

Caln Township
253 Municipal Drive - Thorndale, PA 19372
November 14, 2019 Minutes 7:30 PM

Call to Order and Pledge of Allegiance

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

Resolution 2019-31 A Resolution Appointing Pastor Mark Moore as Senior Chaplain for the Caln Township Police Department – Commissioner Breton entertained a motion to adopt Resolution 2019-31 appointing Mark Moore as Senior Chaplain for the Caln Township Police Department. Moved by Commissioner Chambers and seconded by Commissioner Young. Voted passed 5-0.

Resolution 2019-32 A Resolution Appointing Pastor Buddy Venable as Chaplain for the Caln Township Police Department – Commissioner Breton entertained a motion to adopt Resolution 2019-32 appointing Buddy Venable as Chaplain for Caln Township Police Department. Moved by Commissioner Chambers and seconded by Commissioner Young. Vote passed 5-0.

Police Chaplain Pastor Swearing in Ceremony

Commissioner Chambers and Commissioner Breton swore in Mark Moore as Senior Chaplain and Buddy Venable as Chaplain for Caln Township Police Department.

Citizens to be Heard

Commissioner Breton called for Citizens to be heard. There were none.

Township Solicitor-Mr. Oeste

Conditional Use Decision for 2825 Lincoln Highway-Del Toyota – For Board consideration, Mr. Oeste offered a Conditional Use Decision for Del Toyota located at 2825 Lincoln Highway. Mr. Oeste noted the conditions of approval.

1. Except as modified by this Decision and Order, the Property shall be developed and used strictly in accordance with the testimony and evidence presented by Applicant and its witnesses at the Hearing.
2. The outdoor area of the Property shall be used only for motor vehicle storage of new inventory and trade-ins of the Del Toyota Dealership.
3. The Building on the Property shall be used only for storage, as set forth in Finding of Fact 14 hereinabove, of personal property owned or used by the Del Toyota Dealership. Storage shall be limited to primarily file and document storage; storage of motor vehicles, parts, equipment, fuel, oil, and lubricants is prohibited.
4. Trees and plant material marked as “missing or dead tree” on Exhibit A-8 shall be replaced with healthy trees and plant material similar in species to adjacent material.
5. Evergreen trees and shrubs shall be planted and continuously maintained on the southwest corner of the Property to extend the western buffer and screen the storage lot from the adjacent property to the west and the public view. The location, types and quantities of landscaping shall be selected by the Applicant’s landscape consultant and reviewed and approved by the Township prior to installation.

6. The replacement landscaping required by Condition 4 and new landscaping required by Condition 5 shall be installed as soon as practicable, weather permitting, but no later than April 30, 2020.
7. The existing and new landscaping shall be continuously maintained. Diseased, dying and dead trees, and plants shall be replaced as necessary.
8. Tract A and Tract B described in the Deed admitted into evidence as Exhibit A-4 are consolidated as one lot for all purposes, including but not limited to legal, zoning and subdivision and land development purposes.
9. The use of the Property as part of the Existing Dealership, other than for inventory storage as approved by this Decision and Order, including but not limited to the internal vehicular connection of Tract A and Tract B and use of the Building for other than limited storage; or the use of the Property and Building for any use other than that approved by this Decision and Order; shall require applicable Township approvals and permits, including but not limited to application for and approval of a land development plan.
10. If not already obtained, the Applicant shall apply for and obtain a use and occupancy permit for the Building.
11. Applicant shall comply with all applicable federal, state and local statutes, ordinances and regulations including but not limited to the Township's Zoning Ordinance and Building Code. Minor modifications to the re-stripping plan and other improvements depicted on the Conditional Use Plan (Exhibit A-7) necessary to comply with the aforesaid laws or conditions of this Decision and Order may be approved by the Township as field changes.
12. Applicant and its successors and assigns in interest to the Property shall be strictly bound by:
 - a. Except as may be modified by this Decision and Order, all the representations and commitments made by or on behalf of the Applicant at the Hearing and the testimony, plans or other exhibits that were introduced into the record of the Hearing whether or not express reference is made to said representations and commitments in this Decision and Order; and
 - b. This Decision and Order, including but not limited to all of the foregoing conditions of approval.

Commissioner Breton entertained a motion to adopt the Conditional Use Decision for 2825 Lincoln Highway Del Toyota. Moved by Commissioner Kramer and seconded by Commissioner Tindaro. Mark Evans of 103 Ayerwood Drive would like them to build the wall. Commissioner Young noted the wall and sidewalk extension will be addressed when Del Toyota comes back before the Board. Mr. Oeste noted that one of the conditions is that; if the two properties are consolidated and internally connects, they have to come back and get land development approval where these issues can be addressed. Vote Passed 5-0.

Township Engineer – Mr. Kulakowsky

Planning Commission Update – Mr. Kulakowsky noted a few discussions to be held at their November 19, 2019 meeting.

1. Dwell at Caln – Engineer review letter to be issued November 15, 2019.
2. Support letter for the CTMA.
3. Reed Street grants for Planning Commission vote.

2019 Road Program Payment Request #1 – For Board consideration, Mr. Kulakowsky offered payment request #1 in the amount of \$662,007.30, for the 2019 Road Program. He noted that 100% of the work has been completed and a final inspection punch list was done which is why there is a 5% retainage.

Commissioner Breton entertained a motion to approve the 2019 Road Program payment request #1 to DiRocco Brothers, in the amount of 662,007.30. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 5-0.

Township Manager – Ms. Denne

Draft 2020 Township Meeting Schedule – For Board consideration, Ms. Denne offered the 2020 Township Meeting Schedule for advertisement.

Commissioner Breton entertained a motion to approve the draft 2020 township meeting schedule for advertisement. Moved by Commissioner Young and seconded by Commissioner Chambers. New elected Board Member, Paul Mullin noted that he cannot attend the January 9, 2020 meeting. Ms. Denne noted that this can be addressed at the January 6th meeting. Vote passed 5-0

Letter of Support for Caln Township Municipal Authority Granger Lane/Caln Meeting House Road Sewer Extension Grant Application – For Board consideration, Ms. Denne offered a letter of support for the Small Water Program for Caln Township Municipal Authority Granger Lane/Caln Meeting House Road sewer extension grant. Ms. Denne noted that two resolutions will be on the November 20 agenda, for the Reed Street Project.

Commissioner Breton entertained a motion to authorize the President to sign a letter of support for the Caln Township Municipal Authority Granger Lane/Caln Meeting House Road sewer extension grant application. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 5-0.

Young Lungs at Play Ordinance – For Board consideration, Ms. Denne offered a “Young Lungs at Play” ordinance for no nicotine use in the township parks and park land property. She also noted that if this ordinance passes, the police can enforce it.

Commissioner Breton entertained a motion to advertise the “Young Lungs at Play” Ordinance. Moved by Commissioner Kramer and seconded by Commissioner Tindaro. Commissioner Young noted that the Parks and Recreation Commission unanimously voted to pass this ordinance. Vote passed 5-0.

Griffith Farm 2020 Lease Contract – For Board consideration, Ms. Denne offered the Griffith Farm lease. She noted that after research, she found that Caln Township is in the mid-range for rents.

Commissioner Breton entertained a motion to authorize the president to sign the Griffith Farm lease extension for \$402 times 78 acres for an amount of \$31,356.

Mrs. Spaulding of 406 Lloyd Avenue asked the Board to ask the Lessee what they use on the property, and address it in the lease. Ms. Denne noted that the Lessee would have to conform to the state wide regulations which are enforced by the Department of Environmental Protection. Commissioner Breton read the “Cultivation and Operation” section of the lease. After further Board discussion, consensus was to direct Ms. Denne to contact the Lessee and get more information on what is used. Commissioner Breton called for a vote. Vote failed due to no second.

Commissioner Young made a motion to table the original motion until the December 19 board meeting. Moved by Commissioner Breton and seconded by Commissioner Tindaro. Vote passed 5-0

Ordinances and Resolutions for Consideration

Resolution 2019-31 A Resolution Appointing Pastor Mark Moore as Senior Chaplain for the Caln Township Police Department – Adopted before the Pastor’s swearing in.

Resolution 2019-32 A Resolution Appointing Pastor Buddy Venable as Chaplain for the Caln Township Police Department – Adopted before the Pastor’s swearing in.

Finance Department – Mr. Barron

October Finance Report – No report given

General Checks 44139 to 44198 and Manual General Checks 75 to 78 – – **Commissioner Breton entertained a motion to approve general checks 44139 to 44198 , and manual general checks 75 to 78. Moved by Commissioner Chambers and seconded by Commissioner Kramer. Commissioner Young abstained from check #44174. Mark DeYoung of 20 Beaver Run Road asked why Commissioner Young is abstaining from a check. Commissioner Young noted that it is for serving on the DARA Board. Vote passed 5-0.**

Minutes for Approval

October 31, 2019 Minutes – **Commissioner Breton entertained a motion to approve the October 31, 2019 Board of Commissioners minutes. Moved by Commissioner Chambers and seconded by Commissioner Kramer. Commissioner Breton noted on page 2, 103 Ayer should be 103 Ayerwood. Vote passed 5-0.**

Boards and Commissions Updates-Summary by Applicable Board Liaison

Park and Recreation – Commissioner Young noted that the New York Bus trip is sold out, December 8th is the Children’s Holiday Party at 4:00 PM and tree lighting at 5:30 PM. Sign up on the township website for the house decorating contest.

COG – Commissioner Kramer noted discussion regarding multiple municipalities considering a joint part time animal control employee, 5G concerns, census, and a junior council program which, he volunteered to take the lead on.

Municipal Authority – Commissioner Chambers noted further discussion on the pump station and Dogwood sewer hookups.

DARA – Commissioner Young noted they passed their budget and had a discussion on buying a piece of property by the train station.

Fire Board – No report to give.

Historical Commission – Commissioner Tindaro noted vacant positions available, and the November 20 meeting is cancelled. Ms. Spaulding of 406 Lloyd Avenue asked why the grass cutting company does not cut the weeds off of the Spackman Farm House. Commissioner Breton noted that it is not part of the contract.

Lincoln Highway – No report to give.

Additional Business

Commissioner Breton noted that the budget presentation will be given at the November 20th meeting at 7:00 PM, budget adoption at the December 19th meeting, which will be the last meeting of the year. She also noted a vote will be taken at the December 19th meeting for the proposed zoning ordinance amendment, submitted by Wild Meadows.

Commissioner Breton noted the free WCCC Local Government 101 class for new Board Members will be held on November 23 from 8:00 AM to 2:30 PM. Commissioner Breton noted to let her know and she will sign you up. She also asked one of the new members to inform Ms. Kennedy of the class.

Public Comments

Mark DeYoung of 20 Beaver Run Road, Mark Evans of 103 Ayerwood Drive, and Mrs. Spaulding of 406 Lloyd, and several other residents voiced their concerns and objection to the current Board voting on the proposed zoning ordinance amendment submitted, by Wild Meadows. They also asked the current Board

to wait until the new Board Members start. After Board discussion, consensus was to hold the vote for the new Board Members to make.

Commissioner Young thanked the past and current Board Members.

Pat Wakefield of 165 Appledore Drive stated that parking lots should be forward parking only. Chief Elias noted that in a private parking lot the vehicle code does not enforce parking. He noted that it would have to be a township ordinance to be enforced.

Paul Mullin of 221 Atkins Avenue noted a car break in and asked Chief Elias if this is happening in other areas in the township. Chief Elias noted that there has been more entering of unlocked vehicles this year than the past. He also cautioned about having your garage door opener in an unlocked vehicle.

Pat Wakefield of 165 Appledore Drive asked if the lights at Lloyd Park are not working properly. Ms. Denne noted that the park hours are dawn to dusk, and it is getting darker earlier. She also noted that she will check them. Ms. Wakefield also asked about Lloyd Avenue Bridge light grant.

Bob Hetzel of 584 Lloyd Avenue asked if the pump station by the Lloyd Bridge is in Caln Township. Commissioner Breton noted that it is not.

Adjournment – Commissioner Chambers entertained a motion to adjourn the November 14, 2019 meeting, at 8:30 PM. Moved by Commissioner Kramer and seconded by Commissioner Chambers. Vote passed 5-0.

Respectfully Submitted,

Denise Miller,
Assistant Township Secretary