

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
MARCH 13, 2018**

**BOARD OF SUPERVISORS**

Jack M. Hines, Jr., Chairman  
William R. Christman, III, Vice Chairman  
Laurie Abele, Member

**TOWNSHIP PERSONNEL**

Justin Yaich, Township Manager  
Ron Youtz, Public Works Director  
Jim Lucas, Codes Director  
Jack Law, Fire Chief

Chairman Jack M. Hines called the meeting to order at 7:00 p.m.

Chairman Hines announced that the Board met in executive session on March 13, 2018 from 5:30 p.m. to 6:45 p.m. to discuss litigation, real estate, and personnel.

**PUBLIC COMMENT**

Mr. Hines opened the floor to public comment.

Lenore Southam – 1819 W. Strasburg Road – Thanked and complimented the Township on their efforts in the recent storm cleanup.

Sam Mongiello – 1687 Glenside Road – Mr. Mongiello raised concerns about the Embreeville site. Mr. Mongiello's concerns were also submitted in written form and are on file at the Township Building.

Bob Portnoy – 595 Lucky Hill Road – Mr. Portnoy read a letter from the Marshallton Conservation Trust which outlined concerns regarding the Embreeville property. Mr. Portnoy submitted the concerns of the MCT in writing and a copy is on file at the Township Building.

Mindy Rhodes – 331 Broad Run Road – Ms. Rhodes read a letter into the record regarding her opposition to the Embreeville Redevelopment project. A copy of Ms. Rhodes letter is on file at the Township Building.

Eric Bennett – 1291 W. Strasburg Road – Mr. Bennett thanked the Township Manager for communicating with PennDOT and getting the speed limit signs reduced entering Marshallton. Mr. Bennett also raised concerns over the volume of traffic and the impacts that redevelopment of Embreeville would have.

Vice Chairman Christman stated that while the Township appreciates the input, there is a limited role the Supervisors have at this time since the process is before the Zoning Hearing Board, which is a quasi-judicial body.

Erica Young – 649 Sugars Bridge Road – Ms. Young asked the Board what they have done to cure the validity of our Zoning Ordinance since the court had struck down the prior version. Mr. Christman stated that because there was a validity challenge, the status of the matter is frozen until the courts resolve the issue at hand. The Township cannot make changes at this time.

Christina Sappey - 1431 Telegraph Road – Ms. Sappey thanked the Board for moving the meetings to 7:00 p.m. She stated that this helps families attend meetings, as the prior time of 8:00 p.m. was too late. Ms. Sappey also stated that she has been aware of thoughts for an over 55 community at Embreeville and that even that type of development would pose negative impacts. She also stated that an acceptable use would be to move the Township complex to the Embreeville site.

Janet Sidewater – 1001 Brandywine Creek Road, Newlin Township – Ms. Sidewater stated that the infrastructure cannot support the development of the Embreeville site. She noted the age and condition of the sewer facility located in Newlin Township. Chairman Hines stated that anything involving the sewer system in Newlin would have to be approved by Newlin and reflected in their Act 537 Plan.

Katie Roby – 899 Stargazers Road, Newlin Township – Ms. Roby questioned the possibility of there being an existing easement on the Embreeville site that would prohibit its development. She noted that Kristin Camp had researched the matter for Newlin but she never heard the results. The Township Manager stated that he spoke with Ms. Camp and she was unable to come to the conclusion that there was such an easement.

Stephanie Dahne - 1654 Suzanne Drive – Ms. Dahne raised concern regarding traffic on Shadyside Road. She asked if the Board had a future plan to widen the roadway or install traffic lights. Chairman Hines stated that the Township would not be widening the road due to the fact that it often increases speeding. Chairman Hines stated that the Township, through the public works director, would continue to monitor traffic conditions on the roadway.

#### **MINUTES – FEBRUARY 13, 2018**

Mr. Christman motioned to approve the February 13, 2018 Meeting Minutes as presented, second by Mr. Hines. 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. Mr. Christman motioned to pay the bills as presented, second by Mrs. Abele. 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, and sewer; a copy of this report is on file at the Township Building.

#### **PARKS DEPARTMENT REPORT**

Mr. Yaich 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**

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

### **STATE POLICE REPORT**

Mr. Yaich 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**

#### **Resolution 18-05**

The Board reviewed the nine-county circuit trail system of multi-purpose trails. Chairman Hines stated that he has objections to the #8 WHEREAS clause that states the Township supports a \$2 per capita for new trails. Mr. Hines stated that absent the survey data that supports that, he would not be in favor of that provision.

Mrs. Abele motioned to approve Resolution 18-05 contingent upon #8 WHEREAS clause listed above being struck from the document in its entirety, second by Mr. Christman. Motion carried 3-0.

#### **Resolution 18-06**

Mr. Christman motioned to approve Resolution 18-06, second by Mrs. Abele. Motion carried 3-0.

#### **Romig Road Rolled Curb Replacement Bid**

Ron Youtz, Public Works Director, explained the bidding process to the Board and reviewed the engineer's recommended award.

Mrs. Abele motioned to award the contract to Construction Master Services, lowest bid, in the amount of \$299,970.30. Motion carried 3-0.

#### **Zoning Hearing Board**

Mr. Christman motioned to appoint Robert Bartilomo to the Zoning Hearing Board for a term expiring on December 31, 2020, second by Mrs. Abele. Motion carried 3-0.

#### **Historical Commission and Zoning Hearing Board**

Chairman Hines stated that the Board had two additional volunteer positions that they needed to add to the agenda. The Board interviewed both candidates prior to the meeting.

Mr. Christman motioned to appoint Jack Mohler as an alternate to the Zoning Hearing Board and Edward Mackel to the Historic Commission, both with a term ending on December 31, 2020, second by Mrs. Abele. Motion carried 3-0.

**Mark Slouf**

Mr. Slouf - 416 Cann Road - Approached the Board with an update on the Marshallton Heritage Center. He supplied the Board with a brief overview and a handout which is on file in the Township Building. Mr. Slouf announced a community meeting regarding the Marshallton Heritage Site on Thursday, April 5<sup>th</sup> from 6 to 8 p.m. in the upstairs room of the Marshallton Inn.

**SUBDIVISIONS**

No subdivisions at this time.

**NOTICES**

Mr. Hines gave the following notices:

- The March 27<sup>th</sup> Board of Supervisors Meeting will be cancelled.
- The Board will next meet on April 10<sup>th</sup> at the Township Building.

There being no additional business, at 8:11 p.m., Mr. Christman motioned to adjourn the meeting, second by Mrs. Abele. Motion carried 3-0.

Respectfully submitted,



Justin V. Yaich  
Township Secretary  
JVVY/kw