



Upper Uwchlan Township  
**BOARD OF SUPERVISORS WORKSHOP**

June 14, 2011  
4:00 p.m.  
Minutes

Approved

In attendance:

Cathy Tomlinson, Chair  
Kevin Kerr, Vice-Chair  
Guy Donatelli, Supervisor  
Cary Vargo, Township Manager  
John DeMarco, Police Chief  
Al Gaspari, Codes Administrator

Tom Kessler, Toll Brothers  
Vincent McVeigh, Marsh Harbor Resident

Cathy Tomlinson called the Workshop to order at 4:02 p.m.

Evans Barn Demolition – Recreational Center Building Permit

Cary Vargo reported the Evans barn demolition went well and some nice timbers had been saved which were sold to a local woodworker/reclamation expert. The Planning Commission received the “Clubhouse II” building permit submission and overall site plan (dated March 2011) at their June 9 meeting. The Commission was not satisfied with the submission.

Tom Kessler, Toll Brothers, advised this submission was for the Rec Center only; the pool and retaining wall(s) submissions will be separate. Byers Group II has complied with the Conditional Use Decision & Order requirements regarding the building permit submission. He also has the answers to the questions/comments the Planning Commission forwarded. Tom hopes the Board will review the submission at their June 20 meeting. He continues to meet with the Executive Homeowners Association and they want the project to continue moving along.

Al Gaspari commented that portions of the submission are not in compliance, such as the parking and lighting, which is handled during the building permit review process. He questioned if a waiver had been granted. If a waiver was granted with the Land Development Approval in 2002, the waiver would apply today.

The Supervisors reiterated they are not approving the building permit – that is for Al Gaspari to do. If the Rec Center or retaining wall applications are complete and in order, the permits should be approved. The Supervisors directed Cary Vargo to coordinate a meeting in the near future with Tom Kessler and Bob Schoenberger to discern what further documentation the Planning Commission would like to see, and if it exists, provide it.

Al Gaspari was directed to advise the Board when the Rec Center building permit submittal is complete.

Cathy Tomlinson asked of the springhouse repair status. Tom advised the springhouse was basically gutted, the muck has been pumped out, the building secured, the basement ceiling has been removed, and the windows and roof have been or will be replaced. The Homeowners Association knows the springhouse will be theirs and it should be checked annually if not used.

Township Manager’s Report / Projects Updates

Cary Vargo reported the EIT revenue is picking up and is about \$50,000 ahead of this time last year; the Township needs to award the 2011 Milling and Paving Contract as one Contract, not

two as we had hoped, due to the advertisement methods used; Staff cell phones have been transitioned from Sprint/Nextel to Verizon Wireless; the Park Road Trail Pedestrian Bridge project is slowly moving along; the advertising rights segment of the synthetic turf field agreement for Fellowship Field is being discussed as the Applicant would like the rights to continue until the end of the useful life of the sub-base (@30 years), rather than the useful life of the synthetic field (8-12 years); Pulte has made payment of outstanding invoices; Moser and Cutler have been contacted by John Good regarding outstanding invoices; an RFQ is being prepared for Upland Farms adaptive re-use; the Authority's Route 100 odor control project is complete and the Eaglepointe tank replacement is near completion; Cary would like to volunteer for the Executive Board of the Chester County Tax Collection Committee, and he will also like to be designated as the Voting Delegate, followed by Kevin Kerr as First Alternate and Karen Wertz as Second Alternate; TowerOne has been contacted regarding potentially installing a multi-user cell tower near the Route 100 WWTF as a revenue source (60/40 split) for the Township – with TowerOne responsible for all costs of construction, etc.; Cary will keep the Board apprised of research regarding revenue producing programs with EnerNoc.

### Comprehensive Plan Update

Cary introduced discussion of submission of a County Vision Partnership Program Grant Application in order to update the Township's 2002 Comprehensive Plan. It is recommended that municipalities update their Comprehensive Plans every 10 years. The application would also include a community sustainability study and an update of the Township's land use assumptions report which would be used in conjunction with our Act 209 Impact Fee update. The Application proposes a 40% Township/60% County budget.

The Board was asked to authorize submission of the Grant Application. Kevin Kerr moved, seconded by Guy Donatelli, to submit the VPP Grant Application for the projects listed above. The Motion carried unanimously.

### Open Session

Vince McVeigh was in attendance regarding the truck use and condition of the roadway to the Marsh Harbor wastewater treatment facility area, commenting that the road isn't big enough for the pumper trucks. The trucks hop the curb, damage the curb and/or grass and drag dirt onto the roadway. He has video tapes of the truck activity and suggests the Township widen the road. Cary advised that both the wastewater treatment trucks and Marsh Harbor's landscaping subcontractor use the road in question. There is a gate, which is locked, so only authorized personnel can access. Cary suggested the Township continue to communicate with the Hauler as to what trucks should be used there, which should be the wastewater pumper truck. The Board asked Mr. McVeigh to provide the Township with a copy of the video tape(s).

Al Gaspari reported the Parkside Deli property was sold last week.

Guy Donatelli commented that he attended a Uwchlan Ambulance Corps meeting recently and the Corps is financially strong. Perhaps the Township should reconsider the amount of its annual contribution to the Corps.

### Adjournment

There being no further business to be brought before the Board, Cathy Tomlinson adjourned the Workshop at 5:45 p.m. The Board proceeded to Executive Session regarding personnel matters.

Respectfully submitted,  
Gwen A. Jonik  
Township Secretary