

**EAST NANTMEAL TOWNSHIP
BOARD OF SUPERVISORS MINUTES
September 14, 2022**

The Regular Meeting of the East Nantmeal Township Board of Supervisors was called to order on Wednesday, September 14, 2022 at 7:00 p.m. in the Township Building by Chairman Loomis.

Attendance: Edward P. Loomis, Jr., Chairman; David L. Frame, Vice Chairman; Tyler E. Wren, Member; Thomas Oeste, Township Solicitor; Susan Rutherford, Secretary/Treasurer.

The Pledge of Allegiance was led by Chairman Loomis.

Minutes

Motion by Supervisor Frame, second by Supervisor Wren, to approve the minutes of the August 10, 2022 Regular Meeting; all in favor.

Treasurer's Report

Motion by Supervisor Wren, second by Supervisor Frame, to approve the Treasurer's Report; all in favor.

Building Inspector's Report/Zoning Issues

Matt Hoffert, Zoning Officer and Building Inspector, was not present and did not present the Building Inspector and Zoning Officer's Report. However, a written report dated August 31, 2022 was submitted by Mr. Hoffert, which is on file in the Township office.

Committee Reports

Historical Commission

Maureen Noonan reported the Historical Commission did not meet in August and the next meeting is scheduled for September 20, 2022 at 7:00 p.m.

Environmental Advisory Council (EAC)

Diana Cormack reported there was no meeting in August and the next EAC meeting is scheduled for September 26, 2022 at 7:30 p.m.

Ordinance Review Committee

Supervisor Wren reported the group met on September 13, 2022. The Zoning Ordinance review is complete and it will be sent to the Board of Supervisors for their review by December 31, 2022. The Comprehensive Plan review is near completion and they are committed to sending to the required agencies and the Board of Supervisors for a vote as soon as possible. There will be no meetings until January 2023, when review of the SALDO, Subdivision and Land Development Ordinance, will begin.

Planning Commission

Diana Cormack reported the Planning Commission met September 8, 2022 and their next meeting is October 13, 2022 at 7:30 p.m. The Planning Commission members recommended that the Board of Supervisors approve the updated Master Plan, grant the requested waivers, and approve the Land Development Plan for Camphill Special School Craft House Addition.

Public Meeting Announcements

1. Historical Commission – September 20, 2022 @ 7:00 p.m.
2. Environmental Advisory Council – September 26, 2022 @ 7:30 p.m.
3. Board of Supervisors – October 12, 2022 @ 7:00 p.m.
4. Planning Commission – October 13, 2022 @ 7:30 p.m.
5. Ordinance Review Committee – October, November and December 2022 meetings cancelled

Subdivisions/Land Development in Review

Chester Springs Investments, 3121Horseshoe Trail, Land Development Plan – Motion by Supervisor Frame, second by Supervisor Wren, to approve the time extension for the review and decision period of the Land Development Plan to January 6, 2023; all in favor.

AP Development Group, 245 Mansion Road, Minor Subdivision Plan – Motion by Supervisor Frame, second by Supervisor Wren, to approve the time extension for the review and decision period of the Minor Subdivision Plan to January 9, 2023; all in favor.

The Camphill School, 1784 Fairview Road, Craft House Addition Land Development Plan

Motion by Supervisor Frame, second by Chairman Loomis, to approve Preliminary/Final Land Development Plan for the Craft House Addition, Camphill Special Schools, Inc., for property identified as Chester County UPI No. 24-5-84.1, prepared by Site Engineering Concepts, LLC, dated May 19, 2022, last revised, July 25, 2022, consisting of 8 plan sheets; and, to approve updated Master Plan for Camphill Special School, Inc., dated October 22, 2004, prepared by Rettew Associates, Inc., Revision 8, dated July 7, 2022, prepared by Site Engineering Concepts, LLC to include Craft House Addition. The Land Development Plan is approved subject to compliance with the following conditions:

1. Execution and recording with the Plan of a Stormwater Best Management Practices Operations and Maintenance Agreement with exhibits as approved by the Township Engineer and Township Solicitor.
2. If determined necessary by the Township Engineer and Township Solicitor, prior to recording the Plan, execution and delivery to the Township of an Improvements Construction Agreement with financial security to guarantee the completion of common improvements depicted on the Plan.

The Board grants the following waivers:

- a. From SALDO Section 302.B – to combine the two-step preliminary plan and final plan review and approval into one step.
- b. From SALDO Section 611.B and 611.C – to waive the requirement that isofootcandle plots be provided for the wall mounted fixtures depicted on the Plan. This waiver is granted subject to a condition that the wall fixtures utilized be those depicted on Sheet 8, Lighting Plan, or equal as approved by the Township Engineer; that the fixtures be mounted with the light pointing down; and, that the fixtures include full-cutoff shielded lighting.
- c. From SWM Ordinance Section 311.C.1 – to allow for 10-inch diameter HDPE stormwater pipes in lieu of the minimum 18-inch required. The reference on Sheet 1 of the Plan, Waivers Requested, shall be corrected to refer to Section 311.C.1.

The motion passed unanimously.

Correspondence

Supervisor Frame recognized members of the Ludwigs Corner Fire Company (LCFC) for receiving the Chester County EMS Council's 2022 Distinguished Service Award. LCFC members Alisa Bone, Matthew Davidson, Adrienne Patrick and Jeffrey Patrick, along with West Vincent Police Officer Justin Fritz were part of the first response team that saved the life of a West Vincent man found in cardiac arrest. Supervisor Frame thanked members in attendance for all they do for East Nantmeal Township. LCFC volunteer, Kevin Trynieszewski, stated that LCFC will be celebrating its 50th Anniversary on September 17, 2022 from 3:00-9:00 p.m. with a ceremony, parade, live music, food, and fireworks and everyone is invited to attend.

Old Business

None

New Business

Chairman Loomis reported that the Township Road Crew has been cutting back roadside weeds along Fairview Road.

Motion by Supervisor Frame, second by Supervisor Wren, to advertise the FY2023 Budget Meeting dates:

1. Work Sessions on October 26 and November 23, 2022 at 8:00 a.m.
2. Special Meeting to adopt the FY2023 Budget on Wednesday, December 21, 2022 at 8:00 a.m.

The motion passed unanimously.

Public Comment

Resident, Alison Mallamo, said the porch roof on the old Hause Store building at Conestoga and Mansion Road is collapsing. Planning Commission Member, Ed Bacon, stated the owners will be stabilizing the store. Alison also remarked that a lot of work is being done to the main house and asked if permits were secured. Susan Rutherford said that the Township Zoning Officer has visited the site and no permits were required for the work being done.

Payment of Bills

Motion by Supervisor Frame, second by Supervisor Wren, to pay bills presented in the amount of \$31,181.97 from the General Fund and \$111,866.66 from the State Fund; all in favor.

Adjournment:

Motion by Supervisor Wren, second by Supervisor Frame, to adjourn the meeting at 7:28 p.m.; all in favor.

Respectfully submitted,

Susan M. Rutherford,
Secretary/Treasurer