

WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS - BUSINESS MEETING
August 10, 2022

BOARD OF SUPERVISORS

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

TOWNSHIP PERSONNEL

Justin Yaich, Township Manager
Kristin Camp, Solicitor
Dan Dailey, Engineer
Joseph Antonelli, Planning & Zoning Director
Pamela Henrichon, Administrative Assistant

CALL TO ORDER

Chairman Kevin Houghton called the meeting to order at 7:01 p.m.

Mr. Houghton announced that the Board met in executive session on August 10, 2022 from 6:00 p.m. to 7:00 p.m. to discuss personnel and real estate.

PUBLIC COMMENT

Jennifer Caniglia - 1412 Strasburg Road - questioned what could be done about the traffic on Strasburg Road. Mr. Hines explained it was a State road and Penn DOT would need to be contacted for assistance.

BUSINESS

MINUTES – July 12, 2022

Mr. Hines motioned to approve the July 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. Mr. Hines motioned to accept the Treasurer's Report as presented, pay the bills as listed and to ratify payroll, seconded 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. Antonelli 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. Yaich presented a report on the Public Works Department that covered streets, refuse, sewer and parks; a copy of this report is on file at the Township Building.

FIRE COMPANY REPORT

Mr. Yaich 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 July 2022; a copy is on file in the Township Building.

BUSINESS:

- A. Public Hearing - Conservation Easement – Parcel #50-6-64
Mr. Hines motioned to conduct a hearing and approve the proposed conservation easement for parcel #50-6-64 owned by the Estate of Edith Albertson with the Brandywine Conservancy as the holder of the easement, seconded by Mrs. Abele. Motion carried 3-0
- B. Petition for Parcels – additions to Agricultural Security Area
Mr. Hines motioned to acknowledge receipt of petitions to include UPI#'s 50-4-68.8 and 50-4-68.9, seconded by Mrs. Abele. Motion carried 3-0
- C. Open Space Recreation and Environmental Resource Plan (OSRER)
Mrs. Abele motion to authorize the Manager to begin the Act 247 review process and to authorize advertising for a future adoption hearing, seconded by Mr. Hines. Motion carried 3-0
- D. Marshallton Triathlon
Mrs. Abele motioned to authorize the submission of an application to Penn DOT to close a portion of West Strasburg Road on Sunday, October 2, 2022 for the purposes of conducting a race, seconded by Mr. Hines. Motion carried 3-0
- E. Emergency Management Coordinator – 2022
Mr. Hines motioned to appoint Michael J. Simmons to the position of Emergency Management Coordinator for the remainder of 2022, seconded by Mrs. Abele. Motion carried 3-0
- F. Resolution 22-08 – Updating Designated Emergency Services Providers
Mrs. Abele motioned to adopt Resolution 22-08 to update the designated emergency services providers for West Bradford Township, seconded by Mr. Hines. Motion carried 3-0
- G. Bid Award – Sodium Chloride, Solar Salt and Enhanced Deicer for 2022-2023 Season
Mr. Hines motioned to accept Mr. Youtz's, Assistant Public Works Director, recommendations to award the low bid for Sodium Chloride to Eastern Salt at \$ 75.00 per ton for both pick-up and delivery; Solar Salt at \$81.00 per ton and Enhanced Deicer at \$ 92.27 to Chemical Equipment Labs, seconded by Mrs. Abele. Motion carried 3-0
- H. Land Preservation and Sustainability Committee – Resignation
Mrs. Abele motioned to accept the resignation of Robert Portnoy from the Land Preservation and Sustainability Committee effective September 1, 2022, seconded by Mr. Hines. Motion carried 3-0.
- I. Embreeville Master Plan Steering Committee – Reaffirm Assignments
Mrs. Abele motioned to reaffirm the appointment of Jack Hines, BOS; Roberta Ekdahl, Resident; Chris Parker, Planning Commission; Matt Downs, Historic Commission.; Carol Crothers, Recreation Commission; Lyle Frederick, Land Preservation and Sustainability Committee; Mark Slouf, Planning Commission; and John Beck, WBYA, to the Embreeville Master Plan Steering Committee, seconded by Mr. Hines. Motion carried 3-0

SUBDIVISIONS:

J. 2021-03 – USTC – Land Development – Preliminary

TIME LIMIT: September 9, 2022 – Extension required at 8/10/22 BOS meeting.

Mr. Hines motioned to approve application 2021-03 USTC preliminary/final land development plans prepared by D.L. Howell and Associates, Inc. dated March 12, 2021, last revised July 29, 2022, subject to the following conditions:

1. Applicant shall comply with all outstanding comments in the Township engineer's review letter dated August 5, 2022.

2. Applicant shall comply with all outstanding comments in the Township traffic engineer's review letter dated May 3, 2022.

3. The Township shall not release the plans for recording until Applicant obtains planning module approval or an exemption from planning module approval from the Pennsylvania Department of Environmental Protection ("Pa DEP") for Phase I of the plans. Phase I consists of the consolidation of the parcels owned by the USTC into one lot, construction of seasonal air structure on Field 4, relocation of Field 10A from the northeast corner to the southwest side of the property and relocation and construction of additional parking for a total of 1,349 parking spaces on the Property.

4. The Township shall not issue a building permit for the construction of the office building depicted on the land development plans until the Pa DEP approves the planning module for such building.

5. Applicant shall not offer alcohol sales until the Pa DEP approves the planning module for such alcohol sales at the facility.

6. Applicant shall obtain all necessary outside agency approvals including but not limited to a highway occupancy permit from Penn DOT for the construction of left turn lane, Planning Module approval from Pa DEP, and NPDES permit.

7. Applicant shall submit an application to Penn DOT for the highway occupancy permit necessary to install the left turn lane required by condition 12 in the Conditional Use Decision and Order dated August 10, 2021 within three months from the date of the DEP's approval of Phase I Planning Module and diligently pursue said approval.

8. Applicant shall tender to the Township a deed of dedication for additional right of way along Marshallton-Thorndale Road and Poorhouse Road within three months from the date of the DEP's approval of the Phase I Planning Module. The deed of dedication shall be satisfactory to the Township Solicitor and Township Engineer and shall include the right of way that was previously offered on a land development plan for the Property but never tendered for dedication.

9. Applicant shall comply with all conditions in the Conditional Use Decision and Order dated August 10, 2021.

In addition, the Board approves the following waivers from the Subdivision and Land Development Ordinance:

- §385-10.C to allow the plans to be approved as preliminary/final plans; and
- §385-48 to not require curbs at all new parking spaces in order to allow stormwater runoff to sheet flow into vegetative areas.

The Board further approves a modification under §450-60.4 to allow Applicant to plant less replacement plants than required by the Code. Applicant proposes to plant 337 trees and 464 shrubs while the Code requires 496 trees. This modification was approved subject to Applicant posting financial security in an amount determined by the Township Manager and Engineer and agreeing to conduct an inspection of the landscaping 18 months after the final release of financial security for the Phase I improvements. If the Township determines at this inspection that additional landscaping should be planted in certain locations to provide effective buffering, Applicant shall plant landscaping in those areas. The financial security shall be released 18 months after the additional landscaping, if any is required, is planted, seconded by Mrs. Abele. Motion carried 3-0

NOTICES

- The Board's next scheduled meeting is on Tuesday, August 23, 2022 at 7:00 p.m. if needed.
- The Recreation Commission will meet on Monday, August 15, 2022 at 6:30 p.m.
- The Historical Commission will meet on Thursday, August 18, 2022 at 7:30 p.m.
- Movie Night at Broad Run Park will be held on Thursday, August 18, 2022 at 8:30 p.m.
- The Township Offices will be closed on Monday, September 5, 2022 in observation of Labor Day.
- The Planning Commission will meet on Tuesday, September 6, 2022 at 7:00 p.m.
- The Land Preservation Committee will meet on Monday, September 12, 2022 at 7:00 p.m.

There being no additional business, at 8:40 p.m., Mr. Hines motioned to adjourn the meeting, seconded by Mrs. Abele. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich
Township Secretary