

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

June 17, 2019

Meeting Minutes

A public worksession of the Plumstead Township Board of Supervisors was held on Monday, June 17, 2019 at 7:30 p.m. at the Plumstead Township building, 5186 Stump Road, Plumsteadville, PA.

Present:

Brian Trymbiski (arrived at 7:40 p.m.)

Peter Busillo

Daniel Hilferty

Darren Carroll

Jonathan Reiss, Esq.

Timothy Fulmer, P.E.

Carolyn McCreary

Chair

Vice Chair

Treasurer

Asst. Secretary/Asst. Treasurer

Township Solicitor

Township Engineer

Township Manager

Absent:

Nick Lykon

Secretary

Vice Chair Busillo called the meeting to order at 7:30 p.m. with a moment of silence and Pledge of Allegiance.

PUBLIC COMMENT: None

Mr. Busillo opened the meeting, stating that the purpose was to discuss the Lantern Ridge Subdivision.

Mr. Reiss explained there were three major issues the Board is being asked to consider and make a decision on this evening: the proposed removal of the commercial units, the change in the mix of residential units, and the proposed architecture/elevation of the residential townhomes.

Mr. Fulmer outlined the process should the Board agree with the revisions to the preliminary approved plan, noting once officially submitted it would be sent to the Township's professionals for review and then it would go to the Planning Commission for a recommendation concerning final approval of the plan before coming back before the Board of Supervisors for final approval.

Joseph Price, Marshal Granor and Sam Carlo (Lennar Homes) spoke to the Board about changes they made to the plan in response to comments made by the Board at their May 14 public meeting, noting it was generally the same layout as the approved preliminary plan. Mr. Carlo stated the latest revision showed less stacked townhomes and more traditional townhomes in response to Mr. Trymbiski's remarks, but would eliminate some of the open space. The Board discussed the specific reduction in the area on the plan identified as Open Space B, and the other differences between what was presented at the May 14 meeting and this evening. Mr. Trymbiski asked if any of the townhomes or stacked townhomes could offer a bedroom on the first floor for residents who are looking for living options that do not include stairs. Mr. Carlo

described the option available, but noted even with the full bathroom on the first floor, the resident would need to go to the main floor for the kitchen and dining area. Mr. Hilferty noted he did not see where the walking path connecting the development to the Wawa is shown. He also asked if the developer had considered where the school buses would stop within the development. Mr. Carlo stated that the path to the Wawa was an omission, but noted he had not followed up from his original contact to Wawa representatives. Mr. Reiss reminded the Board issues like school bus stop locations would be finalized in the planning process as the developer works toward receiving final plan approval, but ultimately the School District will determine where the bus stop should go. Mr. Carlo presented a revised rendering of the exterior architectural features of the townhomes, stating gables had been added per Mr. Busillo's comment at the May 14 meeting. Mr. Carroll inquired about the exterior of the stacked townhomes, stating he did not like what was shown the last time, but could support the current architecture if it was extended to include the stacked townhomes. **Motion** by Mr. Carroll, seconded by Mr. Busillo to amend the Stipulation and Settlement Agreement related to the land use appeal to allow the site design shown on the 05/14/19 concept plan to replace the preliminary plan approved by the Board of Supervisors on 08/03/04. Approval is conditioned on the architecture being approved by the Board of Supervisors during the final planning process, the pedestrian path connecting to the Wawa being noted on the plan and constructed by the developer. With no additional comment, all voted in favor 4-0.

PECO Electricity Improvements

Ms. McCreary advised the Board she had met with Ted Dorand, the External Affairs Manager with PECO concerning continuing upgrades to the system to improve the reliability in the Township. She reminded the Board of the improvements that were recently begun along Stump Road, stating the lines were being upgraded from 4KV to 34KV which resulted in the necessity to trim back and in many cases remove trees in the path of the electric lines.

PECO's attention has now turned to the area along Burnt House Hill Road where there are several residents protesting the removal of trees in front of their properties. She noted the presence of the swale was making it impossible for the new utility poles to be placed solely in the right of way, necessitating the need for the property owners' approval. Ms. McCreary stated in the case of the work on Stump Road, the majority of property owners affected by the tree removal told PECO representatives they supported the work. She stated PECO did not want to push the issue with the residents and instead looked at the other side of Burnt House Hill Road for the pole relocation. She noted it would need to be outside of the right of way and involve the removal of about 100 trees in order to provide the required clearance for the new lines carrying 34KV through them. Board consensus was for PECO to continue as outlined to Ms. McCreary.

Ms. McCreary stated she had two items for Executive Session, one involving personnel and the other involving litigation.

ADJOURNMENT

Motion by Mr. Carroll, seconded by Mr. Busillo to adjourn into Executive Session at 8:45 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted

Carolyn McCreary
Township Manager

Date approved: