

PUBLIC MEETING
June 3, 2008

Chairman Dominic A. Pileggi called to order the public meeting of the Concord Township Board of Supervisors at 7:30 p.m. on June 3, 2008 at the Township building, Concord Township. In attendance were the following: Dominic J. Cappelli, Jr., Colleen P. Morrone, John J. Gillespie, Kevin P. O'Donoghue, Dominic A. Pileggi, Robert J. Willert, Brenda L. Lamanna, Nathan Cline, and Hugh A. Donaghue.

The Chairman announced an Executive Session had been held on May 27, 2008 to discuss the Texas Roadhouse litigation.

BOARD OF SUPERVISORS APPROVAL

The Board's May 6, 2008 public meeting minutes were approved unanimously on a motion by C. Morrone, seconded by J. Gillespie.

D. Cappelli moved to approve total expenditures for May of \$382,308.25, including the May payroll of \$126,228.76 and current bills totaling \$256,079.59. The motion was seconded by K. O'Donoghue, and unanimously adopted by the Board.

RECOGNITION

Kenneth Smith, a Maris Grove resident was recognized for receiving an honorary high school diploma 60 years after he completed junior high and was drafted into the army. On a motion by J. Gillespie, seconded by D. Cappelli, **Resolution No. 37-2008** was unanimously adopted by the Board. The Chairman also presented Mr. Smith with a state commendation from Senator Dominic F. Pileggi.

On a motion by C. Morrone, seconded by J. Gillespie, the Board unanimously voted to adopt **Resolution No. 38-2008 recognizing the Township's 325th anniversary**. The resolution will be presented to the Historic Society.

OTHER BOARD MATTERS

No other Board matters were discussed.

MONTHLY ACTIVITY REPORTS

The following presented their monthly reports for May:

Fred Field*	Pennsylvania State Police
Mary Ann Chew*	Fire Company/Fire Marshal/Emergency Management
Manos Kavadias*	Sewer Authority
Steve Miller*	Code Enforcement/Zoning
Hugh Donaghue	Planning Commission
Silva Small	Solicitor
Nate Cline	Senior Citizens/Historical Society
Bob Willert	Engineering
	Township Manager/Park & Recreation Board

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

A trooper from the Pennsylvania State Police presented the monthly report. The McKenzie shooting investigation is still ongoing. Frank Lamanna of 26 James Hayward Road advised that Spring Valley Road has become a major bypass and compliance with the stop signs is negligible. He requested more PSP activity in this area and traffic calming. The trooper acknowledged that he will initiate a traffic violation log to track activity.

B. Willert presented the Park & Recreation report in Allison's absence. He related a letter sent to Allison from the Garnet Valley School District Support Group for Autism thanking the township for the generous contribution.

S. Small announced that the Seniors held their June banquet and would be off for the next couple of months. J. Gillespie related that he has attended Senator Pileggi's successful Senior Citizen Expo and advised of the Township's Expo scheduled for October 10.

Silva also presented the Historical Society report. The Society would be celebrating the Township's 325th anniversary on June 22 at the Chetty property.

The Township Engineer had no report. D. Pileggi questioned Nate regarding the installation of bus stops on Evergreen Drive and suggested that no advertising be permitted on the bus enclosures.

B. Willert reported on the upcoming outdoor concert series and announced that the newsletters had been mailed. He acknowledged County Council - Linda Cartisano and Jack Whelan – CDBG grant in the amount of \$100,000 grant for repairs to the former Maplewood Gymnasium. He has also received a letter from Arthur Weisfield of the Senior Community Senior thanking the Board for its support.

PUBLIC FORUM

Ed Nolan of Green Creek queried the Board regarding PennDOT's purchase of several properties in his development in anticipation of the Route 322 improvement. The premises are to be vacated by June 1,

and he is concerned about maintenance of grounds. The Board concurred that this was a legitimate concern and asked that Ed forward his e-mail to Bob Willert. Mr. Nolan went on to relate a continuing concern regarding the old house on Featherbed which is a stumbling block, and he has requested copies of applications for historical certification. He presented county maps of 88 Clayton Park Drive and 466 Featherbed.

Ms. Morrone expressed dissatisfaction with PennDOT Route 202 paving project. Five-six weeks after the main paving, the project is still unfinished. She suggested that the township direct a letter to PennDOT.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

On a motion by K. O'Donoghue, seconded by D. Cappelli, the Board unanimously voted to **reappoint Dan Frattarelli** to the **Park & Recreation Board**. His term will expire June 4, 2013.

J. Gillespie announced the lowest responsible bidder for the 2008 Road Program. He referenced Pennoni Associates Inc. letter and moved to award the contract to Innovative Construction Services in the amount of \$442,333.75. Cappelli seconded the motion, and the Board unanimously voted to **award the 2008 Road Program Bid to ICS**.

The **William H. Clinger III demolition application for a barn** at the corner of Brinton Lake Road and Baltimore Pike was discussed. A memo has been received from the Historical Commission indicating that they have reviewed and accepted the required Historic Resource Study. Therefore, there being no further discussion by the Board or the public, the Board unanimously voted to release the demolition permit application on a motion by J. Gillespie, seconded by C. Morrone.

On a motion by J Gillespie, seconded by D. Cappelli, the Board unanimously voted to approve **escrow releases of Onix Group Hampton Inn** and that of the **Brandolini Concordville Town Centre**.

S. Miller presented the Planning Commission review of the **Heintz Final Minor Subdivision** plan on the Conchester Highway. Henry Heintz, the applicant, was in attendance. The Planning Commission did not recommend the plan for approval based on several conditions pointed out in V. DeNenno's review letter dated March 11, 2008. The Chairman noted that the Solicitor has had a conversation with applicant; and the Board could recommend the plan for approval, with the applicant agreeing to conditions of approval. He went on to recognize that the Planning Commission was prudent in its denial; however, the Solicitor and Board were willing to move forward with the plan which includes several conditions to preclude any construction until access from the Bodo tract is completed. There being no further discussion by either the Board or the public, K. O'Donoghue made a motion which was seconded by D. Cappelli, to approve **Resolution No. 39-2008** granting conditional approval of the plan. Mr. Heintz affirmed that all conditions were acceptable to him.

Summit Crossing Conditional Use: Andy Varriale (applicant), Donald T. Petrosa, Esquire, and Mike McClellan of CMC Engineering were in attendance. With regard to Condition #11 of the resolution, J. Gillespie asked if standards are shown on plan. N. Cline responded no since the HOP plans are still in design. Mr. Petrosa noted that the agreement with the bank was for a free-standing sign, and they may need to seek relief at final plan. There being no further discussion by the Board or the public, C. Morrone motioned, D. Cappelli seconded; and the Board vote unanimously to **approve Resolution No. 40-2008** granting Conditional Use approval for the Summit Crossing development.

Resolution No. 41-2008 Summit Crossing Preliminary Land Development: Jim Borden, the project manager, noted that the Board's Conditional Use resolution covered many items that the Planning Commission discussed. The Planning Commission had some conditions not covered in the Conditional Use and voted unanimously to recommend preliminary approval. Therefore, there being no discussion by either the Board or the public, Resolution No. 41-2008 was unanimously **approved** on a motion by J. Gillespie, seconded by K. O'Donoghue. All conditions were acceptable to the applicant.

The **Conditional Use Decision for Shoppes at Spring Lake** was tabled until the July 1, 2008 meeting.

The applicant granted a 30-day extension for the Board's decision on the **Spring Lake LP Shoppes** preliminary/final land development plan.

J. Borden presented the Planning Commission's review of the **Brinton Land Development Preliminary/Final** land development plan. Jeff Haas of Wynnewood Development was in attendance. Based on review letters Jim went on to say that the Commission had recommended approval of the plan. The Chairman noted that elevations submitted by applicant are consistent with the rest of the development. There being no further discussion by either the Board or the public, J. Gillespie motioned, and C. Morrone seconded; and the Board unanimously approved **Resolution No. 42-2008** granting preliminary/final land development approval to Brinton Land Development.

S. Miller presented the Planning Commission review of the **preliminary/final lot consolidation** plan of **Concord Township** for 43-45 Thornton Road. Several township-owned properties – including what is known as the Dante and Fisher tracts – are being consolidated into one lot. There being no further discussion by either the Board or the public, the Board unanimously voted to adopt **Resolution No. 43-2008** on a motion by D. Cappelli, seconded by K. O' Donoghue.

Ordinance No. 322-2008 was unanimously approved on a motion by D. Cappelli, seconded by C. Morrone. This ordinance amends the Township zoning ordinance and zoning map to rezone the properties of the above land development to **M/I Municipal/Institutional**. There was no comment from the public.

On a motion by D. Cappelli, seconded by K. O'Donoghue, the Board unanimously voted to accept as complete for filing the following applications:

- ... Brinton Lake Corporate Center – Phase VII (Prel/Final)
- ... Brandywine Youth Club (Final Land Development) gymnasium

OTHER BOARD MATTERS

The Chairman announced the following Conditional Use hearings:

June 24 at 7:00 p.m. Montchanin Development Group Conditional Use (Planet Pre-Owned)
July 1 at 7:00 p.m. Continued Onix Chick-Fil-A Conditional Use

ADJOURNMENT

With no additional business to conduct, K. O'Donoghue made a motion that the June 3, 2008 public meeting be adjourned at 8:30 p.m. The motion was seconded by C. Morrone and approved by unanimous vote of the Board.

Respectfully submitted,

Brenda L. Lamanna, Township Secretary