

**LONDONDERRY TOWNSHIP (LDT)  
BOARD OF SUPERVISORS' (BOS I) MEETING MINUTES  
TUESDAY, JULY 10, 2018**

**CALL TO ORDER:** Supervisors Lou Simone and Gene Wier were in attendance. Lou Simone opened the meeting at 7:30 PM in the Municipal Building.

Lou Simone closed the regular BOS I Meeting and opened the **Ordinance Hearing at 7:30 PM.**

**ORDINANCE #01-2018 – AN ORDINANCE OF LONDONDERRY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZING LONDONDERRY TOWNSHIP (HEREIN REFERRED TO AS THIS “GOVERNMENTAL UNIT”) TO JOIN WITH OTHER LOCAL GOVERNMENT UNITS AS A SETTLOR OF THE PENNSYLVANIA LOCAL GOVERNMENT INVESTMENT TRUST FOR THE PURPOSE OF PURCHASING SHARES OF THE TRUST.**

Open the Hearing – **Time: 7:30 PM**

1. Exhibits:
  - B-1** Copy of the Board of Supervisors' Minutes dated **06-05-2018** in which the Board authorized the advertisement for the public hearing on **07-10-2018.**
  - B-2** Copy of letter dated **N/A** to the Chester County Planning Commission enclosing the Act 247 Notice and the proposed Ordinance.
  - B-3** Copy of Act 247 Notice **N/A**
  - B-4** Letter dated **N/A** from the Chester County Planning Commission to Londonderry Township
  - B-5** Copy of letter dated **06-21-2018** by Stacey Fuller, Esq. to the Chester County Law Library enclosing attested copy of the proposed Ordinance and Public Notice.
  - B-6** Copy of email dated **06-21-2018** by Allison Samson/Gawthrop Greenwood confirming the advertisement of the Public Notice of the full text of the proposed Ordinance and requested publication in the Daily Local News.
  - B-7** Notice **YES**
  - B-8** Proof of Publication of Notice from the Daily Local News dated **06-25-2018**
2. Note that the Proposed Ordinance has been available for public review since **06-21-2018** when it was sent to the Chester County Law Library, Daily Local News and the Township Building.
3. Review of Ordinance by Chair/Solicitor: Lou Simone read the title and explained the Ordinance to the audience.
4. Supervisor discussion of Ordinance provisions: **None**
5. Open to Public Comment/Concern: **None**
6. Close Hearing – **Time: 7:31 PM**

7. Lou Simone made a **MOTION** to approve **Ordinance #01-2018**. Gene Wier seconded the motion. The vote was 2-0 in favor of approval. The regular BOS I Meeting resumed.

**PUBLIC COMMENTS:** Rich Henryson was recognized. He expressed concerns regarding the **Appalachian Pipeline** project at Faggs Manor and Baker Roads. Due to heavy trucks and equipment he feels the roadway is cracked and crumbling along the edges. He asked that the Board direct Spence Andress, ARRO and possibly Bill Beers to examine the road and evaluate the damage. Mr. Henryson suggested the Pipeline Company should repair the entire roadway as their equipment is the reason the roadway has deteriorated. Following discussion the Board requested Secretary Hearne to contact Mr. Andress, ARRO and Bill Beers to evaluate the road and submit a recommendation.

Janie Cramer, Executive Director and Susann Guy, COO of **Canine Partners for Life (K9Partners)** were in the audience. Ms. Cramer informed the Board that this phase of construction is complete and their employees and volunteers have moved into the new Program Service Center. The construction process went well. The property looks good and the office trailers have been removed. There are tentative plans to install an elevator, but this will require additional fund raising. Another construction phase is being planned for a new Training Center and K9Partners is in the process of raising an additional \$3 Million. There will be an Open House scheduled for September 15, 2018 from 12:00 Noon until 4:00 PM with food, tours, puppy petting with kisses and cow bingo. Ms. Cramer thanked the BOS for their assistance with this project.

**Steven Thornton**, Troop 18, West Grove was recognized. He previously submitted an **Eagle Scout project** proposal to build a GaGa Pit on Township property. The BOS felt the location of the project should be to the left of the soccer field. Steven explained the GaGa Pit would be octagonal in shape, 20 ft. in diameter with 3 ft. high walls. The construction will be treated wood with wood chips on the interior bottom. All supplies and labor will be donated or paid through fund raising. Lou Simone or Secretary Hearne will contact the Township insurance company, HA Thompson, to determine if there will be a need for additional liability insurance.

**Bob McComsey** of McComsey Builders was scheduled to appear before the Board. However, his previous meeting delayed him and the topic of the **Windurra project at the former George Fox School** was tabled until Mr. McComsey arrived.

**BOS II MEETING MINUTES – June 25, 2018:** Lou Simone made a **MOTION** to approve the Minutes from June 25, 2018 as written. Gene Wier seconded the motion and the vote was 2-0 for approval.

**TREASURER’S REPORT - June, 2018:** The Supervisors reviewed the June Treasurer’s Report as submitted by Treasurer Alison Emmons and found it to be

in order. Mrs. Emmons noted the Township received a check from Lancaster County Tax Collection Bureau (LCTCB) which was roughly double from the last one. LCTCB is also in the process of releasing unclaimed funds. Mrs. Emmons noted the Township received \$896.00 from State Police Fines which was double from the past.

**CDs (2) MATURE:** LDT received notice that 2 CDs are to mature on 07-15-2018 (#1 General Funds - \$207,220.31; #2 Liquid Fuels - \$103,610.15). Alison noted she is to meet with PA Local Government Investment Trust (PLGIT) soon to set up savings accounts with much better interest rates. She noted that the 2018 road improvements will require additional funds in the Liquid Fuels account. The BOS requested she not renew these two CDs, but rather have the Bank of Malvern issue certified checks to be deposited into the general fund account in anticipation of reinvesting into the PGLIT savings accounts to be established soon. Lou Simone made a **MOTION** to not renew the two (2) CDs and transfer the funds into the new PLGIT account. Gene Wier seconded the motion and the vote was 2-0 in favor. The BOS requested Secretary Hearne write a letter to the Bank of Malvern asking that they NOT roll over these CDs.

#### **TOWNSHIP REPORTS:**

##### **A. ZONING OFFICER / BUILDING INSPECTOR REPORT – JUNE, 2018:**

Lou Simone read from Bill Beers' June Report as follows: Three (3) building permits were issued; zero (0) Building permits were pending; and one (1) exempt stormwater permit was issued. Total permit fees collected were \$2,244.50. Eleven (11) Use and Occupancy permits were issued which included two (2) re-sale/rental U & O permits and eight (8) various construction inspections. Census Form C-404 and the Chester County Permit Summary were submitted. Mr. Beers continues to monitor the Eastern Shore Natural Gas (ESNG) site road dirt problems and followed up on a noise complaint. ESNG shut down the operation immediately when requested. ESNG provided a paving schedule for road crossings/road repairs. The owner of 2125 Gap Newport Pike continues to remove vehicles, but has requested an extension of time until the end of July, 2018 which was granted by the BOS.

**B. ROADMASTER:** The BOS expressed their appreciation for the citizen on Fernwood Road who trimmed the forsythia bushes in a timely manner. Lou Simone will check on the new truck prohibition signs scheduled to be installed on Route 41 (both ways) at the entrance to Fernwood Road. The New Daleville Open Space field has been mowed. Roadmaster Darryl King has cut and disposed of the poison hemlock plants at New Daleville per instructions from the PA Department of Agriculture botanist. The BOS will meet with the public works candidate soon. There is no further information regarding the necessary salt shed repairs.

**C. EMERGENCY MANAGEMENT (EM):** None

**D. PLANNING COMMISSION (PC):** The June PC meeting was cancelled. The Task Force did meet regarding Fair Share. David Sweet and Stacey

Fuller are exploring the legal issues. As there is no business to discuss, the July PC meeting will be cancelled.

- E. OPEN SPACE COMMITTEE (OSC):** The OSC did not meet in June. The July OSC meeting will likely be cancelled.
- F. HISTORICAL COMMITTEE (HC):** The HC did not meet in June, but will meet on Tuesday, July 24<sup>th</sup> at 7:00 PM.
- G. WEBSITE:** The website is up to date.

#### **OLD BUSINESS:**

- A. CHESTER WATER TESTS:** Lou Simone explained he had talked to Rob Linnenbaugh. The water tests demonstrated a higher pressure than the Cochranville Fire Company anticipated, but the CFC would have liked it to be even higher. However the level tested was satisfactory.
- B. HILTON ROAD IMPROVEMENTS – Road Responsibilities Shared by LDT & Penn Township:** Lou Simone noted there was nothing new on this topic. Darryl King and Dave Harlan will consult on this soon.
- C. LONDONDERRY MEADOWS ASSESSMENT HEARING:** The Chester County Board of Assessments granted an exemption from taxes as this parcel is owned by a municipality. The Township received an Octorara School Tax Invoice, but Mrs. Emmons will send a written response along with copies of the exemption letter and the tax bill to Octorara.
- D. BRANDYWINE VALLEY SPCA PROTECTIVE SERVICES 5 YEAR AGREEMENT:** Gene Wier noted LDT must have this contract and that the agreement increase per year was acceptable. Lou Simone made a **MOTION** to approve the proposed Base Line 5 Year Contract at \$1,639.00 per year to be paid by January 1<sup>st</sup> of each year. Gene Wier seconded the motion and the vote was 2-0 for approval. Lou Simone signed the contract.

#### **NEW BUSINESS:**

- A. PARKESBURG FREE LIBRARY CONTRIBUTION REQUEST:** Mrs. Emmons reported the Township had donated \$2,600.00 for 2017 - 2018. Lou Simone made a **MOTION** to repeat the same \$2,600.00 contribution for 2018 – 2019. Gene Wier seconded the motion and the vote was 2-0 in favor. Mrs. Emmons will send the contribution by the end of August allowing Parkesburg to be eligible for matching funds.
- B. SYLVESTER HOLDING TANK AGREEMENT:** The BOS signed LDT's Holding Tank Agreement. This Agreement will be delivered to Burkhart Construction in preparation for the installation of a holding tank on the property.
- C. WINDURRA USA ZHB APPLICATION RECEIVED:** Silva Martin and Bob McComsey arrived. Mr. McComsey provided copies of the Windurra (Formerly George Fox Friends School) proposed plan to divide the main floor area – one half are horse stalls with a fire wall through the attic to the roof to separate the human occupants from the horses. The other half of the main floor will be living space for trainers and transient riders/students. The apartment tenants are expected to occupy the apartment from 1 – 4

years and the students / riders will occupy the dorms for short stays. The apartment living area will consist of two bedrooms with shared kitchen, living room, laundry and bath. The dorm area will have 6 bedrooms, common area, laundry and 2 bathrooms. The structure will be emergency code compliant. There will be a sprinkler system with smoke and heat detectors throughout the building. The second floor has a 15 ft. wide attic to house the HVAC system. All feed and hay will be stored in a metal building away from the barn/apartment/dorm structure. Gene Wier noted that other than the planned screened in porch, the improvements will be in the existing building with no new addition. Lou Simone noted this project would require conditional approvals. The BOS is researching the number of occupations allowed per the LDT zoning ordinance. The BOS will meet on Monday, July 23<sup>rd</sup>, to discuss this project further and provide a recommendation to the Zoning Hearing Board.

- D. MICOLUCCI BUILDING PROJECT:** Louis Micolucci approached Lou Simone with a proposal to tear down an existing garage and rebuild to create an apartment for an ailing parent. As of this date Mr. Micolucci has not submitted a building application or a Zoning Hearing Board application for a conditional use.
- E. BENCHES:** Darryl King found a vendor who makes cement and wood benches. The price of the most popular size and style is \$335.00.

**ANNOUNCEMENTS / CORRESPONDENCE:**

- A. MINDY ACRES HOA MEETING:** LDT Meeting Room, Thursday, July 12, 2018 at 7:00 PM:
- B. PLANNING COMMISSION MEETING:** Next Meeting is Tuesday, JULY, 17, 2018 at 7:30 PM. **TASK FORCE MEETING** immediately following PC Meeting.
- C. OPEN SPACE COMMITTEE:** Next Meeting is Wednesday, JULY 18, 2018 at 5:30 PM
- D. BOS II MEETING:** Monday, JULY 23, 2018 at 7:30 PM.
- E. PROFESSIONAL MEETING:** Tuesday, July 24<sup>th</sup>, 8:30 AM
- F. HISTORICAL COMMITTEE:** Next Meeting is JULY 24, 2018 at 7:00 PM.
- G. BOS I MEETING:** Tuesday, AUGUST 14, 2018 at 7:30 PM.

**PAY BILLS:** Bills were reviewed and paid in the usual manner.

**ADJOURNMENT:** As there was no further business before the BOS a **MOTION** was made by Louis Simone and seconded by Gene Wier to adjourn the meeting at 8:20 PM. The vote was 2-0 in favor.

Respectfully submitted,

Janice H. Hearne  
Administrative Secretary

