


West Caln Township Board of Supervisors	Wednesday, June 26, 2024 Minutes Public Meeting	
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A regular monthly meeting of the West Caln Township Board of Supervisors was held on Wednesday, June 26, 2024, at 7:00 PM at the West Caln Township Building.

Present were:

Supervisor Sanet	Solicitor Venzie	Chief Martinez
Supervisor Hutton	Manager Sauro	Road Foreman Horblinski
Supervisor Martin		

Supervisor Sanet commenced the Meeting at 7:00 PM.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
NONE
4. **EXECUTIVE SESSION**

Executive sessions were held on Wednesday, June 26, 2024, for legal and personnel reasons including litigation matters.

5. **CONDITIONAL USE HEARING**

NOTE: A court reporter was present during this portion of the meeting. Notes reflected herein for this portion of the meeting are for minute purposes only and not a full reflection of the testimony presented.


The regular meeting was closed, and a Conditional Use Hearing was opened at 7:03PM to consider the application of Braden King, Irene Levy and Nicholas & Lisa Pettinati to allow for a supplemental dwelling unit on the property. The property is known as 201 Dove Lane, UPI#28-6-105.

Solicitor Venzie provided the following:

- Exhibit B1 – Conditional Use Application
- Exhibit B2 – Letter from Solicitor Venzie advising applicant of hearing date, time & location
- Exhibit B3 – Letter from Solicitor Venzie regarding potential sewer concerns
- Exhibit B4 – Proof of Publication
- Exhibit B5 – Proof of Posting on the subject property
- Exhibit B6 – Proof of Mailing to property owners within 500’ of the subject property

Jonathan Long, Esquire was present to represent the applicant and provided the following exhibits:

- Exhibit A1 – Deed to the Property
- Exhibit A2 – ChescoViews printout of the property
- Exhibit A3 – Home Advertisement (MLS listing)
- Exhibit A4 – Pictures of property

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- Exhibit A5 – Letters of support from the neighbors
- Exhibit A6 – Additional photographs of the property
- Exhibit A7 – Adjacent property owner information

Testimony was presented from Mr. Long on behalf of the applicant and was affirmed by Ms. Levy. No comments received from the public and no person requested party status.

Motion to Approve: Supervisor Martin Second: Supervisor Hutton Vote: 3-0-0
Motion Passed

The hearing was closed, and the regular meeting resumed at 7:21pm.

6. **RESIDENT’S COMMENTS**

NONE

7. **APPROVAL OF THE MAY 22, 2024 MINUTES**

Motion to Approve: Supervisor Martin Second: Supervisor Hutton Vote: 3-0-0
Motion Passed

8. **MANAGER’S REPORT**

The Board accepted the Manager’s report as presented.

9. **TREASURER’S REPORT**

Motion to Approve: Supervisor Hutton Second: Supervisor Sanet Vote: 3-0-0
Motion Passed

10. **SOLICITOR’S REPORT**

Continue to work on enforcement actions with the codes officer and township staff.

11. **POLICE REPORT**

The Board accepted the Police report as presented.

12. **ROAD DEPARTMENT REPORT**


The Board accepted the Road Department report as presented.

13. **EMERGENCY MANAGEMENT COORDINATOR REPORT**

The Board accepted the EMC report as presented.

14. **FIRE MARSHAL REPORT**

NONE

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15. **WAGONTOWN FIRE COMPANY**

The Board accepted the Wagontown Fire Company report as presented.

16. **WESTWOOD EMS SERVICE**

The Board accepted the Westwood EMS report as submitted.

17. **HISTORICAL COMMISSION REPORT**

The Board accepted the Historical Commission report as presented.

18. **ZONING OFFICER REPORT**

The board accepted the Zoning Officer Report as presented.

19. **PARKS & RECREATION COMMISSION REPORT**

Dave Pfitzenmeyer and Stan Sarmiento were present on behalf of the Parks & Recreation Board. Items discussed included: planning of the Celebration 250 in conjunction with the Historical Commission; 54 vendors at the May yard sale – made approximately \$810 – next yard sale is scheduled for September 7th; looking into spray application license for John Yearsley and completion of the concession stand at Pavilion #4. They would like to schedule a site meeting at the park with the Board to discuss locations for a future dog park. Further discussions involved fee calculations for the use of the baseball/softball fields, parking lot overlay, repairs to the walking trail, pickle ball courts and possible removal of the hockey rink. The Board also asked if the Park & Recreation Board had looked into any kind of funding or grants to help with any future projects.

John Yearsely provided the remainder of the park report as it relates to rentals and maintenance.

20. **PLANNING COMMISSION REPORT**

Items to be discussed under new business.

21. **OLD BUSINESS**

NONE

22. **NEW BUSINESS**

a. Consider approval of planning module for 110 Lapp Farm Drive

Motion to Approve: Supervisor Sanet Second: Supervisor Martin Vote: 3-0-0


Motion Passed

b. Consider approval of planning module for Rock Run Water Treatment Facility

Resolution #08 of 2024 – Amending Act 537 Plan

Motion to Approve: Supervisor Hutton Second: Supervisor Sanet Vote: 3-0-0

Motion Passed

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- c. Consider approval of subdivision reversal plan for 314 Octorara Trail as per the review and recommendation letter from the Township Engineer dated September 25, 2023, including waivers

Motion to Approve: Supervisor Martin Second: Supervisor Hutton Vote: 3-0-0
Motion Passed

23. INFORMATIONAL ITEMS

- a. Zoning Task Force Meeting – July 1st at 6:30pm
- b. EPA Public Meeting to discuss the William Dick Lagoons – July 8th at 6pm at the Township Building
- c. Zoning Hearing to be held July 18th at 7:00pm for the following:
113 Lindsay’s Way; 725 N Sandy Hill – Continuation; 572 Old Wilmington - Decision

24. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 8:05pm
Motion to Approve: Supervisor Hutton Second: Supervisor Sanet Vote: 3-0-0

Respectfully Submitted,

Kim Milane-Sauro
Secretary
Approved July 24, 2024