

WEST GROVE BOROUGH COUNCIL

FEBRUARY 7, 2007

PUBLIC HEARING – HOMETOWN STREETS GRANT

President Turkington opened the public hearing for the Hometown Streets Grant. The streetscape project encompasses the area along Evergreen Street from Quaker Alley to Maple Avenue; Prospect Avenue from Edgehill Avenue to the intersection at Evergreen Street and Exchange Place. The funding of \$1 Million will enable the Borough to create a more pedestrian oriented downtown with the addition of streetlights, crosswalks and improved sidewalk clearance. After the invitation for public input and general discussion with several of the Borough's residents, President Turkington announced that the public hearing was concluded at 7:55 p.m.

The Regular Meeting of the West Grove Borough Council was held on Wednesday, February 7, 2007 in the West Grove Borough Municipal Building. The President, Richard S. Turkington, called the meeting to order at 7:56 p.m.

ROLL CALL:

- Mr. Stephen B Black Mayor
- Mr. Richard S. Turkington, President
- Mrs. Barbara Wood, Vice President
- Mr. Chris Ferrier
- Mr. Mark Johnson
- Mrs. Jill Callahan-Beiler
- Mr. Joe Colon
- Mr. Curtis Barr
- Ms. Sharon B. Nesbitt, Secretary
- Mr. Timothy R. Nichols, Superintendent
- Chief Errol Galloway

MINUTES:

January 3, 2007: Mr. Johnson moved to approve the minutes of the January 3, 2007 Borough Council Meeting and was seconded by Mrs. Wood.

Motion Passed

January 17, 2007: Mr. Johnson moved to approve the minutes of the January 17, 2007 Borough Council Meeting and was seconded by Mrs. Wood.

Motion Passed

FINANCIAL REPORT:

Mr. Colon moved and Mr. Ferrier seconded to approve the January Financial Report.

Motion Passed

TRANSFERS:

Mrs. Wood moved and Mrs. Callahan-Beiler seconded to approve the February transfers.

Motion Passed

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BILLS:

Mr. Barr moved and Mrs. Wood seconded to approve the February bills.

Motion Passed

VISITORS:

West Grove Partners – Michael Shiring, Jim Baker, Denny Howell, and Justin Linette presented Borough Council with a revised preliminary plan and proposed zoning ordinance amendment for consideration. The plan consists of 34 town houses and is in the existing R-3 Zoning District. A Zoning Ordinance Amendment will be required and the plan will be approved through a conditional use application.

Zoning Ordinance Amendment to Chester County Planning Commission: Mr.

Colon moved and Mr. Barr seconded to authorize the draft Zoning Ordinance Amendment to be sent to the Chester County Planning Commission.

Motion Passed

FINANCE:

Adoption Realty Transfer Tax Ordinance No. 2007-01: Mr. Johnson moved and Mr. Ferrier seconded to adopt Ordinance No. 2007-01, which enacts a realty transfer tax and other tax related provisions pursuant to Article XI-D of the Tax Reform Code of 1971, and authorizes the Department of Revenue of the Commonwealth of Pennsylvania to determine, collect and enforce the tax, interest and penalties.

Motion Passed

PUBLIC WORKS:

Adoption Street Construction Ordinance Amendment No. 2007-02: Mrs. Wood moved and Mr. Barr seconded to amend Ordinance No. 74-4, the West Grove Borough Subdivision and Land Development Ordinance, specifically amending Section 508 Street Construction by adopting revised standards and detail for street construction within the Borough.

Adoption Water Service Line Specification Ordinance No. 2007-03: Mr. Colon moved and Mrs. Wood seconded to adopt Ordinance No. 2007-03 which amends the Ordinance of January 9, 1967 of the Borough of West Grove pertaining to the waterworks system of the Borough and the operation management and protection thereof, including the water distribution system by specifically amending Section 13 of said Ordinance relating to water service lines by adopting revised standards for customer service lines within the public water system of the Borough.

Motion Passed

Borough's Water System – New Water Source Options: The Borough has been exploring the options for finding a new water source for the Borough's water system. The Borough can add a well to the water system or they could purchase water from Chester Water Authority. Borough Council must decide what is in the best interest of the Borough residents – Cost of building a new well vs. Cost of buying water from Chester

Water Authority. Mr. Turkington will talk to the property owner of a possible well site to discuss a price and to see if we could drill a test well.

HAM TRACT- STORM WATER MANAGEMENT WAIVER REQUEST:

Mr. Ham is requesting three waivers from the West Grove Borough Storm Water Management and Earth Disturbance Ordinance as follows:

Waiver A. Section 402.13.A – Design Requirements

The applicant is requesting a waiver from the requirement that the 2-,5-,10-year post development peak flow be reduced 50% from the pre –development levels. At this time Hanover Engineering recommends that Council reject this waiver request due to inadequate justification and supporting data. If the applicant addresses the concerns as stated in Mr. Fry’s letter dated January 30, 2007, a waiver may be warranted.

Waiver B. Section 409.2D – Riparian Buffer Easement

This section of the ordinance does not permit the outlet of any storm sewer piping system or storm water management facility to be placed within the riparian buffer easement. The application is requesting a waiver to allow the overflow from the proposed rain garden to discharge into the riparian buffer.

It is not clear whether the applicant is proposing to place an outlet/overflow within the riparian buffer easement or is proposing to direct the flow from an outlet/overflow towards the riparian buffer. The applicant should provide more information as to proposed location of the overflow/outlet from the proposed rain garden. Hanover Engineers recommends that Borough council reject this waiver request until additional information is obtained from the applicant. Hanover Engineering encourages the applicant to prepare a design that does not involve a discharge within the riparian buffer. Under these circumstances a waiver would not be required.

Waiver C. Section 409.2E – Riparian Buffer Easement

The applicant would like to construct a private driveway that would encroach upon the riparian buffer easement.

It appears that the applicant has proposed the driveway in the best possible location for the site. Hanover Engineers recommends that Borough council grant this waiver request to construct the proposed driveway within the portion of the riparian buffer easement shown on the plans. The applicant should construct the driveway, however, in a manner that will protect and preserve the 100-year flood plain and floodway.

Mr. Fry, Borough Engineer recommendation is to reject Storm Water Management Waivers A & B and to approve Waiver C. Mr. Colon moved and Mr. Ferrier seconded to follow the recommendation of the Borough engineer by rejecting Waivers A & B and approving Waiver C as stated in Mr. Fry’s letter of January 30, 2007.

Motion Passed

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ADJOURNMENT:

Mr. Ferrier moved and Mrs. Wood seconded to adjourn the meeting.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Sharon B. Nesbitt, Secretary