

PUBLIC MEETING
November 5, 2008

Chairman Dominic A. Pileggi called to order the public meeting of the Concord Township Board of Supervisors at 7:30 p.m. on November 5, 2008 at the Township building, Concord Township. In attendance were the following: Colleen P. Morrone, John J. Gillespie, Dominic J. Cappelli, Jr., Dominic A. Pileggi, Robert J. Willert, Brenda L. Lamanna, Nathan Cline, and Hugh A. Donaghue. Kevin O'Donoghue was absent.

BOARD OF SUPERVISORS APPROVAL

The Board's October 7, 2008 public meeting minutes were approved unanimously on a motion by J. Gillespie, seconded by D. Cappelli.

D. Cappelli moved to approve total expenditures for October of \$314,115.22, including the October payroll of \$132,947.86 and current bills totaling \$181,167.36. The motion was seconded by C. Morrone, and unanimously adopted by the Board.

NEW BUSINESS

Since the Board meeting was changed from Tuesday, November 4, due to Election Day, plan review was moved to the beginning of the meeting to accommodate the Solicitor's schedule as he had to also be in attendance for the Chadds Ford Township meeting.

Resolution No. 69-2008 Cellco Partnership Preliminary/Final Land Development: Christopher H. Schubert, Esquire of Riley Riper Hollin & Colagreco was in attendance for the applicant. Michael W. Raith presented the Planning Commission's review of the land development plan. The solicitor clarified that waiver request from SLDO Section 160-39.C.(21)(b) had been reworded from 60 feet to "as necessary", to which Mr. Schubert agreed. Mr. Schubert then proceeded to voice concerns with the resolution, the first regarding lot closure. The lease area is 2400 square feet. He was in agreement as long as it did not relate to the entire tract boundary. The Board and township Engineer confirmed it would be for the lease area only. He also asked for the recreation and park fee. The Secretary offered no guarantees but noted that it was about \$950 per 3500 square feet. Mr. Schubert was all right with that and noted that he just wanted a ballpark figure. There being no further discussion by the Board nor the public, Mr. Schubert indicated that all conditions were acceptable to the applicant. The Board then unanimously voted – on a motion by D. Cappelli, Jr. seconded by D. Morrone - to adopt Resolution 69-2008 **approving** the preliminary/final land development.

Resolution No. 70-2008 DiDomenicis Final Minor Subdivision: Dennis O'Neill, P.E. was in attendance. V. DeNenno presented the Planning Commission's review of the plan. There being no further discussion by either the Board or the public, the Board unanimously approved Resolution No.70-2009 on a motion by D. Cappelli, Jr., seconded by C. Morrone. All conditions were acceptable to the applicant.

Resolution No. 71-2008 Hines Final Minor Subdivision: Jeffrey Hines was in attendance. In S. Trivedi's absence, M. Kirlin presented the Planning Commission's review of the plan for property at 3667 Garnet Mine Road. The Chairman noted that the project manager's review letter needed to be included in the resolution. There being no discussion by either the Board or the public, Resolution No. 71-2008 was unanimously approved on a motion by C. Morrone, seconded by J. Gillespie. All conditions were acceptable to the applicant.

Resolution No. 72-2008 Summit Crossing Final Land Development: D. T. Petrosa, Esquire, and Antimo Varriale (applicant) were in attendance. J. Borden presented the Planning Commission review and noted that the partial waiver from 160.50.D. which was suggested by the landscape consultant. Mr. Petrosa commented on three conditions, namely, (1) the traffic review letter, (12) Conditional Use approval conditions and (11) signs on north- and south-bound Route 202. The Engineer advised that although a few issues have been worked out, he would prefer to include the traffic review letter. Condition No. 4 of the Conditional Use Resolution was replaced by Condition 7. of the final land development approval resolution. The Board was OK with proceeding with the bank pad. In response to Mr. Gillespie's question regarding the HOP application, Mr. Petrosa noted that it has been applied for. Although it was a condition of both the Conditional Use and Preliminary plan approvals, Mr. Petrosa asked for modification of the condition so that the applicant could have two signs on north-bound 202 – one for the stores and a separate one for the bank. Ms. Morrone noted that the wall sign on the bank would be easily seen by motorists since the building will sit so close to the road. After some discussion regarding Condition 12, it was decided that the applicant could erect two signs on northbound Route 202 not to exceed 80 square feet. C. Kocher of 836 Concord Road took issue with the Board's decision. After comment and discussion with the applicant, Mr. Petrosa indicated that this would be agreeable. The solicitor noted that a copy of the resolution had been provided to the applicant and the applicant agreed to the conditions.

Mr. Donaghue left at this point (8:10 p.m.) to attend the Chadds Ford Public Meeting; and the Board continued with the regular agenda.

MONTHLY ACTIVITY REPORTS

The following presented their monthly reports for October:

Fred Field*	Fire Company and Fire Marshal/ Emergency Management
Mary Ann Chew*	Sewer Authority
Manos Kavadias*	Code Enforcement/Zoning
Michael Kirlin*	Planning Commission
Connie Scholz	Rachel Kohl Community Library
Bob Willert	Park & Recreation Board
John Gillespie/Silva Small	Senior Citizens
Ginny DeNenno	Historical Society
Bob Willert	Township Manager/Park & Recreation Board

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

There was no representative in attendance to present the Pennsylvania State Police Report for the month. Neither the Solicitor nor the Township Engineer had reports.

Bob advised that the Park and Recreation Board and Allison had done a great job on the Harvest Festival.

J. Gillespie reported on the third annual Senior Expo and thanked the Committee, Township staff and Public Works staff for their help. He noted that the township would be having two additional venues next year for the seniors. S. Small advised of the senior group's Thanksgiving dinner on Monday, and invited all to the CTAHM ceremony on Sunday, November 9.

V. DeNenno reporting that the Historical Society is working on its annual Christmas tour.

B. Willert reported receiving feedback on the new dog park: It is the nicest one around. By using Public Works staff, the township saved taxpayer's money on both the dog park and also the new municipal building project. He noted that he had met with PennDOT representatives regarding the scheduled property maintenance and demolition of the two houses in Clayton Park. He advised residents to contact the township should there be any concerns.

PUBLIC FORUM

Ed Nolan of 24 Green Creek Lane presented two letters from PennDOT to Senator Pileggi regarding an alternate access to the Clayton Park development. The Chairman advised that the township will stay on top of this.

C. Kocher of 836 Concord Road comments once again on the sign issue for the Summit Crossing land development.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

On a motion by D. Cappelli, seconded by J. Gillespie, the Board unanimously voted to reappoint **H. Dabbs Woodfin and Andrea Lowery to the Historical Commission**; terms will expire November 1, 2011.

The Board unanimously voted to adopt **Resolution No. 68-2008** authorizing DNB (Downingtown National Bank) as a depository for township funds.

Ordinance No. 325 – Amended Cell Tower was approved unanimously on a motion by C. Morrone, seconded by D. Cappelli. This ordinance would allow cellular towers on Peco lattice towers.

On a motion by J. Gillespie, seconded by D. Cappelli, the Board unanimously authorized the **advertisement of apartment and non-residential inspection, windmill, outdoor wood burning**

shed ordinances and the advertisement of the bid for the Community Center roof repair at 45 Thornton Road.

The **Lenni Electric Corporation Change Order E-1** was approved unanimously on a motion by C. Morrone, seconded by D. Cappelli.

The following **draw applications for the new municipal center** were unanimously approved on a motion by J. Gillespie, seconded by C. Morrone:

Pancoast & Clifford	\$141,191.74
Cook's Service Co.	\$6,534.00 & \$8,316.00
Lenni Electric	6,997.93

J. Gillespie made a motion, C. Morrone seconded, and the Board unanimously approved the following **escrow releases**:

Maris Grove Neighborhood 2 Release #2
Concordville Town Centre Release #25

On a motion by D. Cappelli, seconded by J. Gillespie, the Board unanimously voted to accept as **complete for filing the Adams** Final Minor Subdivision on Thornton Road.

OTHER BOARD MATTERS

No other Board matters were discussed.

ADJOURNMENT

With no additional business to conduct, J. Gillespie made a motion that the November 5, 2008 public meeting be adjourned at 8:31 p.m. The motion was seconded by D. Cappelli, Jr. and approved by unanimous vote of the Board.

Respectfully submitted,

Brenda L. Lamanna, Township Secretary