

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

**BOARD OF SUPERVISORS**

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

**TOWNSHIP PERSONNEL**

Justin Yaich, Township Manager  
Scott Andress, Projects Coordinator  
Ron Youtz, Public Works Director  
Joseph Antonelli, Planning & Zoning 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 on July 12, 2022 from 5:30 p.m. to 7:00 p.m. to discuss personnel and real estate.

The Board would like to thank Isabella Coupet and Kelly McNichols. Both students were interns from Drexel helping our Land Preservation and Sustainability Committee.

Mrs. Abele motioned to add the sale of a 2018 Ford Explorer to the Minquas Fire Company for a sale price of \$16,000.00, seconded by Mr. Hines. Motion carried 3-0.

**PUBLIC COMMENT**

Mark Slouf - 416 Cann Road and representing Friends of Martin's Tavern – Mr. Slouf handed out brochures for Humphrey Marshall day October 8, 2022. He also discussed and presented pictures to the Board for a park sign.

**BUSINESS**

**MINUTES – June 14, 2022**

Mrs. Abele motioned to approve the June 14, 2022 Meeting Minutes as presented, seconded by Mr. Hines. 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. Mr. Hines motioned to accept the Treasurer's Report as presented, pay the bills as listed and to ratify payroll, second by Mrs. Abele. 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.

## **STATE POLICE REPORT**

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

## **BUSINESS:**

### **A. Public Works Director - Retirement**

Mrs. Abele motioned to accept the retirement of Ron Youtz effective December 30, 2022, seconded by Mr. Hines. Motion carried 3-0.

### **B. Public Works Director**

Mr. Hines motioned to appoint Scott Andress to the position of Public Works Director, seconded by Mrs. Abele. Motion carried 3-0

### **C. Public Works Assistant**

Ms. Abele motioned to ratify the appointment of Ron Youtz as the Assistant Public Works Director through December 30, 2022, seconded by Mr. Hines. Motion carried 3-0

### **D. Road Foremen – Retirement**

Mr. Hines motioned to authorize the chairperson to sign the personnel retirement agreement for Mark Gushanas with a retirement date of December 30, 2022, seconded by Mrs. Abele. Motion carried 3-0

### **E. Township Engineer**

Mrs. Abele motioned to appoint Matt Bush with JMR Engineering as Township Engineer, seconded by Mr. Hines. Motion carried 3-0

### **F. Resolution 22-07**

Mr. Hines motioned to adopt Resolution 22-07 requesting multimodal transportation funds, seconded by Mrs. Abele. Motion carried 3-0

### **G. 2018 Ford Explorer**

Mrs. Abel motioned to approve the sale of a 2018 Ford Explorer to the Minquas Fire Company for a sale price of \$16,000.00, seconded by Mr. Hines. Motion carried 3-0

## **SUBDIVISIONS:**

### 1401 Gallagherville Rd – Land Development – Final

Attorney Alyson Zarro and John Robinson, P.E. presented the plan on behalf of the applicant along with a list of waiver requests.

Mrs. Abele motioned to approve the following waivers as requested:

- Section §373-25.B.(11) – to allow the proposed basin to be located 25 feet from the property line;
- Section §385-22.H – to allow the plan to be accepted as a preliminary/final application;
- Section §385-38.B(3) - to not require the widening of Marshallton-Thorndale Road or Gallagherville Road;
- Section §385-47 – to not require the applicant to install any sidewalk or trails; and
- Section §385-48 – to not require the installation of curbing in the parking areas.

And to grant conditional final approval based upon applicant complying with E.B. Walsh's letter dated July 7, 2022, submission and approval by the Township Solicitor and staff of a stormwater management agreement, approval from the Chester County Health Department for on-lot septic, and the posting of any and all required escrows, seconded by Mr. Hines. Motion carried 3-0.

## **NOTICES**

- The Board's next scheduled meeting on Tuesday, July 26, 2022 at 7:00 p.m., if needed.
- The Historical Commissions next meeting is Thursday, July 21, 2022 at 7:30 p.m.
- The Recreation Commissions next meeting is Monday, July 18, 2022 at 6:30 p.m.
- The Board's August meeting will be held Wednesday, August 10, 2022 at 7:00 p.m.

There being no additional business, at 7:36 p.m., Mr. Hines motioned to adjourn the meeting, seconded by Mrs. Abele. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich  
Township Secretary