

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS/SUBDIVISION MEETING  
AUGUST 9, 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 8:04 p.m.

**PUBLIC COMMENT**

- Tom Perdue, President of the West Bradford Fire Company, discussed a proposed memorial in remembrance of the September 11, 2001 terrorist attacks. Mr. Perdue noted potential locations at the Municipal Complex and at the Marshallton Fire Station. Mr. Perdue noted the proposed memorial included a brick walkway, benches, planters and landscaping. The Board requested additional information be submitted to the Township for consideration at a future meeting.
- 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 stormwater improvement costs for the Marshallton Streetscapes Project. In addition, Mr. Callahan stated opposition to proposed Ordinance 11-05 (West Bradford Design Manual), proposed Resolution 11-16 (West Bradford Agricultural Security Area) and proposed Resolution 11-17 (West Bradford Act 537 Plan).
- Brooks Smith spoke on behalf of her mother, a resident at New Hampshire Drive. Ms. Smith inquired as to proposed Ordinance 11-03, which establishes restrictions on the installation of accessory use solar panels. Mr. Ryan confirmed certain provisions of the proposed Ordinance mirror standing requirements, and confirmed certain provisions of the proposed Ordinance are new requirements that would not be applicable to existing solar panel systems.
- Marie O'Donnell, Gallagherville Road, commented on the generation limits noted in proposed Ordinance 11-03. Mr. Ryan confirmed the Ordinance pertains to accessory uses only.
- Tom Green, Beacon Hill Road, expressed concern that a Township requirement to pump and inspect on-lot septic systems every three years would increase the cost of this service.
- Ed Roworth, Shadyside Road, inquired as to provisions included in West Bradford Township Design Manual.
- Lisa Van Houten, President of the Bradford Glen Homeowners' Association, stated her opposition to proposed Ordinance 11-03, which establishes restrictions on the installation of accessory use solar panels. Ms. Van Houten noted location, buffering, maintenance and enforcement issues.

**MINUTES – July 12, 2011**

Mr. Blair motioned to approve the July 12, 2011 Meeting Minutes as presented, 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. Blair. 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**

Ordinance 11-03 – Accessory Use Solar Panels

It was the consensus of the Board that Ordinance 11-03 be tabled for further review.

Ordinance 11-04 – Grinder Pump Maintenance

Mr. Callahan expressed opposition to the proposed Ordinance.

Mr. Blair motioned to approve Ordinance 11-04, which requires reimbursement to the Township for expenses incurred in the repair or replacement of grinder pumps, where an owner fails to properly maintain these facilities, second by Mr. Haiko. All ayes, motion carried 3 – 0.

Ordinance 11-05 – West Bradford Township Design Manual

Mr. Blair motioned to approve Ordinance 11-05, to create the West Bradford Township Design Manual to provide for various improvement and other specifications, second by Mr. Laverty. All ayes, motion carried 3 – 0.

Public Hearing: West Bradford Agricultural Security Area

The Public Hearing was opened at 8:57 p.m.

Mr. Ryan provided an overview of the West Bradford Agricultural Security Area. As required by State Law, the Township must review the properties in the Area every seven years. At this time the following modifications are recommended: (1) the deletion of three properties presently developed as a private recreational facility (golf course); and, (2) the addition of two properties at Telegraph Road. Mr. Ryan provided an overview of the two properties proposed to be added to the Agricultural Security Area.

Mrs. O'Donnell inquired as to the August 4 Chester County Planning Commission review letter. Mr. Ryan confirmed the Gallagherville Road property owned by Mrs. O'Donnell was eligible to remain in the Agricultural Security Area.

The Public Hearing was closed at 8:57 p.m.

Resolution 11-16 – West Bradford Agricultural Security Area

Mr. Laverty motioned to approve Resolution 11-16, to adopt the West Bradford Agricultural Security Area pursuant to Act 43 of 1981, second by Mr. Haiko. All ayes, motion carried 3 – 0.

Mr. Haiko noted the Chester County Planning Commission's August 4, 2011 review letter recommended the approval of the West Bradford Agricultural Security Area.

Public Hearing: West Bradford Act 537 Sewage Facilities Plan

The Public Hearing was opened at 9:05 p.m.

Mr. Ryan provided a brief overview of recent planning and reviews for the draft Act 537 Sewage Facilities Plan. Stan Corbett, Township Sanitary Sewer Engineer consultant, provided a detailed review of the Plan, which included discussion as to the study areas, existing facilities, current land uses, future land uses and selected treatment alternatives.

Elizabeth Hodge, representing Highland Orchards and the Appleville Mobile Home Park, spoke to the selected treatment alternative (on-lot systems) for the Appleville Study Area. Mrs. Hodge requested the Plan be revised to state the Appleville Mobile Home Park shall be served by connection to the Strasburg Corridor Wastewater Treatment Plant. Mr. Corbett noted the facility's permitted capacity does not allow connection for the more than 230 EDUs generated at Mrs. Hodge's property. Mr. Corbett likewise noted potential development adjacent at the Embreeville property may warrant service at the Strasburg plant. Mr. Corbett noted Mrs. Hodge's property appears to possess area for replacement on-lot systems should the existing systems fail, but in the event suitable replacement areas cannot be located Mr. Corbett stated this matter could be addressed via future planning and formal Plan amendment.

Robert J. Hodge, representing Highland Orchards and the Appleville Mobile Home Park, requested the Plan be revised to state the Appleville Mobile Home Park shall be served by connection to the Strasburg Corridor Wastewater Treatment Plant.

Mrs. O'Donnell inquired as to the Planning Module process.

Mr. Rowart inquired as to sewer infrastructure required for the Stargazer's development.

Mr. Callahan inquired as to the secondary treatment of sanitary waste.

The Members were agreeable to including in the Plan submission to the Pennsylvania Department of Environmental Protection comments submitted by two property owners and received by the Township after the public comment period expiration on July 6, 2011. The URS response letter to the comments submitted will likewise be included in this submission.

The Public Hearing was closed at 9:38 p.m.

#### Resolution 11-17 – West Bradford Act 537 Sewage Facilities Plan

Mr. Blair motioned to approve Resolution 11-17, to adopt the West Bradford Act 537 Sewage Facilities Plan, second by Mr. Laverty. All ayes, motion carried 3 – 0.

#### Brandywine-Struble Greenway Initiative – resignation

Mr. Blair motioned to regrettably accept a letter of resignation submitted by Brandywine-Struble Greenway Initiative Delegate Donna Monper, second by Mr. Laverty. All ayes, motion carried 3 – 0.

#### Brandywine-Struble Greenway Initiative – appointment

Mr. Blair motioned to appoint Terry Gallagher to the position of Brandywine-Struble Greenway Initiative Delegate vacated by Ms. Monper, to a term to expire December 31, 2012, second by Mr. Haiko. All ayes, motion carried 3 – 0.

#### Marshallton Triathlon – road closure and banner permit

Mr. Blair motioned to support an application to the Pennsylvania Department of Transportation to close a portion of West Strasburg Road in Marshallton for activities pertaining to the Marshallton Triathlon on October 2, 2011, and to support an application to the Department to install a banner over this State roadway so to promote said event, second by Mr. Laverty. All ayes, motion carried 3 – 0.

#### Subdivision 2011-01 (Case)

Mr. Blair motioned to accept a two-lot subdivision at Hunt Drive, conditioned upon the receipt of an application completed in accordance to applicable Ordinance, second by Mr. Laverty. All ayes, motion carried 3 – 0.

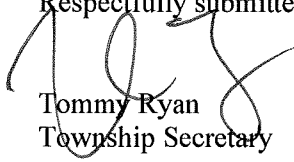
### NOTICES

Mr. Blair gave the following notices:

- The Board Meeting for Tuesday, August 23 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 next regularly-scheduled Business & Subdivision Meeting will be held at 8:00 p.m. on Tuesday, September 13.

There being no additional business, at 9:41 p.m. Mr. Blair motioned to adjourn the meeting, second by Mr. Lavery. All ayes, motion carried 3 – 0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tommy Ryan', is written over the typed name and title.

Tommy Ryan  
Township Secretary

TR/kw