

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
MAY 13, 2019**

**BOARD OF SUPERVISORS**

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

**TOWNSHIP PERSONNEL**

Justin Yaich, Township Manager  
Ron Youtz, Public Work Director  
James Lucas, Codes Director  
Jack Law, Fire Chief

Chairman Christman called the meeting to order at 7:02 p.m.

Chairman Christman announced that the Board met in executive session on May 13, 2019 from 5:30 p.m. to 7:00 p.m. to discuss litigation, personnel and real estate.

**PUBLIC COMMENT**

Mr. Christman opened the floor to public comment.

Hearing no public comment, Mr. Christman closed the public portion of the meeting.

**MINUTES – APRIL 8, 2019**

Mr. Hines motioned to approve the April 8, 2019 Meeting Minutes as presented, second by Mrs. Abele. 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. Mrs. Abele motioned to pay the bills as presented, second by Mr. Christman. Motion carried 2-0. Mr. Hines abstained.

**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 was on display in the lobby and 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 was on display in the lobby and is on file at the Township Building.

**FIRE COMPANY REPORT**

Fire Chief Law presented a report of the Fire Company activities for the previous month; a copy of this report was on display in the lobby and is on file at the Township Building.

## **STATE POLICE REPORT**

Mr. Yaich presented a report of State Police activities in the Township for the previous month; a copy of this report was on display in the lobby and is on file at the Township Building.

## **BUSINESS**

### **Public Hearing – Resolution #19-06 West Bradford Township Agricultural Security Area**

Mr. Christman opened the hearing for the addition of seven properties into the agricultural security area. Mr. Christman reviewed a list of exhibits including the advertising, postings, property applications, County review letters, recommendation of the Ag Security Board and Planning Commission.

Hearing no public comment, Mr. Christman closed the hearing on the addition of properties. Mr. Hines motioned to adopt resolution #19-06 to add the properties to the agricultural security area, second by Mrs. Abele. Motion carried, 3-0.

## **SUBDIVISIONS**

### **18-01 Zook Builders – Preliminary – 1461 Oakwood Road – 3 Lots**

Engineer David Rentschler presented the plans to the Board of Supervisors on behalf of Mr. Zook. Mr. Rentschler reviewed the plan and comments from the Planning Commission. Mr. Hines suggested that the outparcels that are to be deed restricted have their numbering coincide with the primary parcels that they are attached to. There was a general discussion regarding access to the lots with a fire truck and trash truck. There was also a discussion regarding the driveway beginning with a 16' width and reducing to a 12' width after the first driveway. The Township Manager will get clarification from the Township Engineer of his intent on his comment related to Section 385-42F.e.

Mrs. Abele motion to grant conditional preliminary approval based upon the following conditions:

1. Applicant shall satisfy all comments in E.B. Walsh's letter of May 6, 2019;
2. A fire hydrant shall be installed at the base of the driveway
3. The applicant must execute a Declaration of Restrictive Covenant to the satisfaction of the Township to restrict outparcels A and B against any future subdivision or development, which shall be noted on the plan and recorded with the Chester County Recorder of Deeds along with a conditional offer of dedication on lots A and B to West Bradford Township.
4. This conditional approval does not grant any waivers and such waiver requests will be addressed when the plan is submitted for final review.

Mr. Christman seconded the motion. Motion passed 2-1, Mr. Hines voted no. Mr. Hines explained that he had serious concern with the proposed subdivision and that he didn't feel that three (3) lots worked on that piece of land. In addition, he was concerned about the shared driveway and future issues as well as the slope of the driveway exceeding the allowable grade. Mr. Hines stated that he would not support any waiver requests for the proposed development.

Mrs. Abele and Mr. Christman also stated that they are in no way granting any waivers at this point and that will have to be addressed when the plan is presented for final review.

19-01 Kauffman Gas – Preliminary/Final Land Development

Mr. Christman stated that Kauffman Gas had received a conditional use approval at an earlier hearing.

Mr. Hines motioned to accept the Kauffman Gas Preliminary/Final plan for review and processing, second by Mrs. Abele. Motion carried 3-0.

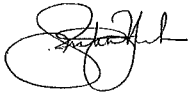
**NOTICES**

Mr. Christman gave the following notices:

- The May 28<sup>th</sup> Board of Supervisors Meeting is cancelled.
- The Board will next meet on Tuesday, June 11<sup>th</sup> at the Township Building, 7:00 p.m.
- West Bradford Day is Sunday, May 19<sup>th</sup> from noon to 4:00 p.m. at Broad Run Park.

There being no additional business, at 7:42 p.m. Mrs. Abele motioned to adjourn the meeting, second by Mr. Hines. Motion carried 3-0.

Respectfully submitted,



Justin V. Yaich  
Township Secretary

JVY/kw