

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
SEPTEMBER 8, 2015**

ATTENDANCE:

BOARD OF SUPERVISORS

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

TOWNSHIP PERSONNEL

Doug Kapp, Interim Manager
Jim Lucas, Codes Director
Mike Euler, Parks Director

Chairman John Haiko called the meeting to order at 8:05 p.m.

Prior to this meeting, the Board met at 7:00 p.m. in Executive session to discuss two matters of pending litigation. The Board adjourned from Executive session at 7:30 p.m.

PUBLIC COMMENT

There was no public comment at this meeting.

MINUTES – AUGUST 11, 2015 & AUGUST 14, 2015

Mr. Blair motioned to approve the August 11, 2015 Meeting Minutes as presented, and the August 14, 2015 Special Meeting Minutes as presented, second by Mr. Laverty. All ayes, motion carried 3 – 0.

TREASURER’S REPORT

Mr. Kapp read said report which depicts fund activity for the year to date. Checks to be signed and the corresponding list of bills were presented for signature after the meeting.

Mr. Haiko 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. Kapp 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. Lucas 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. Lavery 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

Resignation – Historical Commission

Mr. Blair motioned to accept the resignation letter submitted by Divya Giare of the Historical Commission. Mr. Lavery seconded the motion. All ayes, motion carried 3-0.

Resignation – Township Employee

Mr. Lavery motioned to accept the resignation letter submitted by Randy Behmke, Public Works Director along with the execution of a Settlement Agreement for Mr. Behmke. Mr. Blair seconded the motion. All ayes, motion carried 3-0.

Resignation – Township Employee

Mr. Blair motioned to accept the resignation letter submitted by Tommy Ryan, Township Manager. Mr. Lavery seconded the motion. All ayes, motion carried 3-0.

2016 Budget

Mr. Haiko moved to establish the budget workshop date as October 19, 2016 (Monday) and a second meeting as October 26, 2015 if needed, seconded by Mr. Lavery, all ayes, motion carried 3-0.

Appointment of Interim Manager

Mr. Lavery made the motion to appoint Douglas K. Kapp to the positions of Interim Township Manager, Secretary-Treasurer, Zoning Officer and Right-to-Know Officer subject to bonding in the amount of \$2 million. Mr. Lavery motioned to accept Mr. Kapp to the above stated positions with the bonding in place. Mr. Blair seconded, all ayes, the motion carried 3-0.

Proclamation 15-9

A proclamation was read by Mr. Haiko on behalf of a Mr. Andrew DePompeo of West Bradford Township. The proclamation honored Andrew for earning the rank of Eagle Scout as a member of the Boy Scouts of America Troop #2. Motion made to honor Mr. DePompeo by Mr. Blair, seconded by Mr. Lavery. All ayes, motion carried 3-0.

SUBDIVISIONS

LD 2015-02 – Tattersall Phase II -27 Homes – Tattersall Way - Final

Keith Marshall, engineer for the Applicant, provided the Board with a map of the development and stated that the Master Plan was being amended for such items as a road with a temporary turnaround after which a permanent road will be constructed. He also stated he continues to work with AT&T to resolve the line issue that concerns the Township.

Mark Slouf, West Bradford Planning Commission, confirmed the conditions recommended by the Planning Commission, and touched on the AT&T line also. He noted the E.B. Walsh letter stating AT&T should follow the Township engineer's directive to relinquish their right of way status which would allow

the Township to make future necessary repairs to the infrastructure without AT &T's permission. Mr. Slouf also noted items 11 and 14 in the latest E.B. Walsh letter, which involve landscaping that suggested such things as enhancing the landscaping around the entrance and completing the area around the putting green on the golf course be done.

Mr. Marshall stated that some items such as the sidewalks and deleting lot 161A would probably not be accomplished. Mr. Haiko then asked Mr. Marshall if he felt comfortable with the changes to date and he responded in the affirmative.

Mr. Lavery motioned to approve the final plan of Tattersall II inclusive, as prepared by Nave Newell, sheets 1 to 11, inclusive, and sheet 1 of 1, inclusive, dated April 30, 2015, revised August 7, 2015, subject to the following conditions:

1. comply with all items noted in the August 31, 2015 review letter as issued by Edward B. Walsh & Associates, Inc.;
2. comply with all items noted in the August 27, 2015 review letter as issued by AECOM;
3. comply with all Township-required items noted in the June 11, 2015 review letter as issued by the Chester County Planning Commission;
4. pay to West Bradford Township for nineteen (19) EDUs, said payment in the amount of \$133,000 (19 EDUs x \$7,000 per EDU);
5. execute a completion agreement, and the post of all required securities and escrows;
6. execute an Operations & Maintenance Agreement for stormwater improvements, in a form acceptable to the Township;
7. pay all outstanding review fees and other charges due to the Township;
8. obtain approval of the water system design from Aqua, and to execute a Builders Extension Agreement with Aqua;
9. provide 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 West Bradford Township;
10. provide a copy of the recorded plans in an electronic format acceptable to the Township Engineer;
11. provide a landscape plan acceptable to the Township Engineer enhancing view sheds looking north from Broad Run Road and provide a plan of Phase II entrance, so to not overcrowd landscape bed in future and that allows for required maintenance by the homeowners association;
12. revise the plan to include approximate and permitted per lot coverages, proposed impervious coverage and net impervious coverage for each lot;
13. The AT&T underground line will remain in its current location and be encased in a steel conduit. The storm pipe lines from inlet 920 to 923 will be moved to the opposite side of the road of the AT&T line. Finally, AT&T will relinquish their rights to private right of way status since the line will be located within the right of way of the road;
14. comply with the approved Master Plan for the Tattersall Golf Community, as last revised, including the landscaping line not currently installed;
15. confirm front yard setbacks per UDA for the permitted ratio of shifted lots forward and back of the required 30 feet;
16. recommend sidewalks on both sides;

17. recommend deletion of Lot 161A
18. provide a utility plan that denotes vertical and horizontal separation distances and other information as may be required by the Township Engineer; and,
19. revise the plan to include additional emergency accessway specifications.

Mr. Blair seconded the motion, all ayes, motion carried 3-0.

NOTICES

Mr. Haiko gave the following notices:

- The September 22 Board of Supervisors Meeting is cancelled.
- The Board of Supervisors will next meet on October 13 at 8:00 p.m. at the Township Building.

There being no additional business, at 9:55 p.m. Mr. Blair motioned to adjourn the meeting, second by Mr. Laverty. All ayes, motion carried 3 – 0.

Respectfully submitted,



Douglas K. Kapp
Interim Township Secretary

DKK/kw