

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS - BUSINESS MEETING
April 12, 2022**

BOARD OF SUPERVISORS

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

TOWNSHIP PERSONNEL

Justin Yaich, Township Manager
Ron Youtz, Public Works Director
Jack Law, Fire Chief
Kristin Camp, Solicitor
Dan Daley, Township Engineer
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 March 14, 2022 from 1:30 p.m. to 3:45 p.m. for the purpose of real estate and again on April 12, 2022 from 5:00 p.m. to 6:30 p.m. to discuss real estate and personnel.

PUBLIC COMMENT

Mr. Houghton opened the floor to public comment.

Miss Roberta Ekdahl – 1751 W. Strasburg Rd. – Stated her opposition to a Humphry Marshall Garden on the Embreeville site. Miss Ekdahl stated that there are more appropriate places to plant a garden and that the Embreeville site should recognize the history of the Lenape. Miss Ekdahl also raised concern regarding a notification a local non-profit released regarding the construction of a Humphry Marshall Park on the Embreeville property.

Mr. Ronald Goldovich – 1320 Sherwood Dr. – Mr. Goldovich inquired about the status of the Highaldn Orchard's fire. Chief Law gave a brief update on the fire and efforts to clean up the site. Solicitor Kristin Camp also gave updates on DEP efforts related to cleanup and submission of a best management practices plan. Mr. Yaich stated that the Township has notified both DEP and Highland Orchards that the Township would like to be included in the submission so that we can review and make that available to residents.

Linda Kaat – 1400 W. Strasburg Rd. – Stated her support for recognizing Humphry Marshall at the Embreeville site.

BUSINESS

MINUTES – March 8, 2022

Mr. Hines motioned to approve the March 8, 2022 Meeting Minutes as presented, seconded by Mrs. Abele. 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, seconded by Mr. Hines. Motion carried 2-0. Mr. Hines abstained due to a conflict of interest on an invoice.

DEPARTMENT OF BUILDING SAFETY REPORT

Mr. Yaich 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. Mr. Yaich congratulated Chief Law for being nominated as Downingtown Citizen of the Year.

STATE POLICE REPORT

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

BUSINESS:

A. Resolution 22-05 – Honoring Humphry Marshall in 2022

Mr. Hines motioned to adopt Resolution 22-05, seconded by Mrs. Abele. Motion carried 3-0.

B. Resolution 22-06 – U.S.A. - 250 Year Anniversary

Mrs. Abele motioned to adopt Resolution 22-06, seconded by Mr. Hines. Motion carried 3-0.

C. Ordinance 22-01 – Solicitation

Solicitor Camp noted that the proposed ordinance was sent to the Daily Local News on April 4th and the Chester County Law Library.

Mr. Hines motioned to adopt Ordinance 22-01, seconded by Mrs. Abele. Motion carried 3-0.

D. Deed of Dedication and Additional Right of Way – Great Road, Shadyside and Oak Hollow

Mrs. Abele motioned to adopt the Deed of Dedication, as presented, seconded by Mr. Hines. Motion carried 3-0.

E. Quit Claim Deed – 50-5-119.17

Mr. Hines motioned to approve the quit claim deed as presented, seconded by Mrs. Abele. Motion carried 3-0.

F. Quit Claim Deed – 50-5-117.17

Mrs. Abele motioned to approve the quit claim deed, as presented, and authorize the Township Manager to transfer the remaining portion of the former Great Road to 50-5-117.17, seconded by Mr. Hines. Motion carried 3-0.

G. Land Preservation & Sustainability – Resignation

Mr. Hines motioned to accept the resignation of Ed Roworth and to thank him for his service and dedication to the committee, seconded by Mrs. Abele. Motion carried 3-0.

H. 555 Groundhog College Road Bid

Mrs. Abele motioned to reject the bid received on 03/22/22 for Groundhog College Road, second by Mr. Hines. Motion carried 3-0.

I. Chester County Real Estate Tax Lien

Mr. Hines motioned to exonerate the 2020 Real Estate Tax lien for Marshallton Walk HOA Open Space in the amount of \$6.57, seconded by Mrs. Abele. Motion carried 3-0.

J. Equipment Rental 2022

Mr. Abele motioned to award the contract for equipment rental to Long's Asphalt Inc. of Quarryville, PA per the hourly rate included in their bid, seconded by Mr. Hines. Motion carried 3-0.

K. In-Place Paving – 2022

Mr. Hines motioned to award the contract for in-place paving to Innovated Construction Service, Inc. of Folcroft, PA for a total bid price of \$285,792.3, seconded by Mrs. Abele. Motion carried 3-0.

L. Line Painting – 2022

Mrs. Abele motioned to award the contract for our annual line painting program to D.E. Gemmill, Inc. of Red Lion, PA for a total bid price of \$ 31,045.00, seconded by Mr. Hines. Motion carried 3-0.

M. Wet Well Relining at DuPont WWTP and Chestnut Lane Pump Station

Mr. Hines motioned to award the contract for Wet Well relining at DuPont WWTP and Chestnut Lane pump station to SWEP, Inc. of Bristol, PA for a total bid price of \$34,690.00, seconded by Mrs. Abele. Motion carried 3-0.

N. New Employee – Planning and Zoning Director

Mrs. Abele motioned to confirm the hiring of Mr. Joseph Antonelli for the position of Planning and Zoning Director, subject to a six-month probationary period. Mr. Antonelli will be an at-will employee, seconded by Mr. Hines. Motion carried 3-0.

O. New Employee – Refuse Department Driver

Mr. Hines motioned to confirm the hiring of Michael Edwards to the position of refuse driver, subject to a six-month probationary period. Mr. Edwards will be an at-will employee, seconded by Mrs. Abele. Motion carried 3-0.

SUBDIVISIONS:

P. 21-05 1204 Old Shadyside Road – Major Subdivision – Preliminary

Mrs. Abele motioned to grant approval to application 21-05 conditioned upon and including the approval the following waivers:

1. Compliance with Engineer Dan Daley's review letter dated 04/01/2022.
2. SALDO Section 385-10-C granting preliminary final approval.

3. SALDO Section 385-22.A allowing a plan size of 30" x 42".
4. SALDO Section 385-38.C partial waiver to not require the applicant to offer additional right of way along Old Shadyside Road.

Seconded by Mr. Hines. Motion carried 3-0.

Q. 22-02 – 1401 Gallagherville Road – Preliminary/Final Land Development

Mr. Hines motioned to accept land development application 22-02 for review by the West Bradford Township Planning Commission and the Chester County Planning Commission, seconded by Mrs. Abele. Motion carried 3-0.

R. 1625 Glendside Road – Collins Residence – AP22-0025 Wavier Request

Mr. Hines motioned to grant a waiver authorizing a reduction in required plantings to twelve (12) trees and forty (40) shrubs as presented by applicant's representative, James Haigney and included in his request letter of 04/08/2022. The township will work with the applicant as to the best approach to accomplish this either by a fee in lieu or plantings to be completed before issuance of an occupancy certificate, seconded by Mrs. Abele. Motion carried 3-0.

S. Friends of Martin's Tavern – Landscaping proposal for Expansion Lot

Mr. Slouf of FOMT presented the landscaping plans for the Township's expansion lot along with a request for funding of plantings.

Mrs. Abele motioned to accept the proposed landscaping plan as well as funding for plantings not to exceed \$7,060.00 as presented by Mr. Slouf, seconded by Mr. Hines. Motion carried 3-0.

NOTICES

- The Board's next scheduled meeting on Tuesday, April 26, 2022 at 7:00 p.m., is cancelled.
- The Recreation Commissions next meeting is Monday, April 19, 2022 at 6:30 p.m.
- The Historical Commissions next meeting is Thursday, April 28, 2022 at 7:30 p.m.

There being no additional business, at 9:02 p.m., Mrs. Abele motioned to adjourn the meeting, seconded by Mr. Hines. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich
Township Secretary