

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
FEBRUARY 9, 2022**

BOARD OF SUPERVISORS

Kevin Houghton, Chairman
Laurie Abele, Vice-Chairman
Jack M. Hines, Member

TOWNSHIP PERSONNEL

Justin Yaich, Township Manager
Ron Youtz, Public Works Director
James Lucas, Codes Director
Jack Law, Fire Chief
Pamela Henrichon, Administrative Assistant

CALL TO ORDER

Chairman Kevin Houghton called the meeting to order at 7:00 p.m.

Mr. Houghton announced that the Board met in executive session January 17, 2022 from 12:00 p.m. to 1:00 p.m. for the purposes of litigation and real estate and again on Tuesday, January 25th from 11:00 a.m. to 12:00 p.m. to discuss real estate.

PUBLIC COMMENT

Mr. Houghton opened the floor to public comment.

Mr. John J. Bossong, III from The Boy Scout Marshallton Troop 52 & 19 thanked the Township and the Supervisors for the continued support and stated that their Christmas tree collection event was a great success. The Troop was also working on their Citizenship Badge.

BUSINESS

MINUTES – JANUARY 3, 2022

Mrs. Abele motioned to approve the January 3, 2022 Meeting Minutes as presented, second by Mr. Houghton. Motion carried 3-0.

TREASURER'S REPORT

Mr. Yaich reported on fund activity for the year to date and presented a list of bills to be paid. Mrs. Abele motioned to pay the bills as presented, second by Mr. Hines. Mr. Hines abstained due to a conflict. Motion carried 2-0.

DEPARTMENT OF BUILDING SAFETY REPORT

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 REPORT

Mr. Youtz presented a report on the Public Works Department that covered street, refuse, sewer and parks; a copy of this report is on file at the Township Building.

FIRE COMPANY REPORT

Fire Chief Law presented the report for the month; a copy of the report is on file in the Township Building.

STATE POLICE REPORT

Mr. Yaich presented the State Police report for the month of January 2022; a copy is on file in the Township Building.

Conditional Use Application #47 – 1401 Gallagherville Road

Mr. Houghton opened the hearing on Conditional Use Application #47. A court reporter was present and took the record.

After hearing all testimony and comments, Mr. Houghton closed the hearing. A decision will be rendered at the next Board of Supervisors public meeting.

Participation in the Commonwealth of PA Opioid Settlement Agreement

Mrs. Abele motioned to ratify the manager to sign any and all necessary documents to join the Commonwealth of PA's settlement agreements related to the Opioid Crisis, second by Mr. Hines. Motion carried 3-0.

555 Ground Hog College Road Trail Easement

Mr. Hines motioned to execute the trail easement to be placed on 555 Groundhog College Road, second by Mrs. Abele. Motion carried 3-0

Easement Agreement between The Estate of Sally N. Graham and West Bradford Township UPI 50-6-04

Mrs. Abele motioned to execute an easement agreement to replace a storm drain on Old Shadyside Road, seconded by Mr. Hines. Motion carried 3-0

Easement Agreement between Community Utilities of Pennsylvania Inc. and West Bradford Township UPI 50-6-1.2

Mr. Hines motioned to execute an easement agreement to replace a storm drain on Old Shadyside Road, seconded by Mrs. Abele. Motion carried 3-0

Resolution 22-04 Requesting Statewide Local Share Assessment Funds

Mrs. Abele motioned to approve designating the Township Manager and Public Works Director to execute all documents and agreements to facilitate the requested \$1,000,000.00 grant application for Marshallton Thorndale and Poorhouse intersections, second by Mr. Hines. Motion carried 3-0.

SUBDIVISIONS:

21-02 – Armstrong Engineering – Land Development – Preliminary/Final

Eldon Stoltzfus, the architect for the applicant appeared to request final land development approval for an 11,040 square foot building addition at Armstrong's existing facility located at 1845 W. Strasburg Road, UPI 50-5-129. The property is located in the I - Industrial Zoning District. The

proposed development will include removal of 18,248 square feet of impervious coverage and construction of 18,062 square feet of building addition, septic area, access lane and parking, resulting in a net decrease of 168 square feet impervious cover.

Dan Daley, P.E. explained to the Board the proposed development and the Board asked questions relating to the landscape buffer along the western property boundary. The final plan requires waivers which are outlined in Ms. Daley's review letter dated February 4, 2022.

Mr. Hines asked Mr. Daley if all engineering issues have been resolved and Mr. Daley indicated they had been. Mr. Hines asked about the waiver from Section 385-70.A which requires a complete planted visual barrier or landscape screen to be continually maintained where a non-residential use adjoins an existing residential use. Mr. Hines suggested that within one year after the building addition is occupied, the Township should inspect the landscape buffer along the western property boundary and determine if the existing landscaping provides a sufficient buffer. If it does not, he would like a condition to be imposed which requires the Township to evaluate the existing screening along the western property line in the vicinity of the proposed building addition during the construction phase of project and if deemed necessary, as determined by the Township, additional screening shall be installed. Funds shall be placed in escrow in an amount determined by the Township Engineer for this additional screening and be held for a minimum of one (1) year following the issuance of the certificate of occupancy. If screening is determined not to be needed, the funds shall be released to the applicant at the end of the one (1) year period.

Mr. Hines motioned to approve the final plans as discussed with all waivers granted subject to the one condition related to screening on the western property boundary, second by Mrs. Abele. Motion carried 3-0

NOTICES

Mr. Houghton gave the following notices:

- The Board's next scheduled meeting is Tuesday, February 22, 2022 at 7:00 p.m., if needed. Follow our website for up to date cancellations.

There being no additional business, at 8:23p.m., Mr. Hines motioned to adjourn the meeting, second by Mrs. Abele. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich
Township Secretary