

Caln Township Board of Commissioners
253 Municipal Drive Thorndale, PA 19372
June 28, 2018 7:30 PM

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, Kristin Camp-Township Solicitor, Bryan Kulakowsky-Township Engineer, and Denise Miller-Assistant Township Secretary.

Citizens to Be Heard

Commissioner Breton called for Citizens to Be Heard. There were none.

Township Solicitor – Ms. Camp

Approval of developer agreements for NTB/Wright Thorndale, LLC – For Board consideration, Ms. Camp offered Applicant executed Financial Security, Land Development, and Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreements. Ms. Camp noted she does not have the Letter of Credit, although she has reviewed the one they will use. The Applicant's Counsel has asked if the Board would approve and authorize the President to sign these documents, and she will hold them in escrow until she receives the Letter of Credit.

Commissioner Breton entertained a motion to authorize the President to sign the developer agreements for NTB/Wright Thorndale, LLC. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 4-0.

Hillview Development discussion concerning status of development of Blackhorse Hill Road – Ms. Camp noted 60 acres located on Blackhorse Hill Road which was previously owned by Realen Homes and previously approved through conditional use approval for a development called Hillview, which is connected to an adjacent property in Valley Township. She also noted the Applicant's Counsel Ms. Zarro, and Engineer, Mr. Gibbons are in attendance at tonight's meeting. Mr. Behrle purchased the property and would like to develop it consistent with the prior approvals with a few exceptions, which Ms. Zarro has outlined in her correspondence. Ms. Camp also noted conditional use approval was dated March 28, 2002 approving an adult continuing care retirement community with 99 age qualified detached dwelling units. This was amended by the Board of Commissioners on December 3, 2009 as a result of the permit extension act as well as other motions made by the Board to extend the validity of the conditional use, which is valid until July 2, 2018. Ms. Zarro presented a proposed sketch plan of 96 units. She noted the original conditional use approval required that the width of the cartway be 32 feet in width. They are proposing a reduction to 20 feet in width which would reduce the impervious on the site and help with their stormwater management, because they are going to have to switch some things around as it relates to some of the wetlands. Ms. Zarro also noted that the Subdivision and Land Development required 20 feet in width, then and now. Ms. Zarro requested a 6 month extension of the conditional use so they can file engineering plans in July. She also noted they would come back and request a change to the cartway width. Commissioner Breton noted that her parents live in the Hillview Development in Valley Township.

Commissioner Breton entertained a motion to authorize a 6 month extension for the Hillview Development, as it stands today. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.

Discussion of an Ordinance to update the Fire Code – For Board consideration, Ms. Camp offered a draft ordinance for advertisement, amending chapter 83 of the Caln Township Code titled “Fire Prevention” to adopt the 2018 edition of the International Fire Code, and appendices B through F.

Commissioner Breton entertained a motion to authorize advertisement for an ordinance to update the fire code at the July 12 Board meeting. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.

Approval of Stormwater Operation and Maintenance Agreement for M&Z Builders, Inc. – For Board consideration Ms. Camp offered a Stormwater Operation and Maintenance Agreement for M&Z Builders, Inc., in reference to the Jacoby property, which is consolidating 2 lots and building 1 single dwelling.

Commissioner Breton entertained a motion to approve the Stormwater Operation and Maintenance Agreement for M&Z Builders Inc. Move by Commissioner Tindaro and seconded by Commissioner Chambers. Vote passed 4-0.

Ms. Camp noted tonight’s Taco Bell Conditional Use Hearing was continued, on the record, until August 9, 2018 at 6:30 PM, as requested by the Applicant.

Resolution 2018-28 Approving the Transfer of a Liquor License for Acme Markets – 3951 Lincoln Highway – For Board consideration, Ms. Camp offered Resolution 2018-28 for the transfer of a liquor license for Acme Markets, subject to the Applicant entering into conditional licensing agreement.

Commissioner Breton entertained a motion to adopt Resolution 2018-28 for the transfer of a liquor license for Acme Markets, subject to the conditional licensing agreement. Moved by Commissioner Tindaro and seconded by Commissioner Young. Vote passed 4-0.

Commissioner Young asked Ms. Camp the status of the sign ordinance, previously discussed. After discussion, Commissioner Young noted he will meet with Ms. Camp to go over the content of the ordinance.

Township Manager-Kristen Denne

Planning Commission Representative for the Capital Plan Task Force Committee – Ms. Denne noted 3 Planning Commission Members have volunteered to be on the Task Force Committee. She also noted the first meeting will be held on July 20, 2018 at 6:30 PM.

Ms. Denne noted Lloyd Bridge opened this morning. She also noted several vehicles on Municibid with possible acceptance by the Board at the July 12 meeting.

Township Engineer-Mr. Kulakowsky

Planning Commission Update – Mr. Kulakowsky noted the Planning Commission unanimously voted to recommend conditional use for Taco Bell, at the July 19 meeting.

Fisherville Road Bridge Update – Mr. Kulakowsky noted that they are actively working on the Fishersville Road Bridge package.

Mr. Kulakowsky presented contracts for approval from DiRocco Brothers, for the 2018 Road Project.

Ordinances and Resolutions for Consideration

Resolution 2018-28 Approving the Transfer of a Liquor License for Acme Markets – 3951 Lincoln Highway – Adopted under Solicitor Report.

Directors Reports

Police Department-Chief Elias – Chief Elias noted a few highlights from his May report which was previously provided to the Board. He also noted Ana Stefanski will start work as the new administrative assistant on July 2, 2018, and Drew Schiller will start as a police officer on July 9, 2018.

Thorndale Fire Department-Chief Cordisco – On behalf of Chief Cordisco, Deputy Chief Dan Donnachie noted a few highlights from their May report, which was previously provided to the Board.

Director of Buildings and Life Safety-Mr. Stackhouse – Mr. Stackhouse noted a few highlights from his May report, which was previously provided to the Board.

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

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

Finance Department Report-Mr. Wilson

Finance Monthly Report – Mr. Wilson noted a few highlights from his May report, which was previously provided to the Board.

Bill List for Approval – Checks 41747 to 41837

Commissioner Breton entertained a motion to approve general checks 41747 to 41837. Commissioner Chamber abstained from check #41778, and Commissioner Young abstained from check #41794. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.

June 14, 2018 Minutes for Approval – Commissioner Breton entertained a motion to approve the June 14, 2018 minutes. Commissioner Chambers abstained from the vote due to his absence of the meeting. Moved by Commissioner Young and seconded by Commissioner Tindaro. Vote passed 3-0.

Additional Business

Commissioner Young commented on the removal of the Shell station, and thanked everyone who had involvement in the process.

Commissioner Young noted the previous request from Mr. Kramer regarding the “Hero’s Garden”. Ms. Denne noted this has been discussed with staff, and it was recommended to possibly name streets after them in the new developments. She also noted she will contact Mr. Kramer about their discussion.

Public Comments

Mr. DiSario asked the status of the 2 way stop sign on Loomis and Miller, in which he requested. Ms. Denne noted that they have a proposal in hand to get someone out there.

Discussion was held on the maintenance of the corner of North Baily Road. Mr. Fragale noted that this is on their schedule for maintenance.

Adjournment

Commissioner Breton entertained a motion to adjourn the June 28, 2018 meeting at 8:20 PM. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 4-0.

Respectfully Submitted by,

Denise Miller, Assistant Township Secretary