

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS/SUBDIVISION MEETING
SEPTEMBER 13, 2011**

ATTENDANCE:

BOARD OF SUPERVISORS

Mark J. Blair, Chairman
John A. Haiko, Vice Chairman
Bruce W. Laverty, Member

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager
Randy Behmke, Public Works Director
James Lucas, Building and Codes

Chairman Mark Blair called the meeting to order at 8:01 p.m.

PUBLIC COMMENT

- Anthony Stancato, Project Developer, presented a proposed residential use for the property at 1655 Boulder Drive. Mr. Stancato noted the 32-acre property is presently located in an Industrial zoning district, and stated the proposed use would require a rezone to the TND-1 zoning district. The proposed development includes 48 single-family detached and attached dwelling units. Victor Barr, Project Architect, commented on the site layout and circulation, and the dwelling unit variety and architecture. There was general discussion regarding sanitary sewer service. Mr. Blair inquired as to the common green, and Mr. Stancato noted this area would serve as a passive recreational facility. Mr. Haiko commented on the rezone required to pursue the plan as presented, and noted the proposal warranted much additional consideration by both the Applicant and the Township.
- Robert Crawford, West Strasburg Road, cited ongoing property maintenance and burning concerns at a neighboring property. Mr. Lucas will review this matter.
- Mark Slouf, Cann Road, requested information as to the construction schedule and budget for the Marshallton Streetscapes Project, and Mr. Ryan provided said information.
- Jeff Callahan, Broad Run Road, inquired as to Resolution 11-20, the Master Casting Agreement with the Commonwealth, and Mr. Ryan commented on this Agreement. Mr. Callahan inquired as to why the Township was revising its Act 537 Plan submission to the Pennsylvania Department of Environmental Protection, and Mr. Ryan confirmed the Township was not required to re-rate the DuPont Wastewater Treatment Facility in the present submission. Mr. Callahan commented on the Planning Module for the Bright Glade Farm subdivision.
- Trudi Swift, West Strasburg Road, requested information as to the budget for the Marshallton Streetscapes Project, and Mr. Blair provided said information. Mrs. Swift requested documents posted to the Township website be in a searchable format, and Mr. Ryan will review this matter.
- There was general discussion of the Embreeville property. Mr. Blair noted the Township was working with the State as to this acquisition. Mr. Blair noted that changing market conditions require the Township's review of the project's feasibility. Mr. Ryan will communicate updates to the West Bradford Youth Association as this project progresses.

- Roger Greer, West Bradford Youth Association, inquired as to the security service engaged by the State to patrol the Embreeville property.
- Mr. Callahan commented on the Embreeville property expenses to date.

MINUTES – August 9, 2011

Mr. Haiko motioned to approve the August 9, 2011 Meeting Minutes, revised to denote (1) the Agricultural Security Area hearing concluded at 9:02 pm, and (2) the term of the appointment to the Brandywine-Struble Greenway Initiative Delegate expires on December 31, 2011, second by Mr. Lavery. All ayes, motion carried 3 – 0.

TREASURERS REPORT

Mr. Ryan reported on fund activity for the year to date, and presented a list of bills to be paid. Mr. Haiko motioned to accept the Treasurers Report as presented, and to pay the bills as listed, second by Mr. Lavery. All ayes, motion carried 3 – 0.

DEPARTMENT OF BUILDING SAFETY

Mr. Lucas presented a report on code enforcement, zoning and like activities for the previous month; a copy of this report is on file at the Township Building.

FIRE COMPANY REPORT

The West Bradford Fire Company did not submit a report for this evening's meeting.

PUBLIC WORKS DEPARTMENT

Mr. Behmke presented a report on refuse and recyclable collection, roadway repairs and improvements, sanitary sewer treatment, vehicle fleet maintenance and like activities for the previous month; a copy of this report is on file at the Township Building.

PARKS DEPARTMENT

On behalf of Mr. Euler, Mr. Ryan presented a report on park maintenance, recreational programs, facility maintenance and like activities for the previous month; a copy of this report is on file at the Township Building.

STATE POLICE REPORT

On behalf of Lt. A. J. Krawczel, Mr. Ryan presented a report of Pennsylvania State Police activities in the Township for the previous month; a copy of this report is on file at the Township Building.

BUSINESS

Resolution 11-18 – Emergency Declaration

Mr. Blair motioned to ratify Resolution 11-18, which had authorized the Emergency Management Coordinator and appropriate staff to activate the West Bradford Township Emergency Operations Plan in response to Hurricane Irene, second by Mr. Haiko. All ayes, motion carried 3 – 0.

Resolution 11-19 – West Bradford Agricultural Security Area

Mr. Ryan noted the Resolution adopted at the August 9 Board Meeting was not accepted for recordation because the Resolution did not include the first name of Property Owners. Mr. Ryan noted Resolution 11-19 had been revised to include this information.

Mr. Haiko motioned to approve Resolution 11-19, establishing the West Bradford Agricultural Security Area with additions and modifications, in accordance with Act 43 of 1981, second by Mr. Lavery. All ayes, motion carried 3 – 0.

Resolution 11-20 – Master Casting Agreement

Mr. Blair motioned to approve Resolution 11-20, authorizing Township officials to execute a Master Casting Agreement with the Pennsylvania Department of Transportation for utility adjustments that may be required for improvements projects at State-owned roadways, second by Mr. Lavery. All ayes, motion carried 3 – 0.

Resolution 11-21 – Bright Glade Farm Planning Module

Mr. Ryan noted the Applicant had revised the Planning Module approved by the Township in 2006 to address various issues cited by the Pennsylvania Department of Environmental Protection, most notable the treatment capacity of the Broad Run Wastewater Treatment Plant. The revised Planning Module has been approved by the Township Sanitary Sewer Engineer.

Mr. Lavery motioned to approve Resolution 11-21, approving the Planning Module for the Bright Glade Farm subdivision for submission to the Pennsylvania Department of Environmental Protection, second by Mr. Blair. All ayes, motion carried 3 – 0.

Resolution 11-22 – Rescinding Resolution 11-17

Mr. Blair motioned to approve Resolution 11-22, rescinding Resolution 11-17, the West Bradford Township Sewage Facilities Plan (Act 537) and submission to the Pennsylvania Department of Environmental Protection, second by Mr. Lavery. All ayes, motion carried 3 – 0.

Resolution 11-23 – Revision to the West Bradford Township Sewage Facilities Plan (Act 537)

Mr. Lavery motioned to approve Resolution 11-23, amending the West Bradford Township Sewage Facilities Plan (Act 537) to remove from the Plan the re-rating of the DuPont Wastewater Treatment Plant, and to submit the Plan to the Pennsylvania Department of Environmental Protection, second by Mr. Haiko. All ayes, motion carried 3 – 0.

NOTICES

Mr. Blair gave the following notices:

- The Board Meeting for Tuesday, September 27 has been cancelled. If the Board is required to meet on this or another date prior to the next regularly scheduled Business & Subdivision Meeting, said meeting will be advertised pursuant to State law.
- The Marshallton Triathlon will be held on Sunday, October 2.
- The next regularly-scheduled Business & Subdivision Meeting will be held at 8:00 p.m. on Tuesday, October 11.

There being no additional business, at 9:02 p.m. Mr. Haiko motioned to adjourn the meeting, second by Mr. Blair. All ayes, motion carried 3 – 0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tommy Ryan', written in a cursive style.

Tommy Ryan
Township Secretary

TR/kw