 seeking conditional use approval to use the property and existing building at 50 James Buchanan Drive as a professional office and medical clinic. The Board scheduled a public hearing for May 10, 2018, concluded the hearing, and took the matter under advisement. For Board consideration, Ms. Camp offered the draft 50 James Buchanan Drive Decision and Order, subject to six conditions, which have been accepted by the applicant.

Commissioner Breton entertained a motion to adopt the Conditional Use Decision and Order with regards to 50 James Buchanan Drive. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.

Bondsville Road Apartments Final Approval – Ms. Camp noted Mr. Jaros, representing the applicant, is in attendance. She also noted the applicant has granted an extension, until the June 14th meeting, and she will be meeting with the Township Staff on Tuesday to review the draft.

Christian Faith Fellowship Church – Ms. Camp noted the Church was granted a Special Exception for a religious use in June 2004, and then obtained a Preliminary Land Development approval for an 8,000 square foot worship facility on April 14, 2005. In that preliminary Land Development Approval there were conditions they appealed to the Board of Common Pleas in which that appeal was resolved with one condition not stricken by the Board, which was that they had to connect to public water. They also would be agreeable to a condition where if the church needed on-site storage of water for fire suppression, they would agree that the storage tank could not be filled from the well, if the fire code required it. She noted the Churches' Counsel wanted her to have a discussion with the Board of Commissioners to see if they would not oppose a zoning application seeking a variance to not require public water, if they filed an application.

Mr. Jaros noted they asked Brickhouse Environmental to do a study for the anticipated draw of the church use on the property and when he met with the Client and Staff, they noted they are now proposing to phase the building into two phases with the first being no more than 20,000 square feet, and anything above 20,000 square feet they would agree to tie into public water at that time in which they would record as part of the plan. He also noted they are proposing to continue with the usage as their analysis of the existing facility in Downingtown showed usage of 3,600 gallons of water which equates to 20 gallons per day or 140 gallons per week. Mr. Jaros noted he is asking for either the township support or them not to take a position to oppose.

Also in attendance was Paster Wilson, Steve Huxta of Brickhouse Environmental, and Chris Daily of D.L. Howell. Ms. Camp asked Mr. Jaros if the Board chooses not to oppose, would he agree that the Board could ask the Zoning Hearing Board to accept a letter with the conditions he just mentioned. Mr. Jaros was agreeable to the letter from the Board.

Commissioner Breton asked the Board Members if they would be acceptable to drafting a letter as Ms. Camp suggested. Commissioner Young noted he will recuse himself from that decision, because he lives on Barley Sheaf Road where the water line would come through. Commissioner Tindaro noted she is not certain at this time. Commissioner Breton and Commissioner Chambers noted their initial impression would be in favor of supporting this with the mentioned conditions. Commissioner Breton noted this matter will be tabled because they do not have three Commissioners in agreement, at this time.

Township Manager-Kristen Denne

Creation of Capital Plan Task Force – Ms. Denne noted a Vision Partnership Grant received through the Capital Plan which consists of three meetings, July 30, 2018, October 2, 2018, and April 2, 2019. She noted this Committee will consist of the Township Manager and Engineer, a member from the Stormwater Advisory Committee, Planning Commission, Public Works, Cedarville Team Members, and any stake holders to steer the project. After Board discussion, Commissioner Breton officially appoints Commissioner Chambers to the Capital Plan Task Force.

Ms. Denne noted the Lloyd Bridge will be closed for two weeks starting June 11, 2018.

Commissioner Young asked if the Boom Mower could be used at the golf course, especially around the basin area. Ms. Denne directed Mr. Fragale to initiate Commissioner Young's request.

Township Engineer-Mr. Kulakowsky

Planning Commission Update – Mr. Kulakowsky noted a few highlights from his May monthly report, which has previously been provided to the Board. He also noted that no meeting was held in May, and the 2018 Road Paving Program bid opening at 2:00 PM on June 8, 2018.

Ordinances and Resolutions for Consideration

Resolution 2018-24 Application for Traffic Signal Approval regarding NTB – **Commissioner Breton entertained a motion to adopt Resolution 2018-24 for an Application for Traffic Signal Approval, regarding NTB.** Commissioner Young asked for more information. Ms. Denne noted an update to a traffic signal for a flashing beacon located at Lincoln Highway in Thorndale Shopping Center. **No Motion was made, and adoption was tabled until the July 14 meeting, for more information.**

May 10, 2018 Minutes for Approval – **Commissioner Breton entertained a motion to approve the May 10, 2018 minutes. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 4-0.**

Directors Reports

Police Department-Chief Elias – No report given however, the May departmental report was previously provided to the Board.

Thorndale Fire Department-Chief Cordisco – Chief Cordisco noted a few highlights from his May report, which has previously been provided to the Board. He also noted three fire incidents with one house fire being fatal.

Director of Buildings and Life Safety-Mr. Stackhouse – No report given however, the May departmental report was previously provided to the Board.

Director of Public Works-Mr. Fragale – Mr. Fragale oted a few highlights from his May report, which has previously been provided to the Board.

Ingleside Golf Manager-Mr. Ward – Mr. Ward noted a few highlights from his May report, which has previously been provided to the Board.

Finance Department Report-Mr. Wilson

Finance Monthly Report – No report given however, the May departmental report was previously provided to the Board.

Bill List for Approval

Commissioner Breton entertained a motion to approve general manual checks 11 & 12, bond check 1184, and general checks 41607 to 41692. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.

Additional Business

Commissioner Young asked Ms. Denne to look at the 2018 SPCA invoices so they can evaluate the costs and services, for the 2019 budget.

Public Comments

Public comment on the Lloyd Bridge and the bond check.

Michael Von Lange residing at the corner of 14th and Walnut Avenue noted dumping in the alley however, he did not know where the lines were for public versus private. He also stated he previously sent pictures to the codes department. Ms. Denne replied that she will look further into this issue.

Adjournment

Commissioner Breton entertained a motion to adjourn the May 31, 2018 meeting at 8:25 PM. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 4-0.

Respectfully Submitted by,

Denise Miller,
Assistant Township Secretary