



West Pikeland Township  
1645 Art School Road  
Chester Springs, Pennsylvania  
Board of Supervisors  
July 15, 2024

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Noreen Vigilante, Chair	Dorene Guistwhite, Township Treasurer
Harold M. Hallman, III	Madison Kerr, Township Secretary
Steven Costa, Supervisor	Joseph L. Romano, Township Manager
Carin Mifsud, Supervisor	Shane Clark, Chief of Police
Thomas McLewee, Supervisor	

Ms. Vigilante called the meeting to order on July 15, 2024, at 7:30 PM and led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mr. Costa made a motion to approve the agenda of the July 15, 2024, Board of Supervisors meeting. Mr. McLewee seconded the motion. The motion was unanimously approved.

**APPROVAL OF THE MINUTES**

Mr. Costa made a motion to approve the minutes of the June 17, 2024, Board of Supervisors meeting. Mr. McLewee seconded the motion. The motion was unanimously approved.

**REPORTS**

*Police:* Chief Clark read his report for the month of June. The Board thanked the Chief for the report.

*Treasurer Report/Approval of Bills:* Ms. Guistwhite provided her written report to the Board. There were no questions. Mr. Costa made a motion to approve the bills. Ms. Mifsud seconded the motion. The motion passed unanimously.

*Library:* Ms. Nancy Niggel gave her report for the month of May and gave her written report to the Board. The Board thanked Ms. Niggel for her report.

**PUBLIC COMMENT**

Mr. Fran Barrett (St. Peters Way) introduced himself to the Board. Mr. Barrett thanked the Township staff for their work on getting St. Peters Way milled and paved. Mr. Barrett also stated how thankful the neighbors are and thanked the Board for allowing the work to be done.

**UNFINISHED BUSINESS**

*Motion to approve Pine Creek Invasive Species remediation not to exceed \$8,600.00:* Ms. Vigilante suggested subtracting the spot treatment (\$2,200) from the quote and approve the remediation for \$6,400. The Board agreed. Ms. Mifsud made a motion to approve the remediation of invasive species at Pine Creek Park not to exceed \$6,400. Mr. Hallman seconded the motion. The motion passed unanimously.

*Motion to approve the bid from Long Fence Company to replace the guard rails on Springhouse bridge for \$37,975.00:* Mr. Romano stated that the guide rails and posts along both sides of the Springhouse Bridge are deteriorating and need replacing. Mr. Romano stated that this bid was the lowest one we received. Mr. Hallman made a motion to approve the bid from Long Fence Company to replace the guard rails on Springhouse Bridge for \$37,975.00. Mr. Mifsud seconded the motion. The motion passed unanimously.

## NEW BUSINESS

*Motion to approve the codification of the Township's code/legislation by General Code (COSTARS) not to exceed \$24,500:* Mr. Romano stated that the comprehensive codification will deliver a code that is accessible to the public, improve enforceability, enhances transparency with residents, and saves staff and contractor time and resources by empowering residents and others to find code information independently. Mr. Hallman asked if there was an annual cost associated with E-Code. Mr. Romano stated there is a \$1,195 per year maintenance fee. Ms. Mifsud made a motion to approve the codification of the Township's code/legislation by General Code not to exceed \$24,500. Mr. Costa seconded the motion. The motion passed unanimously.

*Motion to approve minor subdivision plan and six waivers supporting a lot line change for 1912 Parker Hill Lane:* Mr. Romano explained that the applicants are proposing to adjust a lot line between UPI 34-1-54.1B and UPI 34-4-54.1. Mr. Romano explained that the application requires six waivers, all of which reviewed by Dan Daley (township engineer) and found valid given the plan does not create any new lots nor does the plan propose any new construction, grading, or earth disturbances. Mr. Romano stated that the Planning Commission unanimously voted to recommend to the Board they grant the waivers and approve the lot line application subject only to the condition that the existing barn be removed. Mr. Hallman asked Mr. Romano if the Chester County Planning Commission was going to issue the township an approval letter. Mr. Romano stated he would find out. Mr. Costa made a motion to approve the minor subdivision plan and six waivers supporting a lot line change for 1912 Parker Hill Lane with the condition Mr. Romano reach out to the Chester County Planning Commission regarding county documentation. Ms. Mifsud seconded the motion. The motion passed unanimously. *Post motion*, Chester County Planning Commission will issue a letter on receipt of Planning review fee by the Rothchild's, which was done Tuesday, 17 July. Chester County Planning Commission has thirty (30) days to issue the letter. No issues/concerns expected

*PennDOT bridge bid updates 1) Bridge replacements for Art School Road over Pickering Creek, and 2) Bridge Replacement on Conestoga Road (Rt 401) over branch of Pickering Creek:* Mr. Romano explained to the Board that the estimated bid date for Art School Road bridge (rt 1024) is January of 2025. Mr. Romano also explained that the estimated bid date for Conestoga Road bridge (rt 401) is January 2026. The Board thanked Mr. Romano for the update.

*Motion to approve preliminary engineering study of the Elbow Bridge at a cost of \$1500:* Mr. Romano explained that the preliminary study will include an analysis of flow data, coordination with supplier for estimates, and preparation memo of recommendation and anticipation of construction costs. The Board thanked Mr. Romano for the update. Ms. Mifsud made a motion to approve preliminary engineering study of the Elbow Bridge at a cost of \$1500. Mr. Hallman seconded the motion. The motion passed unanimously.

*Environmental Advisory Council (EAC) introduction and presentation of the proposed Junior EAC/Associate Member:* Mr. Romano explained that the EAC is seeking to modify their ordinance to include the addition of up to three (3) associate, non-voting members. Mr. Romano stated that associate members will be residents of West Pikeland and the EAC will focus on promoting membership to add youths in grades 9-11. Mr. Romano explained that Tredyffrin Township has adopted associate memberships to allow for additional non-voting members and the EPA has begun a Youth Advisory Council to incorporate younger voices in creating national policy. Ms. Sarah Newman explained that the idea of junior members came about last fall because she saw a listing that had applications for junior members and thought that was something the West Pikeland EAC could benefit from. Ms. Newman explained that the junior member position would encourage children to get involved with their community, local government, and learn more about their environmental future. Ms. Newman stated that the EAC team would take precautions such as going through child clearances. Mr. Hallman explained that the Ordinance would need to be updated and reviewed before the junior members could begin. The Board agreed. The Board gave the Township Manager the go ahead to move forward with the process of changing the ordinance to allow for three (3) associate junior members. Ms. Newman thanked the Board for their authorization to move forward.

*Motion to approve the removal of invasive species Autumn Olive (Elaeagnus umbellate) at Pine Creek using a 50/50 split between Parks and Rec budget and EAC budget dollars; not to exceed \$800 total:* Mr. Romano explained that the removal of invasive species at Pine Creek Park along the riparian buffer planting will help the native trees and shrubs grow by reducing competition for space and nutrients. Mr. Romano explained that the Autumn Olive growing along the wooded edge near the large tree planting has suppressed the growth of several native plants and will continue to create an issue if they are not permanently removed physically and chemically. Mr. Romano stated that the relationship between Ms. Sarah Newman and the Public Works crew is growing and believes that as a team, this can be completed effectively. Ms. Newman stated that the Public Works crew has already worked to cut down the leaves of the invasive species and the next step is to cut the stumps and within twenty-four (24) hours, apply the chemical so it can seep into the roots of the plants. Ms. Newman stated she felt confident that as a team, they could effectively tackle the removal of the Autumn Olive. Ms. Mifsud made a motion to approve the removal of the invasive species Autumn Olive (Elaeagnus umbellate) at Pine Creek using a 50/50 split between Parks and Rec budget and EAC budget dollars; not to exceed \$800 total. Mr. Costa seconded the motion. The motion passed unanimously.

*Discussion and motion to approve proposed ordinance addressing structures presenting a dangerous situation creating a public health & safety concern:* Mr. Romano explained that the proposed ordinance addresses structures presenting a dangerous situation creating a public health and safety concern. Mr. Romano stated that coordination to date includes, the West Pikeland Panning Commission recommending approval, the West Pikeland Solicitor conducted a legal review for compliance with applicable state law, and Phoenixville Regional Planning Committee asked that the ordinance be revised, which is has been, to promote consistency with the PRPC Cultural Resource Plan, specifically implementation Strategy CR-2, pertaining to the preservation of Historic resources. Mr. Romano turned it over to the Board for discussion. Mr. Hallman made a motion to discuss the proposed ordinance. Mr. Costa seconded the motion. The motion passed unanimously. The Board held a robust conversation between themselves and the public. Mr. McLewee stated he felt that the ordinance should also state the appearance of the exterior of the structure and surrounding area on lots that are three (3) acres or less. Mr. McLewee stated that he believes the Police Department should assist in enforcing this ordinance by documenting the issue presented and the Code Department be responsible for formally enforcing. Ms. Vigilante disagreed and stated she was not in favor of the ordinance and stated that it is unenforceable. Ms. Mifsud agreed with Ms. Vigilante. Mr. Costa stated that he believes that residents move into the Township to be surrounded by adequately kept homes, etc. However, Mr. Costa suggested tabling this ordinance until specific details, such as enforcement, are narrowed down. The Board opened the discussion to the public where a few agreed that this ordinance is not enforceable, and the Township should not have an ordinance they cannot enforce. The Board unanimously voted to disapprove the proposed ordinance.

#### **ANNOUNCEMENTS**

The next Board of Supervisors meetings are scheduled for Monday, August 19, 2024, and Monday, September 9, 2024, at 7:30 PM.

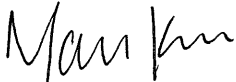
Mr. Romano stated that the Chester County EMD Council cordially invites all Chester County elected and appointed officials to a screening of the documentary "Honorable but Broken" on August 20, 2024.

Mr. Romano stated that the 2025 budget timeline was provided in the Boards' portfolio.

#### **ADJOURNMENT**

Mr. Hallman made a motion to adjourn the meeting at 8:59pm. Ms. Mifsud seconded the motion. The motion passed unanimously.

Respectfully submitted,



Madison Kerr

West Pikeland Township Secretary