

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
APRIL 11, 2017**

**ATTENDANCE:**

**BOARD OF SUPERVISORS**

Mark J. Blair, Chairman  
Jack M. Hines, Jr., Vice Chairman  
Bruce W. Laverty

**TOWNSHIP PERSONNEL**

Justin Yaich, Township Manager  
Ron Youtz, Public Works Director  
James Lucas, Codes Director  
Michael Euler, Parks Director  
Jack Law, Fire Chief

Chairman Mark J. Blair called the meeting to order at 8:00 p.m.

Chairman Mark J. Blair announced that the Board met in executive session on March 28, 2017 from 2:00 p.m. to 3:00 p.m. to discuss personnel and litigation. The Board also met in executive session on April 4, 2017 from 3:00 p.m. to 4:15 p.m. for the purposes of personnel. The Board again met on April 11, 2017 from 6:30 p.m. to 7:30 p.m. to discuss litigation and personnel matters.

**PUBLIC COMMENT**

- Carol McGrath - 1921 W. Strasburg Road – Voiced concern over the speeding on Strasburg and the roundabout. Mrs. McGrath also questioned the lighting in the roundabout. The Township Manager informed her that the roundabout and all aspects of the roundabout are governed by PennDOT. Mrs. McGrath also questioned the retention basins and why they retain water. The Township Manager stated that Mrs. McGrath was emailed a written response to that concern, the week prior, from the Township inspector. Per that response, the basin will retain water until 80% of the development is completed. Mrs. McGrath stated that she has concern over mosquitos in the summer. The Township Manager stated that the developer would be responsible to maintain the basins in a safe manner. Mrs. McGrath also raised concern over noise.
- Sam Mongiello - 1687 Glenside Road - Stated that he does not approve of the Board taking any action on a mediation option with the Embreeville Redevelopment. Mr. Mongiello also voiced concern about the noise and the need for a noise ordinance in the Township.
- Jeffery Callahan – 623 Broad Run Road - Asked the Township to investigate water ponding on the roadway near his residence.
- Bobbie Ekdahl – 1751 W. Strasburg Road – Voiced concern over noise in the Township and the need for something to be done with shooting at the Embreeville location.
- Mark Slouf – 416 Cann Road - Updated the Board on the historic walk planned in Trimbleville.

**MINUTES – MARCH 7, 2017**

Mr. Hines motioned to approve the March 7, 2017 Meeting Minutes as presented, second by Mr. Blair. Motion carried 2–0. Mr. Laverty abstained due to his absence at that meeting.

### **TREASURER'S REPORT**

Mr. Yaich reported on fund activity for the year to date and presented a list of bills to be paid. Mr. Blair motioned to pay the bills as presented, second by Mr. Hines. Motion carried 2-0. Mr. Hines noted that he abstained due to the invoice for the Brandywine Conservancy.

### **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, and sewer; a copy of this report is on file at the Township Building.

### **PARKS DEPARTMENT REPORT**

Mr. Euler presented a report on park maintenance, recreational programs, facility maintenance and like activities for the previous month; a copy of this report is on file at the Township Building.

### **FIRE COMPANY REPORT**

Mr. Law presented a report of the West Bradford Fire Company activities for the previous month; a copy of this report is on file at the Township Building.

### **STATE POLICE REPORT**

Mr. Blair presented a report of activities in the Township for the previous month; a copy of this report is on file at the Township Building.

### **BUSINESS**

Mr. Blair announced that the Board would be moving the Donnon Subdivision plan to the front of the agenda due to the parties having some time constraints, followed by the Tattersall Phase 2 Settlement Agreement. In addition, Mr. Blair announced that the Embreeville Memorandum of Understanding would be removed from the agenda, per the applicant's request. The Board will also add three voluntary appointments to the end of the agenda for the Historical Commission and the Environmental Sustainability Committee.

#### **2016-05 Donnon – 3 Lots – Preliminary/Final**

Mr. Mark Padula of Inland Design presented the final subdivision plan on behalf of Lisa Donnon. The Township Planning Commission has recommended a conditional final approval of the plan. Mr. Slouf from the Planning Commission was present to convey the Commission's thoughts and conditional final approval recommendation. Mr. Slouf noted that one addition was necessary to the Planning Commission minutes that states a waiver was requested of section 385.47 related to sidewalk installation. Mr. Hines questioned why the new access driveway was created as opposed to using the lower lane that is already constructed. Mr. Padula stated that the topography and the excessive amount of disturbance dictated the applicant to create a new access lane. Mr. Slouf stated that the Planning Commission felt it was wiser to have the access lanes line up at a four-way intersection for safety and traffic flows.

Mr. Blair motioned to grant conditional final plan approval based upon the following conditions and approval of the waivers requested:

1. Compliance with recommendations of the April 4, 2017 Planning Commission meeting.
2. Compliance with the letter from E.B. Walsh dated April 4, 2017.
3. Compliance with the letter from Solicitor John Good dated April 10, 2017.
4. Establishing an additional escrow in the amount of \$3,000.00 for future landscaping to be used on any or all of the three lots.
5. Clarification on a note that states the mobile home on lot 1 is to be removed.
6. The granting of waivers to sections: 166.71, 385.10.C.1, 385.2.1.A, and 385.47.

Second by Mr. Lavery. Motion carried 2-1. Mr. Hines voted no.

#### Tattersall Phase 2 Settlement Agreement

Solicitor Kristin Camp reviewed the settlement documents with the Board of Supervisors and members in the audience. Mr. Slouf questioned the AT&T fiber optic line beneath the roadway. Solicitor Camp stated that the other utilities were relocated as to not interfere with the fiber optic line. The Board had no other comments for Solicitor Camp.

Mr. Hines motioned to approve the settlement agreement as presented. Second by Mr. Lavery. Motion carried 3-0.

#### Resolution 17-05 To Ratify a Snow Emergency Declaration

Mr. Hines motioned to approve Resolution 17-05, second by Mr. Lavery. Motion carried 3-0.

#### Resolution 17-06 Honoring Michael Euler

Mr. Blair read aloud the resolution honoring Mr. Euler. Mr. Hines motioned to approve Resolution 17-06, second by Mr. Lavery. Motion carried 3-0.

#### 2017 Open Space Referendum

Mr. Hines motioned to approve the Township Solicitor, John Good, to proceed with the necessary advertising and public hearing for the referendum ordinance, second by Mr. Blair. Motion carried 3-0.

#### Kane Property Request for Waiver

Brooke Drinkwater represented the applicant's request for a waiver of land development at 1160 West Strasburg Road. Ms. Drinkwater stated that the property is 34 acres and has a conservation easement placed on it. The applicant wishes to construct a second unit, approximately 600 square feet, on the property for the purposes of an art studio to be use by the applicant. Mr. Hines stated that he does not believe land development is required since this is an accessory structure. The Board indicated that no land development would be required and therefore no waiver would be granted.

Mr. Blair announced that the following road bids would be awarded in one motion based upon the recommendation of the Public Works Director.

#### Road Bid Award – Curbing

Mr. Youtz has recommended award of the curbing replacement bid to Philip Tinari & Son in the amount of \$27,580.00.

Road Bid Award – Dust Control

Mr. Youtz has recommended award of the dust control bid to Martin Paving, Inc. in the amount of \$18,600.00.

Road Bid Award – Equipment

Mr. Youtz has recommended award of the equipment rental bid to Road-Con, Inc. at the following rates:

Large Roller w/operator	\$ 120/hr.
Paver w/operator & 2 screedmen	\$ 365/hr.
Milling machine – 3” w/operator	\$ 465/hr.
Milling machine – 4” w/operator	\$ 465/hr.
Tri Axle Truck	\$ 100/hr.

Road Bid Award – In-Place Paving

Mr. Youtz has recommended award of the in-place paving bid to Allan A. Myers at the following rates, total \$352,629.00:

9.5 Super Pave Design Mix Wearing Course PG 64-22	\$68.82/ton
Full width surface milling 1.0” – 1.5” depth as directed	\$ 1.90/sq. yd.
Surface milling/curb reveal 7’ width 0.0” – 1.5” depth	\$ 3.00/sq. yd.

Road Bid Award – Stone Materials

Mr. Youtz has recommended award of the materials bid for 2A Stone to Allan Myers and ¼” Stone to New Enterprise Stone at the following rates:

2A Stone	\$ 6.00/ton FOB - \$12.63/ton Delivered
¼” Stone (Rice) washed	\$10.27/ton FOB - \$16.24/ton Delivered

Road Bid Award – Asphalt Materials

Mr. Youtz has recommended rejecting all bids for Bituminous materials that we pick up at the plant. This may be rebid or obtained through Co-Stars.

Road Bid Award – Traffic Lines and Markings

Mr. Youtz has recommended award of the traffic lines and markings bid to DeAngelo Brothers, LLC in the amount of \$25,257.05

Mr. Hines motioned to award the bids based on the above recommendations of the Public Works Director, Ron Youtz, and to reject all bids for bituminous materials that we pick up at the plant, second by Mr. Blair. Motion carried 3-0.

Memorial Day Parade

Mr. Laverty motioned to approve the 2017 Memorial Day Parade in Marshallton and to forward the appropriate approval letters to the appropriate agencies, second by Mr. Hines. Motion carried 3-0.

United Sports Training Center – 5K Fun Run

Mr. Blair raised concern over public safety and authorizing a race to take place on Friday at 6:30pm. The consensus of the Board was that there are better suited areas to conduct such a race. No action was taken on the request.

New Employee – Parks Director

Mr. Blair motioned to approve the hiring of Kevin Letrinko for the position of Parks Director, subject to a 12-month probationary period, second by Mr. Hines. Motion carried 3-0.

New Employee – Public Works Laborer / Equipment Operator

Mr. Blair motioned to approve the hiring of Mark Vitanza for the position of Public Works Laborer / Equipment Operator, subject to a six-month probationary period, second by Mr. Lavery. Motion carried 3-0.

#### Volunteer Appointments

Mr. Blair motioned to appoint Matthew Downs to the vacancy on the Historical Commission for a term to expire on December 31, 2017, second by Mr. Hines. Motion carried 3-0.

Mr. Lavery motioned to appoint Megan Kramer and Robert Portnoy to vacancies on the Environmental Sustainability Committee with both terms set to expire on December 31, 2020, second by Mr. Blair. Motion carried 3-0.

#### Brandywine Conservancy

Mr. John Theilacker of the Brandywine Conservancy presented the Natural Resource Protection Ordinance and Landscape Design Standards overview to the Board of Supervisors. Mr. Hines motioned to authorize the staff to proceed with advertising the ordinance changes and to schedule a public hearing on the same, second by Mr. Lavery. Motion carried 3-0.

### **SUBDIVISIONS**

See above.

### **NOTICES**

Mr. Blair gave the following notices:

- The April 25, 2017 Board of Supervisors Meeting is cancelled.
- The next meeting of the Board of Supervisors will be Tuesday, May 9, 2017 at 8:00 p.m.

There being no additional business, at 10:00 p.m. Mr. Blair motioned to adjourn the meeting, second by Mr. Hines. Motion carried 3-0.

Respectfully submitted,



Justin V. Yaich  
Township Secretary

JVY/kw