



# West Pikeland Township

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Noreen Vigilante, Chair	Joseph L. Romano III, Township Manager
Harold M. Hallman III, Vice Chair	Dorene Guistwhite, Township Treasurer
Steven F. Costa, Supervisor	Jennifer Wachsmuth, Secretary
Thomas J. McLewee Jr., Supervisor	Officer Wayne O'Connell, WPT Police

Ms. Vigilante called the meeting to order on December 1, 2025 at 7:30 PM and led the Pledge of Allegiance.

## **APPROVAL OF AGENDA**

Mr. Costa made a motion to approve the December 1, 2025, Board of Supervisors agenda. The motion was seconded by Mr. McLewee and passed unanimously.

## **APPROVAL OF THE MINUTES**

Mr. McLewee made a motion to approve the minutes of the November 17, 2025, Board of Supervisors meeting. The motion was seconded by Mr. Costa and passed unanimously.

## **UNFINISHED BUSINESS**

There was no Unfinished Business.

## **NEW BUSINESS**

Mr. Romano reported that on November 19, 2025, the West Pikeland Historic Commission convened to review the application submitted by Mr. Bellay regarding the proposed demolition of existing structures located at 1209 Elbow Lane, Chester Springs, PA 19425. The structures at this location have remained vacant for approximately ten years, resulting in significant deterioration. While restoration was explored, a cost analysis concluded that demolition and new construction would be more economical than attempting to restore the existing structures. Mr. Bellay seeks a Certificate of Appropriateness to proceed. Mr. Romano opened floor to the Board for comments/questions.

Mr. Hallman thanked Mr. Daniel Bellay for his efforts to clear and clean the property in 2025. After reviewing Mr. Bellay's application and drawing on his familiarity with the property, asked Mr. Bellay to confirm the identity of one of the structures in question—specifically, to determine if the building referred to as the “shed” is actually a spring house. He also requested clarification on whether any cesspools, septic systems, or wells are present on the property. In addition, he raised concerns about the potential impact that earth disturbance and demolition, particularly involving the spring house, could have on the aquifer, and recommended conducting an environmental assessment both before demolition as a baseline and afterward to identify any environmental issues that may have come to light.

Mr. McLewee requested clarification that if demolition is approved, Mr. Bellay must agree to immediately cease all work if a cesspool, septic system, or well is discovered and notify the Township so that appropriate actions can be taken to address properly.

Mr. McLewee made a motion to approve the Certificate of Appropriateness for 1209 Elbow Lane, Chester Springs, PA. Mr. Costa seconded the motion. The vote passed 3-1, with Mr. Hallman opposed.

### **PUBLIC COMMENT**

Ms. Vigilante opened the floor for public comment.

Bill Bush of Pickering Circle requested two updates to the proposed Burn Ordinance. Mr. Hallman recommended that he bring his request to the Planning Commission, to which he agreed. Mr. Romano requested that Mr. Bush email him the requested changes, which he did.

### **ANNOUNCEMENTS**

The next Board of Supervisors meeting will be on:

- Monday, December 15<sup>th</sup> at 7:30 PM
- Monday, January 5<sup>th</sup> at 7:30 PM

### **ADJOURNMENT**

Mr. Hallman made a motion to adjourn the meeting at 7:50 PM. The motion was seconded by Mr. McLewee and unanimously approved.

Respectfully submitted,

Jennifer K. Wachsmuth  
Secretary