

Calm Township
253 Municipal Drive - Thorndale, PA 19372
October 10, 2019 Minutes
7:30 PM

Attendance – Jennifer Breton-President, George Chambers-Commissioner, Joshua Young-Commissioner, Lorraine Tindaro-Commissioner, Chuck Kramer-Commissioner (Absent), Kristen Denne-Township Manager/Secretary, Kristin Camp-Township Solicitor (Absent), Mr. Oeste-Township Solicitor, and Denise Miller-Assistant Township Secretary.

Citizens to be Heard

Thomas Walker of 12 Fox Avenue noted that he is concerned with the traffic and speeding in his neighborhood. He noted that vehicles are cutting through, both ways, on a one way street. Ms. Denne noted that she will speak with Deputy Chief Rock and have him set up the LPR reader. She also noted that she spoke with the Developer regarding the proposed townhomes, regarding traffic calming measures.

Mr. Walker noted that the bobcat tore up the property while putting up “dirt walls” at 15 Fox Avenue. He also noted that the back of the property is still overgrown. Ms. Denne noted that the Codes Department is working with this property.

Mark Evans of 103 Ayerwood Avenue noted that he shares the same concerns with speeding in residential areas. He suggested increasing fines. Ms. Denne noted that fines are regulated by the State. She also noted that the Chief of Police created two Officers just for traffic control.

Township Solicitor-Mr. Oeste

Motion of Preliminary/Final Land Development Approval for Hillview Development – Ms. Zarro introduced herself, Civil Engineer Dave Gibbons, and Developer Joe Behrle. Ms. Zarro noted that the original plan had 99 units, and they are now down to 90 single family detached units. Ms. Zarro requested a waiver to not put sidewalks on Moore Road. Mr. Oeste asked Ms. Zarro if they will comply with Gilmore’s October 3 letter and ARRO’s October 11 letter. Ms. Zarro replied “that is correct”. Ms. Zarro noted that Mr. Kulakowsky has reviewed the technical waivers that have to do with stormwater management under the old ordinances, including the old stormwater management ordinance, and some environmental ordinances, some relate to meeting current standards versus old standards, with no objection.

Mark DeYoung of 20 Beaver Run Road noted a lot of sidewalk waivers, and suggested abiding by the sidewalk zoning.

Mr. Oeste read all the conditionals, and stated that the Board can waive the sidewalk requirement, subject to receiving fee in lieu of.

Commissioner Breton entertained a motion to approve the Preliminary/Final Land Development for Hillview Development with the sidewalk waivers on Blackhorse Hill Road and Moore Road waivers, and a fee in lieu of sidewalks. Moved by Commissioner Chambers and seconded by Commissioner Young. Mark Evans of 103 Ayerwood asked the dollar amount of the fee in lieu of Mr. Kulakowsky noted that it is set by the township ordinance, and will be calculated. Ms. Zarro noted that the old amount was approximately \$31,000. Vote 4-0.

Township Engineer – Mr. Kulakowsky

Planning Commission Update – Mr. Kulakowsky gave a brief update on the Planning Commission September Meeting, and the October agenda.

Township Manager – Ms. Denne

Ms. Denne noted that she attended the School Board Workshop the other night to try and reintroduce the Township LERTA program. She suggested that the Township Board partner with the Coatesville School District Board and attend their board meeting, in order to make this program successful. She also noted that a comment was made by a School Director that there would essentially have to be a quid pro quo that they want the Admin Center taxes, approximately (\$7,000) refunded before they think of doing anything with Caln Township. Commissioner Tindaro asked if Coatesville still has their LERTA program. Ms. Denne noted that they requested a ten year program but were given a five year program.

Ms. Denne noted that the Coatesville Rotary Club will take over the management of the Strawberry Festival however they will work with Tower Health.

Ms. Denne asked the Board for their availability where all five Board Members are available to schedule a hearing for the proposed Wild Meadows Development. After discussion, a tentative date of November 12 was noted, and pending the availability of the Thorndale Fire Company Banquet room.

Consideration to Approve Eagle Disposal's 2020 Recyclable Materials Rate of \$27.50 Per Ton – Ms. Denne offered Eagle Disposal's 2020 recyclable materials rate of \$27.50 per ton.

Commissioner Breton entertained a motion to approve Eagle Disposal's 2020 recyclable materials rate of \$27.50 per ton. Moved by Commissioner Tindaro and seconded by Commissioner Chambers. Mark Evans of 103 Ayerwood Avenue asked if the township could say they will sign the contract if they guarantee that prices would not increase for two years. Ms. Denne noted unfortunately no, because it is bid with a 3-4 year contract. Vote passed 4-0.

Ordinances and Resolutions for Consideration

Ordinance 2019-05 An Ordinance Adding a New Definition for Small Wireless Facilities – **Commissioner Breton entertained a motion to adopt Ordinance 2019-05, adding a new definition for Small Wireless Facilities. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 4-0.**

Ordinance 2019-06 An Ordinance Adding Mini Warehouse or Self-Storage Facility as a Use Permitted by Conditional Use in the C-1 Highway Commercial District – Commissioner Breton noted that the hearing was continued, so the motion was tabled until October 31.

Finance Department

Motion to Approve General Checks 43979-44037 **Commissioner Breton entertained a motion to approve general checks 43979-44037. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Commissioner Young abstained from check #44012. Vote passed 4-0.**

Minutes for Approval

September 29, 2019 Minutes – **Commissioner Breton entertained a motion to approve the September 29, 2019 Board of Commissioners minutes. Moved by Commissioner Chambers and seconded by Commissioner Breton. Commissioner Young abstained from the motion of the minutes because he was not in attendance. Vote passed 3-0.**

Boards and Commissions Updates-Summary by Applicable Board Liaison

Park and Recreation – Commissioner Young noted discussion was held regarding the Halloween Party on Saturday October 27 at 1:00 PM. He also noted the December 7 New York City bus trip, and possibly next year having one every other month.

COG – Commissioner Breton noted no report this evening.

Municipal Authority – Commissioner Chambers noted that the pump station is moving along. He also noted that all the trees will be removed.

DARA – Commissioner Young noted no report this evening.

Fire Board – Commissioner Young noted that at the prior meetings, they discussed the budget.

Historical Commission – Commissioner Tindaro noted that Jim Spaulding has resigned from the Historical Commission. She also noted that they are looking for someone to fill the Secretary position.

Lincoln Highway – Commissioner Young noted no report this evening.

Additional Business

George Chambers noted a handicap parking sign request from 1503 Walnut Street.

Commissioner Breton entertained a motion to approve the placement of a handicap parking sign at 1503 Walnut Street. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.

Tony DiSario of 251 Loomis Avenue asked the Board to change or cancel the October 31 meeting, because of Halloween. After Board discussion, Board consensus was to change the start time of the meeting to 8:00 PM.

Mark DeYoung of 20 Beaver Run noted that on June 27 he asked the Board to get appraisal proposal bids in order to see how much the Thorndale Golf Course is worth, and it has not been done yet. Ms. Denne noted that she has phone bids, a written bid with another one coming in, and she has been speaking with companies on management contracts and management analysis. She also noted that she wanted to speak to the Golf Committee and the Board before she proceeded, and would recommend this for the 2020 budget. After further discussion, Commissioner Breton noted that the Township will explore all options including bids from the people that you submitted to Ms. Denne as well as some of these other factors, such as the management.

Public Comments

Commissioner Breton called for public comment. There were none,

Adjournment – Commissioner Chambers entertained a motion to adjourn the October 10, 2019 meeting, at 8:45 PM. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 4-0.

Respectfully Submitted,

Denise Miller,
Assistant Township Secretary