

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS - BUSINESS MEETING
May 10, 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
Joseph Antonelli, Planning & Zoning Director
James Lucas, Codes Director
Jack Law, Fire Chief
Kristin Camp, Solicitor
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 on May 2, 2022 from 9:00 a.m. to 10:30 a.m. for the purpose of real estate and again on May 10, 2022 from 9:00 a.m. to 9:30 a.m. and 5:00 p.m. to 6:30 p.m. to discuss real estate and personnel.

PUBLIC COMMENT

Matthew Clark - 1914 Boulder Drive – Townes at Shannon Hill HOA President talked about USTC and the loud music that lasted throughout the evening for an event.

Ted Van Beuren – 1426 Marshallton Thorndale Road – stated that the event was a Dance Marathon to help kids with Cancer. He apologized for the inconvenience and let everyone know they will not be back due to the noise disturbance.

BUSINESS

MINUTES – April 12, 2022

Mr. Hines motioned to approve the April 12, 2022 Meeting Minutes as presented, seconded by Mrs. Abele. Motion carried 3-0.

TREASURER'S REPORT

Mr. Yaich reported on the fund activity for the year to date and presented a list of bills to be paid. Mrs. Abele motioned to accept the Treasurer's Report as presented, to pay the bills as listed and to ratify payroll, second by Mr. Hines. All ayes, motion carried 3 – 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 February 2022; a copy is on file in the Township Building.

BUSINESS:

A. Valuation Consulting Partners

Mrs. Abele motioned to ratify the Manager's approval of the engagement of Valuation Consulting Partners to perform a conservation easement appraisal, seconded by Mr. Hines. Motion carried 3-0.

B. Public Hearing – Conservation Easement #50-9-30 and #50-9-40

Mr. Houghton opened a public hearing and asked if there were any public comments.

Kristin Camp discussed the easement process and explained what the owner would be able to do with the property.

Bob Portnoy of the West Bradford Land Preservation and Sustainability Committee commented that the committee was not given the opportunity to review the easement documents because the Township had just received them the day before. He felt more time was needed to review the documents.

Nick Valpone - 475 Northbrook Road –asked if they had to comply with stormwater regulations.

Kristin Camp explained that the owner of the property would need to comply with township and state regulations.

Katelyne Phillips - 205 N Wawaset Road was in favor of conserving the property.

Sonya Hough - 1511 Montvale Circle – stated support for conserving the property.

Mrs. Abele stated that she would have preferred more time to review the project and engage in discussions with the Land Preservation Committee, however, based on the timeline and pending offers we do not have that extra time.

Mr. Houghton stated that he agreed with Mrs. Abele.

Mr. Hines discussed the Historic significance of the property and the importance to preserve it.

Mr. Houghton closed the hearing, not hearing any additional comments.

Mr. Hines motioned to approve the proposed conservation easement for parcels #50-9-30 and #50-9-40 owned by Brandywine Land Holdings Trust with North American Land Trust as the holder of the easement.

Mrs. Abele amended the motion to be contingent upon pending documents being reviewed and signed by all parties involved and the final details being approved by the Township Solicitor Kristin Camp, North American Land Trust and owner's solicitor Vincent Pompo. Mr. Hines seconded the motion. Motion carried 3-0.

C. Declaration of Restrictive Covenant

Mrs. Abele motioned to adopt the Declaration of Restrictive Covenant, as presented by Solicitor Camp, seconded by Mr. Hines. Motion carried 3-0.

D. Trail Easement

Mr. Hines motioned to execute the trail easement over portions of #50-9-30 and #50-9-40, seconded by Mrs. Abele. Motion carried 3-0.

E. North American Land Trust – Stewardship Fund

Mrs. Abele motioned to enter into an agreement with North American Land Trust and payment of \$69,863.32 for the stewardship fund for the conservation easement over portions of #50-9-30 and #50-9-40, seconded by Mr. Hines. Motion carried 3-0.

F. 555 Groundhog College Road Bid

Mr. Hines motioned to accept the bid received on 5/10/22 for 555 Groundhog College Road from Donald & Mary DiStefano in the amount of \$1, 2000,000.00 and to allow the Manager to execute all necessary documents, seconded by Mrs. Abele. Motion carried 3-0.

G. New Employee – Director of Finance

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

SUBDIVISIONS:

None at this time.

NOTICES

- The Board's next scheduled meeting on Tuesday, May 24, 2022 at 7:00 p.m., if needed.
- The Recreation Commissions next meeting is Monday, May 16, 2022 at 6:30 p.m.
- The Historical Commissions next meeting is Thursday, May 19, 2022 at 7:30 p.m.
- West Bradford Day will be held on Sunday, May 15, 2022 from 12:00 p.m. to 4:00 p.m. at Broad Run Park.

There being no additional business, at 7:48 p.m., Mrs. Abele motioned to adjourn the meeting, seconded by Mr. Hines. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich
Township Secretary