

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
FEBRUARY 10, 2015**

**ATTENDANCE:**

**BOARD OF SUPERVISORS**

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

**TOWNSHIP PERSONNEL**

Tommy Ryan, Township Manager  
Randy Behmke, Public Works Director  
Mike Euler, Parks Director

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

The Board met in Executive Session on January 20, 2015 to discuss a personnel matter.

The Board met prior to this evening's meeting to discuss matters of litigation and personnel. The Board will meet subsequent to this evening's meeting to discuss matters of litigation.

**PUBLIC COMMENT**

- Dave Norwood, West Chester Road, commented on the refuse program. Mr. Norwood spoke to the current refuse fee, fee increases since the program's inception and the fees for same services in other municipalities. Mr. Norwood discussed the percent of materials recycled, and suggested various program improvements.

**MINUTES – JANUARY 5, 2015 & JANUARY 20, 2015**

Mr. Laverty motioned to approve the January 5, 2015 Meeting Minutes and the January 20, 2015 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, to ratify Refuse Fund check #9001491, and to ratify payroll, second by Mr. Laverty. All ayes, motion carried 3 – 0.

**DEPARTMENT OF BUILDING SAFETY**

On behalf of Mr. Lucas, Mr. Ryan 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. Behmke 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.

Mr. Haiko inquired as to current storage capacity at the Strasburg Corridor Wastewater Treatment Plant, and Mr. Behmke addressed this matter.

## **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**

### **Conditional Use Application 38 – StanAb, LP**

Mr. Haiko motioned to approve a Conditional Use Order as to the construction of 112 single-family attached dwelling units in the Industrial Zoning District, and the construction of a portion of a roadway on a steep slope, as presented, second by Mr. Laverty. All ayes, motion carried 3 – 0.

### **LD 2014-04 – Bright Glade Estates**

Tim Townes provided an overview of a proposed revision to the approved Final Plan as to sidewalks along that portion of Hollow Drive extending west from the intersection of Steeple Chase Road. Mr. Townes requested the sidewalk be installed along the north side of Hollow Drive, and within the right-of-way of this road, and extending to the existing sidewalk at Steeple Chase Road. Mr. Townes requested the sidewalk along the south side of Hollow Drive be constructed as far south as Lot 26, at which point ADA-compliant curb cuts would be installed to facilitate the crossing of Hollow Drive.

Mr. Townes stated the two affected Steeple Chase Road property owners were agreeable to that proposed. Mr. Townes stated a split-rail fence would be installed along the south side of Hollow Drive from Steeple Chase Road to Lot 26, and along the north side of Hollow Drive from Steeple Chase Road to Lot 24.

Mr. Blair motioned to revise the approved Final Plan so to amend the location of sidewalks along a portion of Hollow Drive as presented, and as shown on the site plan dated February 10, 2015, conditioned upon the installation of the fencing as presented, second by Mr. Haiko. All ayes, motion carried 3 – 0.

### **LD 2007-06 – Marshallton Walk**

Christy Flynn provided an overview of a proposed revision to the approved Final Plan as to the design manual unit architecture standards. Ms. Flynn requested the use of stone in lieu of stucco, given moisture concerns with the latter material. Ms. Flynn likewise requested revisions to unit chimneys. There was general discussion regarding revisions to other architectural elements, including the style of bay windows.

Mr. Haiko motioned to revise the approved Final Plan so to amend the design manual unit architecture standards as presented, and as shown on the elevation plans dated February 4, 2015, second by Mr. Laverty. All ayes, motion carried 3 – 0.

#### LD 2013-03 – Faith Community Baptist Church

Mr. Ryan stated the form of the Completion & Payment Agreement was approved by the Township Engineer, and Mr. Ryan stated the Applicant had posted security in the amount approved by the Township Engineer.

Mr. Blair motioned to approve the Completion & Payment Agreement for the Faith Community Baptist Church as presented, second by Mr. Lavery. All ayes, motion carried 3 – 0.

#### Resolution 15-04

Mr. Haiko commented on the Township's sick leave policy, in specific a proposed revision that addresses the use and monitoring of this leave.

Mr. Haiko motioned to approve Resolution 15-04, so to amend the sick leave policy in the *Township of West Bradford Employee Personnel Policy Manual*, second by Mr. Lavery. All ayes, motion carried 3 – 0.

#### Resolution 15-05

Mr. Ryan stated the Township Sanitary Sewer Engineer had reviewed the Planning Module for the Hirst subdivision, and had found this Planning Module to be administratively complete.

Mr. Blair motioned to approve Resolution 15-05, so to approve the submission of a Planning Module for the Hirst subdivision to the Pennsylvania Department of Environmental Protection, second by Mr. Lavery. All ayes, motion carried 3 – 0.

#### West Bradford Fire Company Substation Use

Mr. Ryan provided a brief overview of two events proposed at the West Bradford Fire Company Substation – a Mother's Day flower sale and a vendor and community yard sale. Mr. Blair inquired as to the expected number of vendors. Mr. Ryan will ask the Fire Company to keep this at a reasonable limit so as to not overwhelm the property.

Mr. Lavery motioned to approve the Substation property use for a vendor and community yard sale on May 9, and for a Mother's Day flower sale on May 9 and May 10, second by Mr. Haiko. All ayes, motion carried 3 – 0.

#### Administrative Leave

Mr. Blair motioned to ratify a full-time employee's return from administrative leave effective January 26, 2015, as per the February 4, 2015 memo from the Township Manager, second by Mr. Lavery. All ayes, motion carried 3 – 0.

#### 2015 Salary Adjustments

Mr. Haiko motioned to approve the Township employee salary adjustments for the year 2015 as per the Township Manager listing dated February 6, 2015, and to adjust the annual salary paid to the Township Manager to \$101,091, second by Mr. Lavery. All ayes, motion carried 3 – 0.

#### Appointment

Mr. Haiko announced the Board will consider an appointment to the Emergency Services Board. Mr. Haiko asked for public comment and there was none.

Mr. Haiko motioned to appoint Peter Thompson to the Emergency Services Board, to a four-year term to expire on December 31, 2018, second by Mr. Lavery. All ayes, motion carried 3 – 0.

### **SUBDIVISIONS**

There were no subdivisions considered at this evening's meeting.

### **NOTICES**

Mr. Haiko gave the following notices:

- The February 24 Board of Supervisors Meeting will be cancelled.
- The Board will next meet on March 10 at 8:00 pm at the Township Building.

There being no additional business, at 8:42 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', written in a cursive style.

Tommy Ryan  
Township Secretary

TR/kw