

**EAST NANTMEAL TOWNSHIP  
MINUTES OF THE BOARD OF SUPERVISORS  
March 8, 2023**

The Board of Supervisors of East Nantmeal Township held a Regular Meeting on March 8, 2023, 7:00 p.m., at the Township Building, 3383 Conestoga Road, Glenmoore, PA 19343.

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

David L. Frame, Chairman

Tyler E. Wren, Vice-Chairman

Edward P. Loomis Jr., Member

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 7:05 p.m. The Pledge of Allegiance was led by Chairman Frame.

**Minutes**

Motion by Supervisor Loomis to approve the Regular Meeting Minutes of February 8, 2023, second by Supervisor Wren; all in favor.

**Treasurer's Report**

Motion by Supervisor Loomis to approve the Treasurer's Report, second by Supervisor Wren; all in favor. Pay rates for Township employees and appointments for the year 2023 were disclosed.

**Building Inspector's Report/Zoning Issues**

Matthew Magovern, interim Zoning Officer and Building Inspector, was not present and did not present the Building Inspector and Zoning Officer's Report. However, a written report dated February 8, 2023 was submitted by Mr. Magovern, which is on file in the Township office.

**Committee Reports**

Planning Commission

Diana Cormack, Chairwoman, reported that their meeting on February 9, 2023 was held by ZOOM. On February 26, 2023, the Planning Commission provided a recommendation to the Board of Supervisors on the Burdy Lot Line Change Plan. The Planning Commission recommends that the Board of Supervisors grant the requested waivers and approve the plan. The next meeting is scheduled for March 9, 2023 and Dave Stoltzfus will attend regarding Olde Bulltown Village.

Historical Commission

The Historical Commission met February 21, 2023 and the approved minutes will be posted on the website. Chairwoman Maureen Noonan asked that the Historical Commission be included in future meetings with the Turnpike Commission regarding Adams Road Bridge. The Historical Commission is interested in a token from the bridge for historical purposes. The Historical Commission and the Board of Supervisors will coordinate obtaining bids for tree cutting in the Nantmeal Friends Cemetery.

### Environmental Advisory Council (EAC)

Diana Cormack provided the report for the EAC. The 2023 East Nantmeal Township Roadside Clean-up Day is April 1, 2023 with concentration on Route 401. Safety signs were requested from the Township Road Crew. The EAC has set parameters for stream naming. The next EAC meeting is March 27, 2023 at 7:00 p.m.

### Ordinance Review Committee

Supervisor Wren reported the Committee met on March 7, 2023 and the Subdivision and Land Development Ordinance was reviewed. The Ordinance was last revised in 2006.

### **Public Meeting Announcements**

1. Planning Commission – March 9, 2023 @ 7:30 p.m.
2. Historical Commission – March 21, 2023 @ 7:00 p.m.
3. Environmental Advisory Council – March 27, 2023 @ 7:00 p.m.
4. Ordinance Review Committee – April 4, 2023 @ 7:00 p.m.
5. Board of Supervisors– April 12, 2023 @ 7:00 p.m.

### **Subdivisions/Land Development in Review**

Michael & Deborah Burdy, 150 Creamery Road, Elverson, PA 19520, Final Subdivision Plan for a Lot Line Change – extended to March 13, 2023, BOS meeting to act March 8, 2023

Motion by Supervisor Loomis, second by Supervisor Wren, to approve the Final Subdivision Plan for a Lot Line Change prepared by Hershey Surveying, Inc. dated November 11, 2022, last revised February 27, 2023, consisting of one 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. Parcel A and Parcel B are not approved as separate lots. Parcel A shall be conveyed from Lot 2 to and merged with Lot 1 only. Parcel B shall be conveyed from Lot 1 to and merged with Lot 3 only; as all depicted on the Plan.
2. No land disturbance, land development, improvements, or construction are approved by the approval of the Plan.
3. The Applicants shall record with the Plan deeds reconfiguring the three parcels as depicted on the Plan. The proposed deeds shall be submitted to the Township for review and approval; and two copies of each of the recorded deeds shall be provided to the Township with two copies of the recorded Plan.
4. The Township Engineer shall confirm that the property corner pins have been set and installed as depicted on the Plan.
5. Certification of ownership for the three existing lots shall be signed and notarized.
6. The Applicants shall reimburse the Township for all costs, fees and expenses related to the review and approval of the Plan.

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

1. Section 303.C.2.b(1) – Final Site Analysis Plan – Requires the plan be prepared in accordance with Section 303.D. The submitted plan contains most of the information required in the Site Analysis Plan as shown.
2. Section 303.C.2.b(2) – Final Conservation Plan – Required to show the proposed site improvements on each lot and include the plan for control of erosion and sediment as well as storm water management. No improvements are proposed.

3. Section 303.C.2.a(3) – Final Improvements Construction Plan – Requires the plan to show the layout and details for the proposed site improvements on each lot. No improvements are proposed.
4. Section 303.B.2.b(11) – Wetland Delineation – Requires the delineation of wetlands. No improvements are proposed.
5. Section 603.A.1 – Concrete Monuments – Requires concrete monuments around the perimeter of the tract being subdivided and at the street right-of-way. Capped Rebar will be placed instead of concrete or stone monuments.

The motion was unanimous.

Moose Meadows Properties, LLC for Twin Ponds Farm, 304 Templin Road, Preliminary/Final Land Development Plan – extended to May 7, 2023, BOS meeting to act April 12, 2023

No Report

Chester Springs Investments, 3121 Horseshoe Trail, Land Development Plan – extended to April 6, 2023, BOS meeting to act March 8, 2023

Motion by Supervisor Loomis, second by Supervisor Wren, to approve the request of TeamAg, Inc. dated February 17, 2023 for a 90-day extension of the review period to July 5, 2023; all in favor.

AP Development Group, 245 Mansion Road, Minor Subdivision Plan – extended to April 10, 2023, BOS meeting to act March 8, 2023

Motion by Supervisor Wren, second by Supervisor Loomis, to approve the request of Boyer Engineering LLC dated February 15, 2023 for a 90-day extension of the review period to July 10, 2023; all in favor.

### **Correspondence**

Chairman Frame reported that the Iron Bridge will be closed for three to five days starting March 13, 2023 to repair damage due to an automobile accident.

Correspondence was received from resident Annie Campbell regarding speeding automobiles on Iron Bridge Road. Ms. Campbell said her house is very close to the road and the speeding vehicles are getting worse. Ms. Campbell's preference is to have the Township install speed bumps on the road. Supervisor Loomis said speeding is not an isolated problem and he has spoken with the State Police.

Correspondence was received from resident, Kelly Bittner, regarding the dangerous intersection at Route 401 and Fairview Road. Ms. Bittner has submitted a request to PennDOT for flashing stop signs and requested the Township do the same.

### **Old Business**

None

### **New Business**

Chairman Frame recognized Kevin Freese of Ludwigs Corner Fire Company for helping the Township Roadcrew clear a pipe on Templin Road. Motion by Supervisor Loomis to approve a \$250 donation to Ludwigs Corner Fire Company for their support of the Township Roadcrew, second by Supervisor Wren; all in favor.

Motion by Supervisor Loomis, second by Supervisor Wren, to approve the contract dated February 16, 2023 with CivicPlus for a one-year subscription for website design and hosting services, including

migration, training and support, at a price of \$3,450, with annual recurring services subject to a 5% increase; all in favor.

**Public Comment**

Resident, Kristen Horton, inquired about Fox Hunting on private property and if notice can be given to landowners prior to fox hunts.

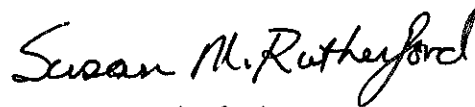
Susan Farrell, Youth Services Librarian at Henrietta Hankin Branch Library, shared information about *Creativebug* and *Kanopy Plus* streaming services.

**Payment of Bills**

Motion by Supervisor Loomis, second by Supervisor Wren, to pay bills presented in the amount of \$18,672.17 from the General Fund; all in favor.

**Adjournment**

Motion by Supervisor Loomis, second by Supervisor Wren, to adjourn the meeting at 8:00 p.m.; all in favor.



Susan M. Rutherford,  
Secretary/Treasurer