

PUBLIC MEETING
February 3, 2009

Chairman Dominic A. Pileggi called to order the public meeting of the Concord Township Board of Supervisors at 7:00 p.m. on February 3, 2009 at the Township building, Concord Township. In attendance were the following: Colleen P. Morrone, John J. Gillespie, Dominic J. Cappelli, Jr., Dominic A. Pileggi, Kevin O'Donoghue, Robert J. Willert, Brenda L. Lamanna, Nathan Cline, and Hugh A. Donaghue.

BOARD OF SUPERVISORS APPROVAL

The Board's January 5, 2009 reorganization and public meeting minutes were approved unanimously on a motion by D. Cappelli, seconded by C. Morrone.

Due to a system failure, the January expenditures were tabled until February 10, 2009.

MONTHLY ACTIVITY REPORTS

The following presented their monthly reports for January:

Manos Kavadias*	Pennsylvania State Police
Steve Miller*	Code Enforcement Officer/Zoning Officer
John Gillespie	Planning Commission
Bob Willert	Senior Citizens
	Park & Recreation/Township Manager

All asterisked reports have been made a part of the minutes.

A representative of the Pennsylvania State Police (PSP) presented the activities for the month. She advised that there has been a significant reduction in incidents – almost half the burglaries of the previous month. D. Cappelli asked if there had been a breakthrough and the trooper confirmed that some arrests had been made. DUI's remain the same.

No one was in attendance for the Fire Marshal and the Sewer Authority. The written reports are part of this record.

The Solicitor had no report, nor did the Township Engineer.

S. Small was not in attendance to report on the Senior citizens activities. However, J. Gillespie advised of the successful Aetna Medicare Seminar and the upcoming Senior Citizens Consortium luncheon.

G. DeNenno was not in attendance to give the Historical Society report.

B. Willert presented the Park & Rec report: The Snowman contest will run until the end of March and summer camp sign-ups will commence next month. He also reported that Public Works staff were out salting tonight and had used almost 1,000 tons so far this season. The dog park is a big success; and a movie, starring Jamie Foxx, will be filmed at the prison. Bob also announced a seminar to be held at Penn State Brandywine on February 8, 2009 entitled "Creating a Sanctuary for Wildlife in Your Garden". The seminar is sponsored by Chester Ridley Crum Watersheds; and Concord Township will pick up the \$5 registration fee for all township residents.

PUBLIC FORUM

There was no comment from the public.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

On a motion by C. Morrone, seconded by J. Gillespie, the Board voted unanimously to reappoint **Alfred J. "Fred" Glessner** to the **Zoning Hearing Board** (term to expire February 4, 2014).

Andrea Lowery was appointed to replace Pennie Scott on the **Land Planning Committee**; her term will expire February 5, 2013.

Ordinance No. 327 amending Exhibit C of Chapter 91 Construction Codes was adopted on a motion by J. Gillespie, seconded by C. Morrone. This amendment will allow the use of 40 Schedule PVC Cellular Core Pipe.

On a motion by J. Gillespie, seconded by C. Morrone, the Board unanimously voted to authorize the advertisement of an **internment ordinance**.

Resolution No. 11-2009 Municipal Records Schedule was unanimously adopted on a motion by C. Morrone, seconded by K. O'Donoghue. The schedule which is issued by the Pennsylvania Historical and Museum Commission was recently revised December 16, 2008.

A series of **Change Orders** (Pancoast & Clifford and James Nasella) submitted by Linn Architects for the new **municipal building** was reviewed and unanimously approved on a motion by J. Gillespie, seconded by C. Morrone.

New Municipal Building **Progress Draw Application No. 5** (Lenni Electric in the amount of \$19925.65 and James Nasella & Sons, Inc. in the amount of \$21,955.58) and **No. 6** (Pancoast & Clifford in the amount of \$534,754.89) were reviewed and unanimously approved on a motion by J. Gillespie, seconded by K. O'Donoghue.

On a motion by C. Morrone, seconded by J. Gillespie, the Board unanimously voted to **reaffirm** the following land development plans:

Auto Truck Outfitters – originally approved December 4, 2007.
Brinton Land Dev. Expansion-originally approved June 3, 2008.
Onix Chick-fil-A – originally approved July 1, 2008.
Rite Aid – Concord Philly – originally approved April 3, 2007

Resolution No. 12-2009 Adams Final Minor Subdivision 160 Thornton Road
M. Houtmann of G. D. Houtman & Sons, Inc. and R. Adams, applicant, were in attendance. The Planning Commission Project Manager, M. Kirlin presented the plan. D. Pileggi asked the engineer if the plan showed the revision to the driveway. D. Cappelli inquired as to the landlocked parcel. According to N. Cline, the 50' easement strip will be finalized prior to recording. Metes and bounds are to be provided to the township. Mr. Houtmann acknowledged that the conditions of approval were acceptable to the applicant. There being no further discussion by either the Board or the public, the resolution was unanimously **approved** on a motion by C. Morrone, seconded by K. O'Donoghue.

Resolution No.13-2009 Victoria Land Partners LP Preliminary/Final Land Development, Route 1 & State Farm Drive.
Mark Damico, Esquire and P. J. Close of Kelly & Close were in attendance for the applicant. John Heyburn presented the Planning Commission's review. The Chairman noted that this plan was to settle litigation, and the Solicitor advised that the township and applicant were able to work out a settlement, the requirements of which are a part of this resolution. D. Pileggi questioned the waivers. N. Cline noted that the last waiver on the PC was not applicable, as this was a PennDOT issue. The Solicitor noted that both the engineer and applicant's attorney had reviewed the resolution. Mr. Close advised that the deadline for demolition of the existing building was February 20. He continued that, if the Board grants approval tonight, the applicant wants to mobilize and decrease the lag time between demolition and construction. Mr. Pileggi indicated it was the township's desire to have the buildings (Antonio's and Speedway) removed. The consensus of the Board was that the demolition should be within the window of the settlement agreement. Messrs. Donaghue and Damico will have a conversation. M. Damico noted that his client is aware of the resolution and all conditions are acceptable. There being no further discussion by either the Board or the public, the resolution was unanimously **approved** on a motion by D. Cappelli, seconded by J. Gillespie.

Resolution No. 14-2009 Main Line Health Final Land Development
Steve Aichele and Erik Williams (Saul Ewing), Doug Murray (Granary Associates), Bob Plucienik (Chester Valley Engineers), and Dan Altman of (Traffic, Planning and Design) were in attendance for the applicant. S. Trivedi presented the Planning Commission's comments in Jim Borden's absence.

The Chairman noted that condition 11 has been amended in response to the applicant's concern and asked if there were any other issues. Mr. Aichele noted two, i.e., the right-of-way and timing issues. The applicant is willing to construct the deceleration lane along Route 1 to enter the hospital driveway but has a problem with insufficient right-of-way. N. Cline clarified that the township's position is that it will be required by PennDOT. Mr. Gillespie suggested that PennDOT be contacted to see if it is required as part of the permit. Mr. Aichele's other issue was with Applied Card Way. He advised that the applicant cannot force the Toyota dealer to give up the land. The township advised that this will be revisited, if necessary.

Mr. Cappelli left the meeting at this point (7:45 p.m.).

After further discussion Condition 11 was revised so that completion of Spring Valley Road improvements will be required prior to building permits being issued for Phase 1B.

J. Gillespie asked for clarification on condition #3 that that right turns would be permitted as well as left. The Chairman responded that originally it was to be left only; however, it was to the township's advantage that the Bank of America project has access to the hospital drive. He noted that right turns will not be permitted.

S. Aichele noted that all conditions were acceptable to the applicant and thanked the Board members for their patience and time.

On a motion by K. O'Donoghue, seconded by C. Morrone, the following applications were accepted as complete for filing:

58 Lacrue Avenue (Preliminary Land Development)
Kwang Lee Phase I (Amendment to Approved Plan)
Baltimore Pike east of Brinton Lake Road

OTHER BOARD MATTERS

No other Board matters were discussed.

ADJOURNMENT

With no additional business to conduct, C. Morrone made a motion that the February 3, 2009 public meeting be adjourned at 8:03 p.m. The motion was seconded by K. O'Donoghue and approved by unanimous vote of the Board.

Respectfully submitted,

Brenda L. Lamanna, Township Secretary