

The regular meeting of the Honey Brook Township Board of Supervisors was called to order at 7:02 p.m. Supervisors John McHugh, Joe Fenstermacher, and Tracy Olsen were present, as was Township Administrator Antoinette Antonini, Township Engineer Michael Reinert, and Township Solicitor John Good.

In accordance with Resolution 2-1012, it was announced that Scott Stilson, 275 Vincent Drive, was recording the meeting. John McHugh thanked Scott Stilson for filming the 225 anniversary celebration.

**Public Hearings:**

John McHugh turned the meeting over to the Township Solicitor, John Good for the **Conditional Use hearing for RicMar (Tax Parcel Number 22-6-8)**. The proceedings were transcribed by a court reporter.

The conditional use hearing was closed at 7:15 p.m.

John Good then opened the **hearing for Ordinance 175-2014, Recycling**. John Good briefly described the ordinance, which proposes provisions for collection and disposal of recyclable materials and which prohibits outdoor burning and illegal dumping.

Discussion among the Supervisors involved the concern about enforcement of the open burning portion. Toni Antonini stated that passage of the ordinance was a requirement under Act 101. The details of enforcement will need to be determined.

The hearing was closed at 7:19 p.m.

John Good then opened the **hearing for Ordinance 174-2014, Accessory Apartments**. John Good briefly described the ordinance, which proposes accessory apartments as a use by-right, one per 2-acre + property, provided Chester County Health Department approval is granted for sewage and water.

Richard Reeder, 306 Hertzler Drive, asked if this ordinance applied to all zoning districts.

Mike Reinert stated that this ordinance applies to Agricultural (A) and Resource Conservation (RC) districts only.

The hearing was closed at 7:22 p.m. Mr. Good retired from the meeting.

**Consent Agenda:** corrected Minutes of June 11<sup>th</sup> and Minutes July 9<sup>th</sup> regular meeting; bills/receipts.

John McHugh stated there were two corrections to the June 11 minutes which were called out, and one that was not, so the minutes needed to be readopted.

Tracy Olsen made motion, seconded by Joe Fenstermacher, to approve the corrected minutes of the June 11<sup>th</sup> Board meeting. **All in favor; motion carried.**

John McHugh stated that Toni Antonini had omitted the total assets and total liabilities numbers from the initial draft of the July 9<sup>th</sup> minutes. Joe Fenstermacher stated that he had a question about two checks were issued to Technicon for over \$20,000.00, which was answered by Toni.

Honey Brook Township Board of Supervisor Minutes

August 13, 2014

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to approve the July 9<sup>th</sup> meeting minutes. All in favor; motion carried.

**Treasurer's Report as of July 31, 2014**

Assets--Gen Fund	\$1,324,212.00	General Fund Receipts	\$129,381.06
Assets--Cap Reserve	\$971,342.00	General Fund Expenditures	\$105,660.86
Assets--Op Reserve	\$350,345.00		
Assets--State Fund	\$435,638.00	Cap Reserve Receipts	\$25,963.21
Assets--Land Pres	\$321,877.00	Cap Reserve Expenditures	\$0.00
Assets--Land Pres Fund	\$906,310.00		
<b>Total Assets</b>	<b>\$4,309,724.00</b>		
<i>total Land Pres</i>	<i>\$1,228,187.00</i>		
		Op Reserve Receipts	\$41.65
		Op Reserve Expenditures	\$0.00
		State Fund Receipts	\$51.80
		State Fund Expenditures	\$7,648.46
		Land Pres Fund Receipts	\$37,878.00
		Land Pres Fund Expenditures	\$107,536.44
		<b>Sinking Fund (Loan)</b>	
		Assets	\$14,844.00
		Liabilities	\$4,209,976.00
		<b>Land Preservation (Loan)</b>	
		Assets	\$0.00
		Liabilities	\$1,498,351.00

<b>Assets in Restricted Account</b>	
Gen Fund--Recreation	\$44,422.00
Gen Fund--Hlth Reimb	\$9,714.00
Land Pres	\$1,228,187.00

Liabilities--Gen Fund	\$162,423.00
Liabilities--Cap Reserve	\$1,034,896.00
Liabilites--Op Reserve	\$0.00
Liabilities--State Fund	\$145,538.00
Liabilities--Land Pres	\$2,093,929.48
<b>Total Liabilities</b>	<b>\$3,436,786.48</b>
Equity--Gen Fund	\$1,161,789.00
Equity--Cap Reserve	-63,554
Equity--Op Reserve	\$350,345.00
Equity--State Fund	\$290,100.00
Equity--Land Pres	-\$865,742.48
<b>Total Equity</b>	<b>\$872,937.52</b>

**Departmental Reports**

**Administration:** Toni Antonini stated that she had been in touch with PennDOT regarding the traffic study at the intersection of Horseshoe Pike & Chestnut Tree Road for determining whether or not a traffic light is warranted. The request form has been submitted and is now awaiting accident reports from state police.

Regarding the flooding in the area of Icedale & Beaver Dam Roads, the study falls under the Chester County Planning Commission (CCPC) and the Chester County Conservation District (CCCD) and is being looked into.

**Land Preservation:** Chip Jones stated that there were no applications and many vacation conflicts, so there was no meeting in July. Next meeting is scheduled for September 16, 2014 at 7 p.m.

**Parks and Recreation:** Therese Mauchline stated that the committee met with a representative from United Way about the Born Learning Trail, a program for

preschoolers. There are signs that can be installed along the trail with activities for parents to do with children as they walk the trail. Johnston Community Park and Ash Park in Coatesville are nearby parks that have similar trails. The Committee would be responsible for an awareness event once the Trail is completed.

There is also a Little Free Library program under consideration. This is a box mounted on a post where people may leave & take books for children.

There is a new resident who attended the last meeting who stated he would like to have a bike safety check at Harmony Day and perhaps Bike Rides as well.

Summer Camp was canceled for the summer but Tennis and Kickball went well.

The committee is also looking into holding Pickleball clinics.

**Planning Commission (PC):** Joe Fenstermacher stated that the PC had a joint workshop with Honey Brook Borough's PC to review Comp Plan. The PC also discussed amendments to the landscaping requirements under the SALDO at their regular meeting.

John McHugh stated he would like the small cell tower issue explored; recent article of Township News that if no ordinance, cell companies can come in and place cell towers anywhere in right-of-way. Toni Antonini distributed information that John Good had provided on the issue.

**Roads:** Don Johnson stated that the sealcoating has been completed. On August 25<sup>th</sup> work will begin on Poplar Road. Pipe repairs and patching are also ongoing. John McHugh asked for an update on pipe repairs.

Don Johnson stated that one is here on Suplee Road and others throughout the Township. There are pipes that are rusted out or not of size used and are in need of replacement. The worst are being fixed first.

Joe Fenstermacher asked what the resolution was with resident Bob Morton. Don Johnson stated that the creek that runs through the park and enters his property will be ripped up to stabilize it. Joe Fenstermacher asked if there was a need to cut the road to conduct any repairs. Don Johnson stated not at this time.

### **Board of Supervisors.**

2014 Goals: John McHugh stated that the Human Resources (HR) manual update has been worked on and copies are to be reviewed at the Board's next executive session.

225<sup>th</sup> Anniversary Celebration: John McHugh stated that the previous Saturday's anniversary event was very nice. The next event is Harmony Day, along with the Honey Brook Historical Society. Joe Fenstermacher stated that John McHugh was very involved in putting together the event; he deserves a lot of credit for his efforts.

### **Announcements.**

John McHugh stated that **Janet Heinis** had been presented with a Certificate of Appreciation upon her resigning from the Zoning Hearing Board as an Alternate.

**Vacancies on Planning Commission and Park & Recreation Committee** – John McHugh stated that any interested individuals shall submit a resume and letter of interest to the Township Administrator.

**Open Forum.**

Ron Rosciolo stated a proposal has come into the Borough. A developer is proposing to develop the old Kern's hardware store site along Route 10. Further discussion ensued.

Dick Reeder asked how many units were being planned. Ron Rosciolo stated that is not known at this time.

**New Business.**

**Grant/not grant Conditional Use RicMar/Hoover (TPN 22-6-8)—Retail Space >25,000 square feet.** Joe Fenstermacher made a motion, seconded by Tracy Olsen to grant RicMar/Hoover the conditional use for retail space in excess of 25,000 square feet. **All in favor; motion carried.**

**Adopt/not adopt Ordinance 174 Accessory Apartment.** Joe Fenstermacher made a motion, seconded by Tracy Olsen, to adopt Ordinance 174-2014, Accessory Apartment. **All in favor; motion carried.**

**Adopt/not adopt Ordinance 175 Recycling.** Joe Fenstermacher made a motion, seconded by Tracy Olsen, to adopt Ordinance 175-2014, Recycle. **All in favor; motion carried.**

**Grant/not grant Waiver Requests for Gideon E. Stoltzfus, Jr. (22-4-3.1) Minor Subdivision Plan.** Joe Fenstermacher made a motion to grant the waiver requests of Gideon E. Stoltzfus, Jr., provided that the recommendations of Township Planning Commission and Technicon review letter are met by the applicant, seconded by Tracy Olsen. **All in favor; motion carried.**

**Grant/not grant Conditional Final Plan Approval for Gideon E. Stoltzfus, Jr. Minor Subdivision Plan.** Joe Fenstermacher made a motion to grant conditional final plan approval for Gideon E. Stoltzfus, Jr., provided that the recommendations of Township Planning Commission and Technicon review letter are met by the applicant, seconded by Tracy Olsen. **All in favor; motion carried.**

**Grant/not grant Waiver Requests for 176 Westbrook Drive (22-3-69); minor land development.**

Dick Reeder, Hertzler Dr, asked what the waiver requests were.

Mike Reinert stated that this property is in McConnell Park's cul-de-sac. The waiver requests are from the old ordinance for stormwater. It does comply with the most recent stormwater amendment, but procedurally they need the waiver requests because the land development had been following the old ordinance.

Joe Fenstermacher made a motion to grant the waiver requests for 176 Westbrook Drive, provided that the recommendations of Township Planning Commission and Technicon

review letter are met by the applicant, seconded by Tracy Olsen. **All in favor; motion carried.**

**Grant/not grant Conditional Final Plan Approval for 176 Westbrook Drive minor land development.** Joe Fenstermacher made a motion to grant conditional final plan approval for 176 Westbrook Drive, provided that the recommendations of Township Planning Commission and Technicon review letter are met by the applicant, seconded by Tracy Olsen.

**Grant/not grant extension request Pleasantview Welding (22-3-11.1A) to December 31, 2014.** Joe Fenstermacher made a motion, seconded by Tracy Olsen, to grant the extension request for Pleasantview Welding to December 21, 2014. **All in favor; motion carried.**

**Grant/not grant extension request for Cambridge Mennonite Church (22-6-25-E) to February 26, 2015.** Joe Fenstermacher made a motion, seconded by Tracy Olsen, to grant the extension request for Cambridge Mennonite Church to February 26, 2015. **All in favor; motion carried.**

John McHugh asked if the Board had granted an extension request to this applicant before. Mike Reinert stated yes, this is an additional extension. Joe Fenstermacher asked if the Board ever gets an extension. Mike Reinert stated yes, actually, the Board can request additional time to review applications, but the applicant grants the municipality the time extensions.

**Grant/not grant extension request for RicMar Real Estate LP/Hoover Building Specialists (22-6-8) to July 24, 2015.** Joe Fenstermacher made a motion, seconded by Tracy Olsen, to grant the extension request for RicMar Real Estate LP/Hoover Building Specialists to July 24, 2015. **All in favor; motion carried.**

#### **Old Business.**

**Law Enforcement Study Task Force:** Toni Antonini stated she had talked to Ron Stern because she had not heard back from the State Police with accident statistics. This information was obtained from the Township's AIMS reports, so the next step is to work with the [Chester County] Government Services Center. John McHugh stated that the Town Hall meeting was canceled for August but another one will be held in late fall. He suggests that this be topic to discuss at that meeting.

**Staffing/volunteers for Food Bank raised bed garden:** John McHugh asked Therese Mauchline when help is needed. She stated it is off & on. Lately, they have not needed to water since there has been so much rain lately.

**Communication--posting meetings throughout the Township:** John McHugh asked if there was anyone to contact about getting meetings posted on the Honey Brook Community Library sign. Toni Antonini stated that she could contact the Library to inquire. Therese Mauchline stated that information can be posted on the Library's front door.

**Upcoming Meetings:** All dates subject to change

Honey Brook Township Board of Supervisor Minutes

August 13, 2014

Aug 20– Planning Commission Workshop (7:00 pm)

Aug 21–Park and Recreation (7:00 pm)

Aug 28–Planning Commission Meeting (7:00 pm)

Sept 10– Board of Supervisor Regular Meeting (7:00 pm)

Joe Fenstermacher made a motion to adjourn, seconded by Tracy Olsen. All in favor.  
Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Kristy J. Deischer-Eddy