

EAST NANTMEAL TOWNSHIP
MINUTES OF THE BOARD OF SUPERVISORS
July 12, 2023

The Board of Supervisors of East Nantmeal Township held a Regular Meeting on July 12, 2023, 7:00 p.m., at the Township Building, 3383 Conestoga Road, Glenmoore, PA 19343.

The following individuals were present at the meeting representing the Supervisors of East Nantmeal Township:

David L. Frame, Chairman

Edward P. Loomis Jr., Member

Tyler E. Wren, Vice-Chairman, previously sent regrets that he was unable to attend the meeting.

Also present at the meeting were the following individuals:

Susan Rutherford, Secretary/Treasurer

Thomas F. Oeste, Township Solicitor

Call to Order

Chairman Frame called the meeting to order at 7:00 p.m. The Pledge of Allegiance was led by Chairman Frame.

Chairman Frame asked for a moment of silence in remembrance of Jim Jenkins who served terms as Supervisor and Roadmaster at East Nantmeal Township for over 18 years.

Minutes

Motion by Supervisor Loomis to approve the Regular Meeting Minutes of June 14, 2023, second by Chairman Frame; Supervisor Wren absent.

Treasurer's Report

Motion by Supervisor Loomis to approve the Treasurer's Report, second by Chairman Frame; Supervisor Wren absent.

Building Inspector's Report/Zoning Issues

No report.

Committee Reports

Planning Commission

Ed Bacon reported that the Planning Commission would meet July 13, 2023.

Historical Commission

Chairwoman Maureen Noonan reported the Historical Commission met June 20, 2023 and the approved minutes would be posted to the website. The next meeting is July 19, 2023 at 7:00 p.m. In June, a report of rehabilitation of a Historic Resource was submitted. Today, the Historic Commission received for review, another application to re-roof the Hause Store.

Ordinance Review Committee (ORC)

Ed Bacon reported that the ORC did not meet in June and the next meeting is August 8, 2023 at 7:00 p.m.

Environmental Advisory Council (EAC)

No Report.

Public Meeting Announcements

1. Planning Commission – July 13, 2023 @ 7:30 p.m.
2. Historical Commission – July 19, 2023 @ 7:00 p.m.
3. Environmental Advisory Council – July 24, 2023 @ 7:00 p.m.
4. Ordinance Review Committee – August 8, 2023 @ 7:00 p.m.
5. Board of Supervisors – August 9, 2023 @ 7:00 p.m.

Subdivisions/Land Development in Review

Moose Meadows Properties, LLC for Twin Ponds Farm, 304 Templin Road, Preliminary/Final Land Development Plan – extended to August 5, 2023, BOS meeting to act July 12, 2023

Motion by Chairman Frame, second by Supervisor Loomis, to approve the request of June 30, 2023 from DL Howell to extend the review period to November 3, 2023; Supervisor Wren absent.

Lane and Donna Keen and James and Audra Varnes, 1993 Fairview Road, Minor Subdivision/Lot Line Adjustment Preliminary/Final Application – review period ends September 11, 2023, BOS meeting to act August 9, 2023

No report.

Joan Gross, 1068 and 1044 Nantmeal Road, Minor Subdivision Plan/Lot Line Adjustment – extended to September 30, 2023, BOS meeting to act September 13, 2023

Motion by Supervisor Loomis, second by Chairman Frame, Supervisor Wren absent, to approve the Lot Line Change Plan for 1044 and 1068 Nantmeal Road, Chester County UPI Numbers 24-4-19 and 24-4-18.1, prepared by Nave Newell last revised June 23, 2023, consisting of one (1) plan sheet. The Plan is approved subject to compliance with the following conditions, which shall be complied with prior to the recording of the Plan:

1. Compliance with the comments and recommendations set forth in correspondence of the Township Engineer, LTL Consultants, Ltd., dated July 10, 2023.
2. The 0.5 acre land area depicted on the plan is not approved as a separate lot. That area shall be conveyed from UPI 24-4-19 to UPI 24-4-18.1 only and merged with UPI 24-4-18.1 only, as depicted on the Plan.
3. No land disturbance, land development, improvements, or construction are approved by the approval of the Plan.
4. The Applicants shall record with the Plan deeds reconfiguring the two parcels as depicted on the Plan. The proposed deeds shall be submitted to the Township for review and approval; and two (2) copies of each of the recorded deeds shall be provided to the Township with two (2) copies of the recorded Plan.

The Board grants the following waivers from the Subdivision and Land Development Ordinance:

- a) Section 303.C.15.ii.b.1 – Final Site Analysis Plan – Requires the plan be prepared in accordance with Section 303.D. Since there are no proposed improvements, a Site Analysis Plan is not warranted.
- b) Section 303.C.14.ii.b.2 – Final Conservation Plan – Requires the plan be prepared in accordance with Section 303.E. Since there are no proposed improvements, a Conservation Plan is not warranted.

Chester Springs Investments, 3121 Horseshoe Trail, Land Development Plan – extended to October 3, 2023, BOS meeting to act September 13, 2023

Solicitor Oeste reported that the Zoning Hearing Board is considering dates for the Remand Hearing.

Correspondence

None

Old Business

None

New Business

Motion to close Truist Basic Checking accounts and open Truist Public Fund Money Rate Savings Accounts for the Road and Open Space Funds

Motion by Supervisor Loomis, second by Chairman Frame, for East Nantmeal Township to close Truist Basic Checking accounts and open Truist Public Fund Money Rate Savings Accounts for the Road and Open Space Funds; Supervisor Wren absent.

Public Comment

Resident Gary Wills, inquired about the account balance for Culture and Recreation. A positive balance is due to a PECO contribution of \$1,000 for a community event.

Payment of Bills

Motion by Supervisor Loomis, second by Chairman Frame, to pay bills presented in the amount of \$16,922.44 from the General Fund; Supervisor Wren absent.

Adjournment

Motion by Supervisor Loomis, second by Chairman Frame, to adjourn the meeting at 7:15 p.m.; Supervisor Wren absent.

Susan M. Rutherford,
Secretary/Treasurer