

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
AUGUST 11, 2015**

ATTENDANCE:

BOARD OF SUPERVISORS

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

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager
Jim Lucas, Codes Director
Mike Euler, Parks Director

Chairman John Haiko called the meeting to order at 8:00 p.m.

The Board met on July 20, 2015 to discuss a personnel issue, and the Board met prior to this evening's meeting to discuss matters of litigation and personnel. The Board will meet following this evening's meeting to discuss matters of personnel.

Mr. Haiko announced the Tattersall Phase II subdivision will not be considered at this evening's meeting, as the Applicant has provided an extension to the 90-day review period, and as such this plan will return to the Planning Commission on September 1 for further review.

Mr. Haiko announced the Chidester subdivision will not be considered at this evening's meeting, as the Applicant has withdrawn this application.

PUBLIC COMMENT

- William Cook, Romansville Road, read a petition signed by several property owners opposed to a Township-required connection to the public sewer system at Romansville Road. The petition was presented to Mr. Ryan.

MINUTES – JULY 14, 2015 & JULY 20, 2015

Mr. Laverty motioned to approve the July 14, 2015 Meeting Minutes as presented, and the July 20, 2015 Special Meeting Minutes as presented, second by Mr. Blair. All ayes, motion carried 3 – 0.

TREASURER'S REPORT

Mr. Ryan reported on fund activity for the year to date and presented a list of bills to be paid.

Mr. Blair motioned to accept the Treasurer's Report as presented, to pay the bills as listed, and to ratify payroll, second by Mr. Laverty. 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.

PUBLIC WORKS DEPARTMENT

Mr. Ryan presented a report on refuse and recyclable collection, compost site activity, 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

Mr. Euler 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.

FIRE COMPANY REPORT

On behalf of Fire Chief Law, Mr. Ryan presented a report of the West Bradford Fire Company activities for the previous month; a copy of this report is on file at the Township Building.

STATE POLICE REPORT

On behalf of Lt. Erin Magee, 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

Award

Bob Watts, Professional Recyclers of Pennsylvania, presented an award to the Board of Supervisors in recognition of the Township's recycling program.

Public Hearing

At 8:20 p.m. Mr. Haiko opened a Public Hearing as to proposed Ordinance 15-01, to establish regulations for wireless communication facilities. Mr. Ryan noted the Public Hearing had been advertised as required by law. Mr. Lucas provided a brief overview of the Ordinance.

Mr. Haiko called for public comment. Jeff Callahan, Broad Run Road, inquired as to public safety concerns.

There being no additional public comment, Mr. Haiko closed the Public Hearing at 8:23 p.m.

Ordinance 15-01

Mr. Blair motioned to approve Ordinance 15-01, to establish regulations for wireless communication facilities, second by Mr. Lavery. All ayes, motion carried 3 – 0.

Bid – Winter Materials

Mr. Lavery motioned to award a bid for the purchase of winter materials to Oceanport, LLC, Claymont, DE, for (a) Sodium Chloride, for estimated need, at \$60.00 per ton FOB and \$63.75 per ton delivered, and for overestimated need, \$62.00 per ton FOB and \$65.75 per ton delivered, (b) Solar Salt, for estimated need, at \$68.00 per ton FOB and \$73.00 per ton delivered, and for overestimated need, \$70.00 per ton FOB and \$75.00 per ton delivered, and (c) Deicer, for estimated need, at \$79.00 per ton FOB and \$83.75 per ton delivered, and for overestimated need, \$82.00 per ton FOB and \$85.75 per ton delivered, subject

to concurrence from a majority of the participating bid consortium municipalities, second by Mr. Blair. All ayes, motion carried 3 – 0.

West Bradford Fire Company Substation Use

Mr. Lavery motioned to approve the Substation property use for a holiday vendor sale on November 28, from 10:00 a.m. to 4:00 p.m., second by Mr. Blair. All ayes, motion carried 3 – 0.

Professional Services Contract

Mr. Ryan provided a brief overview of the Township's efforts to prepare a master plan to guide the development of a third community park to be located at the intersection of Lieds Road and West Strasburg Road, behind the Pennsylvania State Police Barracks. Mr. Ryan noted an ad hoc committee was established to work with a design professional, and he stated this committee will first meet in the fall.

Mr. Blair motioned to execute a contract with Simone Collins Landscape Architecture, in the amount of \$64,000 and as presented, for master plan development and associated design services, second by Mr. Lavery. All ayes, motion carried 3 – 0.

Administrative Leave

Mr. Lavery motioned to allow a full-time employee currently on paid administrative leave to return to work, and this motion failed for a lack of a second.

Mr. Blair motioned to ratify paid administrative leave for said full-time employee, effective August 4, 2015, second by Mr. Haiko, and this motion carried 2 – 1, with Mr. Lavery voting nay.

SUBDIVISIONS

LD 2015-01 – StanAb, LP

Dan Wright, engineer for the Applicant, provided an overview of the 112-unit townhome development at Boulder Drive. Mr. Wright noted the Applicant, UIP and the Township Sanitary Sewer Engineer had worked to confirm that the existing system, with proposed improvements, can accommodate the development, and that all were in agreement on this matter at this time.

Mr. Cook, West Bradford Planning Commission, confirmed the conditions recommended by the Planning Commission, and spoke to the additional review of streetscape details at the time of final plan review.

Mr. Ryan noted he had no additional conditions to those made by the Planning Commission.

Mr. Blair motioned to grant Preliminary Plan Approval of the Mayfair plan of subdivision and land development ("Plan"), as prepared by Advanced GeoServices, sheets 1 to 37, inclusive, dated March 6, 2015 and revised May 15, 2015, subject to the following conditions:

1. compliance with all items noted in the Conditional Use Order dated February 10, 2015;
2. satisfaction of all items noted in the May 28, 2015 review letter as issued by Edward B. Walsh & Associates, Inc., prior to final plan approval;
3. satisfaction of all items noted in the July 22, 2015 review letters issued by AECOM, prior to final plan approval;
4. satisfaction of all items noted in the April 6, 2015 review letter issued by the Chester County Planning Commission, prior to final plan approval;

5. revising the Plan to provide a trail plan that denotes proposed trail location, blaze and signage locations, signage and trail specifications, and connection to the existing trail at the United Sports Training Center;
6. issuance of a Letter of Adequacy from the Chester County Conservation District, and issuance of the NPDES from the Pennsylvania Department of Environmental Protection, prior to final plan approval;
7. PUC approval of the expanded franchise area, and Planning Module approval from the Pennsylvania Department of Environmental Protection, prior to final plan approval;
8. Applicant paying to the Township an open space fee, in accordance with Township Code, and the Applicant confirming the open space fee payment option selected, prior to final plan approval;
9. the Applicant obtaining approval of the water system design from Aqua, and executing a Builders Extension Agreement with Aqua, prior to the recordation of the plans;
10. Applicant paying to the Township the \$150,000.00, in lieu of Act 209 fees, prior to the signing and release of approved plans for recordation;
11. approval of the turning movements throughout the subdivision to accommodate Township refuse vehicles as well as emergency response vehicles of the fire department, prior to final plan approval;
12. Applicant preparing and recording a declaration and homeowner association documents, in a form acceptable to the Township, that (a) requires the HOA to provide 24-hour towing service on the private roadways and along the emergency access easement, (b) prohibits the conversion of unit garages to livable space, and (c) requires the HOA to provide snow removal along both sides of the entrance boulevard, including that portion of Boulder Drive that will remain in a public right-of way, prior to the recordation of plans;
13. execution of a Completion Agreement, in a form acceptable to the Township, and the posting of all securities for the installation and inspection for certain improvements and as required by the Township, prior to the recordation of plans;
14. execution of an Operations & Management Agreement for stormwater improvements, in a form acceptable to the Township, prior to the recordation of plans;
15. Applicant providing to the Township for signature, that number of plan sets required for recordation and filing with the various Departments of Chester County, plus an additional three (3) copies to be retained by the Township, within seven (7) days of the recordation of same;
16. Applicant providing a copy of the recorded plans in an electronic format acceptable to the Township Engineer, within seven (7) days of the recordation of same;
17. Applicant making payment of all outstanding review fees and other charges due to West Bradford Township, prior to the recordation of the plans;
18. the provision of full-width restoration of any Township roadway affected during trenching for utilities, in accordance with Ordinance 13-03;
19. the streetscape to resemble that shown in the elevation submitted at the July 7, 2015 Planning Commission meeting; and,
20. conditioned upon those waivers as noted on Sheet of 5 of 37 of the Plan.

NOTICES

Mr. Haiko gave the following notices:

- The August 25 Board of Supervisors Meeting is cancelled.
- Township Office is closed on Monday, September 7 for the Labor Day holiday. Refuse and recyclables normally collected on this date will be collected on Wednesday, September 9.

- The Board of Supervisors will next meet on September 8 at 8:00 p.m. at the Township Building.

There being no additional business, at 9:25 p.m. Mr. Lavery 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