



Chester County Association of Township Officials
Post Office Box 219
New London, Pennsylvania

Annual Spring Conference 2017
Thursday, March 9, 2017
Desmond Hotel and Conference
Center
Breakout Session
Participant Biographies

“Stormwater User Fees: A Legal and Equitable Way to Achieve MS4 Regulatory Compliance.”

The presentation will discuss the legal and regulatory framework for municipalities to impose user fees to fund the municipality’s MS4 permit requirements and operation and maintenance of stormwater management facilities. The presentation will focus on the Borough of West Chester’s implementation of a Stream Protection Fee which was enacted in 2016 with an effective implementation date of January 1, 2017.

Presenters:

Moderator and Panelist: **Kristin S. Camp, Esquire, Partner with Buckley, Brion, McGuire & Morris LLP**

Kristin Camp’s legal practice is focused on municipal, zoning, land use and real estate law. She and others in the firm’s Municipal Land Use Department represent various municipalities, planning commissions, municipal authorities, civil service commissions and private clients in all aspects of municipal, land use and real estate law. As Solicitor of the Borough of West Chester, Ms. Camp assisted the Borough in adopting the Stormwater Maintenance Fee Ordinance in order to support the Borough’s Stormwater Management System. In addition to municipal and land use law, Kristin also represents private individuals and small businesses in business, transactional and employment matters.

Panelist: **Michael A. “Mac” Cotter, Manager, Borough of West Chester and Member of the CCATO Executive Board**

Michael “Mac” Cotter has been a city management professional in the Delaware Valley for 25 years. His educational background includes a Juris Doctor degree from the Cleveland Marshall College of Law, at Cleveland State University. And while living in Brussels, Belgium he obtained a MBA from the Solvay Brussels School of Economics & Management, at the Université Libre de Bruxelles. He is a member the International City County Management Association and the Society of Human Resource Management and currently serves on the Chester County Association of Township Officials Financial Review Committee, and on the West Chester University Center for Community Solutions Board.

Panelist: **Courtney M. Finneran, Project Manager with CH2M who assisted the Borough in the implementation of its Stream Protection Ordinance and program.**

“Electronic Billboards – Then and Now”

A historical perspective on billboards and litigation in Pennsylvania since 1905 will open the panel topic. The state of the law on billboards in the Commonwealth will be discussed generally and tactics and defenses used in the Chester County Outdoors v. Borough of Phoenixville, an

electronic billboard case. Other recent new sign ordinances will be presented as examples of how to limit billboards and digital signs through municipal ordinance provisions and zoning strategies to control and mitigate the impacts of electronic billboards. A discussion on dark skies will highlight how light interacts with the environment around it, how to measure it and where as well how much lighting is acceptable, what nuisance lighting is and the importance of preserving our dark sky.

Presenters:

Moderator and Panelist: **Anthony “Tony” Verwey, Esq., Partner, Unruh, Turner, Burke and Frees LLP**

Tony has practiced law in southeastern Pennsylvania for over twenty-seven years. His practice is focused on real estate development, eminent domain, government and school law. He has successfully litigated zoning and land use matters on behalf of municipalities including challenges brought by outdoor advertising companies to permit the installation of electronic/digital billboards. Tony has drafted numerous zoning ordinances, including those designed to limit the location and installation of electronic/digital billboards. He has testified before a Pennsylvania Senate Committee regarding pending legislation addressing electronic/digital billboards. He has also served as an instructor on government and zoning at the bi-annual Government 101 program in western Chester County since 2009 and is the co-creator of the PSATS Municipal Government Academy Planning Primary Course.

Panelist: **John Snook, Senior Advisor, Brandywine Conservancy**

John has worked with local governments, land trusts, and landowners for forty years, balancing community development and conservation objectives, using creative planning, regulatory and design tools. John has drafted a number of sign ordinances, including provisions to limit the impacts of billboards and digital signs and has been involved in planning for scenic byways which prohibit the installation of billboards. He has taught land use planning at West Chester University, is an East Bradford Township Supervisor, and a North American Land Trust Board member.

Panelist: **Stan Stubbe, Stubbe Consulting LLC**

Stan is a member emeritus of the Illuminating Engineering Society, and a member of the Environmental Outdoor Lighting Committee and subcommittee developing recommended practices for sign lighting. Stan is the President of the PA Chapter of the International Dark Sky Association and former Chair of the North Coventry Township Planning Commission. He also serves as the Officer of the Federation of Northern Chester Communities. He is owner of Stubbe Consulting LLC, and currently providing consultation on outdoor lighting to 15 municipalities, 8 of which are in Chester County.

“Planning Issues Facing Chester County”

One of a township’s most challenging jobs is managing land development and preservation. With new demographic, technological, and social trends, Chester County’s landscapes are facing unprecedented pressures. Learn how the County, municipalities, and non-government organizations are working to address these pressures, and some of the legal obstacles they face in doing so. Topics to be discussed include the latest on the County Planning Commission’s Landscapes, the Natural Lands Trust’s mixed-use zoning, the Brandywine Conservancy’s riparian buffer protection efforts, and the impact of the Agriculture, Communities and the Rural Environmental Act (ACRE) on the local regulation of land management activities.

Presenters:

Moderator and Panelist: **Brian O’Leary, AICP, Ex. Dir., Chester County Planning Commission**

Brian O’Leary is the Executive Director of the Chester County Planning Commission, where he manages commission staff working on smart growth, land use, comprehensive planning, revitalization, housing, site design, historic preservation, open space, transportation, trails, and pipelines. He has over 25 years of experience in community planning. Brian has a BA in international relations from Johns Hopkins University and an MBA in real estate/urban land studies from Temple University. He is currently the past president of the Pennsylvania Chapter of the American Planning Association and the government board representative for the Delaware Valley Smart Growth Alliance.

Panelist: **Mark L. Freed, Esq., Curtin & Heefner LLP**

Mark is a partner at the law firm of Curtin & Heefner in Doylestown, Pennsylvania, in the firm’s Environmental Law and Public Sector Law departments. For more than 25 years Mark has represented municipalities and other clients in the areas of environmental law and litigation. Mark is also a member of the Tredyffrin Township Board of Supervisors. Mark served eight years as an Assistant Counsel with the Pennsylvania Department of Environmental Protection and two years as a criminal prosecutor in the Pennsylvania Attorney General’s Environmental Crimes Section.

Panelist: **Ann Hutchinson, Senior Director of Municipal Planning, Natural Lands Trust**

Ann is a certified planner and landscape architect; she has assisted over 100 Pennsylvania municipalities with conservation-minded land use ordinances, plans and site plan reviews. She remains eternally optimistic that communities can grow and change while preserving the forests, streams and historic landscapes that make the region such a wonderful place to live.

Panelist: **John Theilacker, AICP, Associate Director, Brandywine Conservancy**

John Theilacker, AICP, is Associate Director of the Municipal Assistance Program of the Brandywine Conservancy and oversees a staff of six professional planners who provide innovative consulting services to southeastern Pennsylvania and northern Delaware municipalities in the areas of natural and cultural resource protection and growth management. Mr. Theilacker completed the Conservancy’s 2003 publication *Transfer of Development Rights Manual and 2008 Lancaster County TDR Practitioner’s Handbook*. Mr. Theilacker combines over 36 years of professional planning experience at the local level in the public and private sectors.

“The Pennsylvania Medical Marijuana Act: Planning and Zoning Considerations”

When Governor Tom Wolf signed into law the Medical Marijuana Act, the growing, processing and dispensing of medical marijuana became legal in Pennsylvania on May 17, 2016. Currently, the PA Department of Health is accepting permit applications for growing/processing facilities and dispensaries across the state. These applications require evidence concerning compliance with local zoning ordinances. Since townships may not exclude reasonable commercial uses within their boundaries, the new legislation has significant implications for supervisors and planning commissions. This break out session will focus on the provisions of the law that pertain to land use issues.

Presenters:

Moderator: **Amanda Sundquist, Partner, Unruh, Turner, Burke and Frees LLP**

Amanda has experience in advising school districts, townships, boroughs, counties, authorities, business improvement districts, zoning hearing boards and planning commissions with respect to a wide range of topics, including policy and ordinance development, application of state and federal law, personnel and student issues, contracting and bidding and the Right-to-Know Law. She also guides developers, business owners and homeowners through the development and approval process, including advocacy at hearings and the appeals courts. Ms. Sundquist was named a “Lawyer on the Fast Track” by the Legal Intelligencer in 2010 and received the Chester County Bar Association’s Young Lawyers Division Service Award in 2011. In 2014 and 2015, Ms. Sundquist was selected as a Rising Star in *Philadelphia Magazine* by Super Lawyers.

Panelist: **Cuyler Walker, Esq.**

Cuyler Walker is a corporate lawyer and executive. He is the chairman of the planning commission in East Marlborough Township. Previously he served on the township’s board of supervisors for 18 years, including 10 years as chairman. He also has three years of experience in law enforcement with the U.S. Department of Justice. In 2016, Cuyler worked with the township supervisors and planning commissioners to draft zoning amendments responding to the legalization of medical marijuana in Pennsylvania. The township planning commission is currently reviewing its first application for a medical marijuana growing and processing facility in East Marlborough.

Panelist: **William Roarke, Esq., Principal, Hamburg, Rubin, Unruh, Turner, Burke and Frees LLP**

William G. Roarke is a Principal of Hamburg, Rubin, Mullin, Maxwell & Lupin and chairs the firm’s Medical Marijuana and Hemp Practice Group. Mr. Roarke represents individuals and businesses in the medical marijuana industry by helping them comply with Pennsylvania’s Medical Marijuana Act. His time is spent assisting clients to understand the permitting application process and the requirements associated with entering this industry. Because he has remained on the forefront of the legislative development and implementation of the Act, Mr. Roarke has been asked to plan and present at various educational seminars teaching other professionals about this new law.

Mr. Roarke is an active member of the Montgomery Bar Association, chairing and participating in various committees. Mr. Roarke is a past editor for the Montgomery County Law Reporter, past chair of the Environmental Law Committee and a contributing editor to Montgomery County’s Civil Practice Manual. He serves as a member of the Board of Directors of Legal Aid of Southeastern Pennsylvania.

A graduate of Bucknell University (B.A. Economics, cum laude, 2003), Mr. Roarke received his law degree with honors in 2006 from Villanova University where he served as a member of the Villanova Moot Court Board Executive Committee.

Afternoon Session

“Opioid Use, Misuse and Overdose in Chester County”

Opioid use and mis-use, and all of its deleterious impacts, is an issue that knows very few boundaries, one that can have profound impacts on our communities, and one that should concern us all. What is the prevalence of opioid use and mis-use in Chester County? What resources and information is available to municipalities that can be disseminated to our residents? What can local government do to combat the problem of opioids?

Presenters:

Moderator and Panelist: **Vincent Brown, Director, Chester County Department of Drug and Alcohol Services**

Vince has been with the County for 31 years, first as a Probation Officer before moving to the Department of Drug and Alcohol Services where he has worked for the last 26 years. Vince has a Bachelor's Degree in Social Work and Masters of Science Degree in Administration from West Chester University. He is a lifelong resident of Chester County.

Panelist: **Kathy Collier, Prevention Program Director at the Chester County Department of Drug and Alcohol Services**

Kathy has been with the County five years. Prior to that she was a Senior Director at the Upper Main Line YMCA. Her work has focused on using data driven decision making to effect community level change. Kathy is the Chair of the Pennsylvania Prevention Coalition Advisory Workgroup and the President of the Pennsylvania Prevention Directors Association. Kathy is active in many community organizations, volunteering for the Lionville Community YMCA Riptide Swim Team, the Downingtown East Swim Team Parents Association, the Downingtown School District Music Parents Association, the Downingtown Vex Robotics program and St. Paul's Lutheran Church. A mother of two teenagers, Prevention is both a professional and personal passion.

Panelist: **Ethan Healy, Board Member, Good Fellowship Ambulance & Training Institute**

Ethan started with Good Fellowship Ambulance & EMS Training Institute at the young age of 14 as an ambulance attendant. Just two years later he received his Emergency Medical Technician certification and began actively practicing as a volunteer EMT. During Ethan's senior year of high school at the height of the opiate epidemic, he founded a lifesaving program titled "Project Naloxone". Project Naloxone trains and equips police officers across Chester County with the lifesaving drug Naloxone (Narcan) at no cost. All municipal police departments (47) in Chester County participate in the program. Since January of 2015, police officers across the county have saved over 100 lives through Project Naloxone! Project Naloxone is endorsed by the Chester County Chiefs of Police Association as well as the Chester County District Attorney's Office. Ethan currently attends West Chester University and serves on Good Fellowship Board of Directors. In Ethan's spare time he works full time as a dispatcher with West Goshen Police.

Panelist: **Michael Noone, Esq., First Assistant District Attorney, Chester County District Attorney's Office**

Michael G. Noone is the First Assistant District Attorney in Chester County. Mr. Noone has successfully prosecuted a wide variety of criminal cases including homicide, attempted homicide, aggravated assault, drug delivery and distribution, elder abuse, theft, home invasion robbery, sexual assault, and DUI. Mr. Noone served as an Assistant District Attorney in Chester County from 2003 until 2007.

In the time period between serving as an ADA and returning as First Assistant, Mr. Noone was in private practice focusing on criminal defense. Mr. Noone has represented individuals charged with a variety of criminal offenses in both state and federal court. Mr. Noone began his legal career at a Philadelphia law firm where he represented individuals and companies in commercial litigation matters in both state and federal court.

Mr. Noone is a graduate of Wilkes University and Villanova University School of Law.