

MINUTES FROM DECEMBER 5, 2017

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, December 5, 2017 at the Valley Township Building, 890 West Lincoln Highway, Coatesville, PA.

The meeting was called to order at 7:43 p.m. by Chairwoman, Patrice Proctor. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, Joe Sciandra and Patrice Proctor. Supervisor Eric Lama was absent as he was attending a newly elected officials class. Also in attendance were Ed Rasiul of Pennoni Associates, Inc (Township Engineer) and Alan J. Jarvis (Township Solicitor). An executive session was held at 6:40 p.m. prior to the meeting to discuss personnel issues and items on the agenda.

CITIZEN'S COMMENTS ON AGENDA ITEMS:

None

BOARD GENERAL COMMENTS:

Chairwoman, Patrice Proctor, noted that the Township would be holding their annual staff luncheon on Friday, December 15, as well as the groundbreaking of the new township building.

She also noted that the annual Children's Holiday Party would be held on Saturday, December 9, from noon to 2:00 p.m. at the Rainbow Elementary School.

APPROVAL OF MINUTES:

Mr. Lehenky made a motion to approve the minutes of the November 21, 2017, meeting as presented. Mr. Sciandra seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Mr. Lehenky made a motion to take the agenda out of order. Ms. O'Doherty seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

CITIZENS COMMENTS:

Craig Lewis, Esquire (Kaplan Stewart) and Richard Natow (President of The Prestige Group, Inc.), were present representing Valley Suburban Center.

Mr. Lewis stated that there have been many changes since the plan received preliminary approval in 2004. At the end of 2016, they submitted the most recent submission. For the last 8 to 10 months, they have been revising the plans and resubmitted based on the review comments. On November 14, they attend the Planning Commission meeting addressing the fifth review letter. He stated that he did not know that they would be placed on the Board of Supervisors' November 21, 2017 meeting and was surprised that the Board took action at that meeting to deny the plan. He stated that he was unaware that the most recent extension expired on November 30, 2017, and in good faith issued another extension letter dated November 28, 2017 granting an

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extension to March 31, 2018. Mr. Sciandra advised that the Board needed to take action at their November 21 meeting as they would not have met again until after the extension expired.

Ms. O'Doherty reviewed what was currently planned for the development. Mr. Natow stated that they are unable at this time to secure commercial tenants and feels that the townhouse sales will fund the commercial development.

There was discussion regarding Prescott Road and as currently presented does not extend from Business 30 to Airport Road.

Mr. Lewis asked if the Board would reverse their decision to deny the plan submission. Mr. Sciandra stated that they could not set a precedent. Mr. Lehenky advised that they would need to resubmit with final and take note of all the comments that the Township wants to see on the plan. Mr. Lehenky concurred that they would need to reapply. Mr. Lewis then asked if the Board would consider waiving the application fees and escrow. It was noted that no funds remain in the current professional fee escrow. The Board asked for a formal waiver request letter for consideration.

OLD BUSINESS:

Discussion/consideration to set a date to meet with residents of Burgundy Lane - The Board of Supervisors agreed to schedule a meeting with the property owners of Burgundy Lane to be held on Monday, November 20, 2017 at 6:30 p.m. and directed township staff send a letter to all Burgundy Lane property owners notifying them of the meeting.

SOLICITOR'S REPORT:

Mr. Jarvis reported on the following:

- Mr. Jarvis reported that he prepared a cover letter and forwarded the check to the County for parcel 38-5-15. He advised that he received an eMail advising that another form will need to be signed by the Township.
- Mr. Jarvis stated that he made a slight correction to the permanent easement which will be reviewed at an upcoming meeting with the property owner and Mr. Ellis.
- Mr. Jarvis reported that he received a phone call from an Tom Moore, Esquire, inquiring if a reverse subdivision would be required for two adjacent properties where there is a house on one lot and the other is an unimproved lot. Mr. Jarvis confirmed with the Board that a two-lot reverse subdivision is not required for residential, but would be for commercial.
- Mr. Jarvis also stated that Mr. Moore also inquired about zoning for a property on Route 340, east of Route 82, and the zoning of the property. It is believed that the property in question was the former "Vandenberg" property. Mr. Jarvis stated that when he is in West Chester on Friday, that he will set up a meeting with Mr. Moore and obtain additional information.

At this time, Mr. Jarvis left the meeting.

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ENGINEER'S REPORT:

Mr. Rasiul read and submitted the engineer's report which will be on file at the Township Office.

At this time, Mr. Rasiul left the meeting.

OLD BUSINESS:

Discussion/consideration regarding Category 4 licensed casinos - Mr. Sciandra made a motion to table this item to the next meeting. Ms. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to set the date for a conditional use hearing for Lampart Limited Partnership – Mr. Sciandra made a motion to set the date for the Lampart Limited Partnership conditional use hearing for January 16, 2018, at 7:00 p.m. Mr. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

NEW BUSINESS:

Discussion/consideration to renew traffic signal maintenance contract with Signal Service Inc. for two years at \$525 per year - Mr. Sciandra made a motion to renew the traffic signal maintenance contract with Signal Service Inc. for the next two years in the amount of \$525 per year. Ms. O'Doherty seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lehenky – yes; Ms. Proctor – yes.

Discussion/consideration for Janice Duca to carry over two days of vacation to 2018 – Mr. Lehenky made a motion to approve Janice Duca to carry over two days of vacation to 2018 to be used in the first quarter at the 2017 rate of pay. Ms. O'Doherty seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lehenky – yes; Ms. Proctor – yes.

Discussion/consideration for Liz Corle to carry over 11.25 hours of vacation to 2018 – Mr. Sciandra made a motion to approve Liz Corle to carry over 11.25 hours of vacation to 2018 to be used in the first quarter at the 2018 rate of pay. Mr. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lehenky – yes; Ms. Proctor – yes.

Discussion/consideration to advertise to appoint a C.P.A. to do the annual audit at the Reorganization Meeting – Mr. Sciandra made a motion to advertise to appoint a C.P.A. to do the annual audit at the Reorganization Meeting. Mr. Lehenky seconded the meeting. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lehenky – yes; Ms. Proctor – yes.

Discussion/consideration to set time for the reorganization meeting – Mr. Sciandra made a motion to set the Reorganization Meeting for January 2, 2018 at 7:00 p.m. Ms. O'Doherty seconded the motion. Question: Mr. Lehenky – yes; Ms. O'Doherty – yes; Mr. Lehenky – yes; Ms. Proctor – yes.

Discussion/consideration to place closeout funds from BB&T account in the amount of \$355,552.75 – After review of options, Mr. Sciandra made a motion to deposit the \$355,552.75 into a PLIGIT Prime Account, and to move the funds currently in the PLIGIT

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Plus account to Prime as well. Mr. Lehenky seconded the motion. Question: Mr. Lehenky – yes; Ms. O’Doherty – yes; Mr. Lehenky – yes; Ms. Proctor – yes.

CITIZEN COMMENTS:

None

ADJOURNMENT:

There being no further business to discuss, the meeting was properly adjourned at 9:50 p.m.

Janis A. Rambo
Township Secretary