

November 14, 2018

The East Nantmeal Township Board of Supervisors held their regular meeting on the above date at the Township Building. Present were Supervisors Loomis, Wren and Frame. Solicitor Oeste was also present.

The meeting was called to order at 7:00 p.m. by Chairman Loomis.

Motion by Frame, seconded by Wren to approve the minutes of the October 10, 2018 Regular Meeting. All in favor.

Motion by Frame, seconded by Loomis to approve the minutes of the October 24, 2018 Budget Work Session Meeting. All in favor.

Motion by Frame, seconded by Wren to accept treasurer's report. All in favor.

Matt Hoffert delivered a routine building inspector and zoning officer's report. Details can be found in the October 29, 2018 Building and Zoning report filed in the Township office.

Committee Reports

Historical Commission: Maureen Noonan reported that the HC met October 16, 2019 and the approved minutes will be posted on the website.

Planning Commission: Diana Cormack reported that the PC did not meet this month.

EAC: Diana Cormack reported that the EAC met November 12, 2019. The EAC will have a seed swap and a potential speaker early 2019.

Public Meeting Announcements:

1. Ordinance Review Committee – November 19, 2018 @7:00 p.m.
2. Historical Commission meeting – November 20, 2018 @ 7:00 p.m.
3. OFFICE CLOSED – THANKSGIVING – November 22, 2018

Subdivisions/Land Development in Review Announce:

New

1. Michael & Heather Dotsey (TP# 24-6-26.2, 24-6-27, 26-6-28) Preliminary/Final Lot Line Change Review Plan. Fees paid. **BOS Meeting to act October 10, 2018.**
 - Motion by Wren, seconded by Loomis to approve Lot Line Change and waivers, subject to the following:
 1. The plan modifies the property boundaries for three parcels (24-6-26.2, 24-6-27, 26-6-28) to rationalize the [physical location of the Horse-Shoe Trail with the easement for the trail. The original subdivision created an easement for a bridle path that would include the Horse-Shoe Trail across the Dotsey parcel. The Horse-Shoe Trail, however, was physically located on two other properties. The Dotsey's intend to purchase 0.1 acres and 0.181 acres that contain the existing

trail from the adjoining parcels. The plan moves the easement area to the actual location of the trail.

2. The plan remains compliant with the *East Nantmeal Township Zoning Ordinance*.
3. The applicant has requested the ten waivers from the *East Nantmeal Subdivision and Land Development Ordinance*.
4. The Planning Commission recommends that the Board of Supervisors grant requested waivers and approve the plan.

All in favor.

1. Jonathan & Tracey Redford (TP#24-3-7) Preliminary/Final Land Development Review Plan. Fees paid 90-Day Extension. **BOS Meeting to act November 14, 2018.**

- Motion by Frame, seconded by Wren to approve Preliminary/Final Land Development Plan of Redford for 4272 Conestoga Road, prepared by Ludgate Engineering Corporation dated 10-18-2017, last revised 10-30-2018, 12 sheets, and grant waivers, subject to the following conditions:
 1. Execution and recording of a Declaration of Restrictions with exhibits as previously approved by the Township Solicitor.
 2. Execution and recording of a Storm Water Best Management Practices Operations and Maintenance Agreement with exhibits as previously approved by the Township Engineer.
 3. Delivery to the Township of a letter from the PA Department of Environmental Protection approving the Sewage Facilities Planning Module for the property.
 4. Execution and delivery to the Township of an Improvements Construction Agreement Secured by Cash Account previously approved by the Township Solicitor.
 5. Delivery to the Township of immediately available funds in the amount of \$72,482.00 to be held by the Township to financially secure the completion of improvements listed in the Improvements Construction Agreement.

The Board grants the following waivers:

- a. From SALDO Section 301.B.3.b & c – to combine the two-step preliminary plan and final plan review and approval into one step.
- b. From SALDO Section 609.C.2 – to allow grading within 10 feet of a property line to remove the existing stone driveway for a 10-foot wide strip along the eastern side of the property adjacent to lands of Stonewall Golf Club. The graded area will be restored with topsoil and seeded.

All in favor.

- Motion by Frame, seconded by Loomis to approve Jonathan & Tracey Redford (4272 Conestoga Rd.) Storm Water Management O&M Agreement. All in favor.

- Motion by Frame, seconded by Wren to approve the escrow amount of \$72,482.00. All in favor.

New Business:

1. Motion by Frame, seconded by Wren to advertise Ordinance No. 2018-2, An Ordinance adopting the 2015 International Property Maintenance Code. All in favor.

Old Business:

Motion by Frame, seconded by Loomis to approve architectural elevations for Rempe Residence (as required by Condition 9 of the Conditional Use Decision and Order for Daniel Stoudt dated March 5, 2009), 3900 Coventryville Road, prepared by Smithwell Construction Company, last revised 9/5/2018, as set forth on Sheets 5, 6 and 8, subject to the following conditions:

1. As represented by the owners, the siding of the house and detached garage will be a shade of white in color and the roof material will be cedar and standing seam metal.
2. The house and detached garage will be placed in the locations depicted on the plan submitted to the Township by electronic mail on November 12, 2018 and the house and detached garage shall be set back from the ultimate southern right-of-way line of Coventryville Road a minimum of 100.5 feet.
All in favor.

Public Comment:

Alison Mallamo asked about the leaves in the Quaker Cemetery. Supervisor Loomis and Frame said they had discussed it and were planning another clean up once weather was permitting.

Motion by Frame, seconded by Wren to pay bills from the General Fund in the amount of \$34,826.50. All in favor.

Motion by Wren, seconded by Frame to adjourn the meeting at 7:38 p.m. All in favor.

Kathy Brumfield, Secretary/Treasurer