

PUBLIC HEARING:

**1. Conditional Use Hearing – Proposed Riparian Buffer Encroachment / Modification
Ciccarone (SD# 606)**

The above public hearing was held prior to the Board of Supervisors' regular meeting on October 08, 2013 in the McCardle Meeting Room in the Township Building Meeting Room, 666 Copeland School Road, West Chester, and County of Chester, PA 19380-1822.

Supervisors were present:

Vincent M. Pompo, Esq.
Thomas A. Egan, Vice Chair
John D. Snook, Supervisor

Not in attendance: All present.

Staff / Professionals in attendance:

Township Manager Michael P. Lynch
Assistant Manager, Amanda M. Cantlin
Township Engineer Mark J. Lucas, P.E
Township Solicitor(s) Ross A. Unruh, Esq.

Not in attendance:

Township Codes Enforcement Officer, Brenden L. Beaumont
Public Works Foreman, John P. Carroll
Township Services Coordinator, Tenley F. Adams

Others in attendance:

4 citizens including the Applicant, legal counsel and professionals.

The Pledge of Allegiance before the Flag of the United States of America was recited prior to the hearing.

The Applicant (Ciccarone) for SD# 606 has requested a Conditional Use proceeding for the Township (BOS) to consider proposed encroachments and modifications to the riparian buffer at 931 Lenape Road and located in the R-3 Residential Zoning District. The Board of Supervisors is permitted 45 days from the close of the hearing(s) to deliberate and issue a Decision and Order.

The Board convened the public hearing at 07:10 P.M. Public notice of this hearing was published in the Daily Local News on September 23 and 30, 2013. Notice also was posted at the Township Building August 30, 2013. The proposed ordinance was available for public inspection at the Township Building and on the Township web site www.eastbradford.org.

Secretary's Note: Court Reporter, Thomas Corcoran, was in attendance to record the proceedings and these Minutes constitute only a summary of the hearing.

Chair Pompo introduced the intent of the hearing as stated above and requested Twp Solicitor Unruh to conduct the proceeding.

Legal Counsel for the Applicant, Marc Kaplan, Esq. presented the application.

The BOS offered comment during the proceeding.

At this time the BOS indicated the Applicant needs to request a time extension on the plan review period for SD #606. The current review clock expires 10-09-13.

Mr. Kaplan, for the Applicant offered a time extension to 01-15-14.

Public comment received:

None received / offered at this time.

The Board of Supervisors closed and concluded the hearing at 07:40 P.M.
A transcript will be prepared of the proceeding.

END

PUBLIC HEARING:

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2. Zoning Chapter Amendments – municipal campus provision ordinance (Ord # 05-2013)

An Ordinance of the Township of East Bradford, Chester County, PA, amending Chapter 115 “Zoning” of the East Bradford Township Code , to provide provision for the definition of Municipal Campus and to provide for the use Municipal Campus and Area and Bulk regulations in the R-3 Residential Zoning District.

The above public hearing was held prior to the Board of Supervisors’ regular meeting on October 08, 2013 in the McCardle Meeting Room in the Township Building Meeting Room, 666 Copeland School Road, West Chester, and County of Chester, PA 19380-1822.

Supervisors were present:

Vincent M. Pompo, Esq.
Thomas A. Egan, Vice Chair
John D. Snook, Supervisor

Not in attendance: All present.

Staff / Professionals in attendance:

Township Manager Michael P. Lynch
Assistant Manager, Amanda M. Cantlin
Township Engineer Mark J. Lucas, P.E.
Township Solicitor(s) Ross A. Unruh, Esq.

Not in attendance:

Township Codes Enforcement Officer, Brenden L. Beaumont
Public Works Foreman, John P. Carroll
Township Services Coordinator, Tenley F. Adams

Others in attendance:

No citizens

The Pledge of Allegiance before the Flag of the United States of America was recited prior to the this hearing.

The purpose of this hearing is to consider amending the Zoning Chapter of the East Bradford Township Code to define as a permitted use Municipal Campus in the R-3 Residential Zoning District and related Area and Bulk requirements. (Ordinance 05-2013).

The Board convened the public hearing at 07:40 P.M. Public notice of this hearing was published in the Daily Local News on September 20 and 27, 2013. Notice also was posted at the Township Building September 20, 2013. The proposed ordinance was available for public inspection at the Township Building and on the Township web site www.eastbradford.org.

Secretary’s Note: A Court Reporter was not in attendance to record the proceedings and these Minutes constitute the official summary of the hearing.

Chair Pompo introduced the intent of the hearing as stated above.
The BOS had no additional comment at this time.

Public comment received:

None received / offered at this time.

The Board of Supervisors closed and concluded the hearing at 07:42 P.M.

Consideration to adopt pending Ordinance 05-2013:

At this time, Chair Pompo called for a vote. On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to adopt Ordinance 05-2013 – An Ordinance of the Township of East Bradford, Chester County, PA, amending Chapter 115 “Zoning” of the East Bradford Township Code, to provide provision for the definition of Municipal Campus and to provide for the use Municipal Campus and Area and Bulk regulations in the R-3 Residential Zoning District. (Ordinance 05-2013)

END

REGULAR BUSINESS MEETING:

The October 2013 regular monthly meeting of the Board of Supervisors (BOS) of East Bradford Township

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(Township), Chester County, PA was held on Tuesday, October 08, 2013 in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester, and County of Chester, PA 19380-1822.
Public Notice of the 2013 East Bradford Township Board of Supervisors public meeting schedule advertised in the Daily Local News 12-28-12 including the re-schedule of this meeting from Tuesday, January 08th.

Supervisors present:

Vincent M. Pompo, Esq., Chair
Dr. Thomas A. Egan, Vice-Chair
John D. Snook, Supervisor

Supervisors not present: All present.

Staff / professionals present:

Township Manager/Secretary-Treasurer Michael P. Lynch
Assistant Manager Amanda M. Cantlin
Township Engineer Mark J. Lucas, P.E
Township Solicitor Unruh, Turner, Burke & Frees - Ross A. Unruh, Esq.

Not in attendance:

Township CEO Brenden L. Beaumont
John P. Carroll, Public Works Foreman
Township Services Coordinator Tenley F. Adams
Township Administrative Coordinator Nancy F. Holland

Others / Citizens / Residents in attendance: *(and those noted below in the body of the Minutes):*
__No__ citizens in attendance.

The regular meeting was called to order at approximately 07:43 P.M. by Chair Pompo.

The Pledge of Allegiance before the Flag of the United States of America was recited at the commencement of the above referenced Public Hearing

PUBLIC COMMENT: Sunshine Law, Act 93, as amended, requires public comment prior to official action. None received / offered at this time.

REPORTS/PRESENTATIONS: (Emergency Services, Public Works, Codes, A.B.C.'s)
None this period.

MINUTES: The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, approved the following minutes: 10-03-13 regular work session, 09-10-13 pre-regular mtg work session and 09-10-13 regular meeting.
The minutes (and copies) are available for review at the Township Building or at www.eastbradford.org.

EXECUTIVE SESSION:

Chair Pompo reported the following Executive Session(s) occurred during the period since the last Regular Meeting:

1. Executive Session 09-10-13 (at Regular Meeting) to discuss a several real estate matters.
All Supervisors were in attendance together with Twp Staff.
2. Executive Session 10-03-13 (at Regular Work Session) to discuss a several real estate matters.
All Supervisors were in attendance together with Twp Staff.
3. Executive Session 10-08-13 (at conclusion of this Regular Meeting) to discuss a several real estate matters.
All Supervisors were in attendance together with Twp Staff.

TREASURER FINANCIAL REPORT:

A. Monthly Financial Statement – September 2013
The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, accepted the September 2013 Financial Reports prepared by the Township Treasurer.

B. 2014 Budget
Twp Mgr Lynch reported the next budget work session (#3) is scheduled for 10-21-13.

ANNOUNCEMENTS: www.eastbradford.org

- A. Public Hearings –
 - 1. Zoning Chapter amendments (municipal campus provision) – 10-08-13, 07:00 P.M.
 - 2. Ciccarone, SD# 606 – Conditional Use (riparian buffer) – 10-08-13, 07:00 P.M.

- B. ZHB –
 - 1. Converse – Special Exception re: elevate structure above flood –Riverbend Lane – BOS: neutral position; ZHB granted relief 09-16-13
 - 2. Earyes – Zoning Appeal EN and Validity Challenge (01-24-13) re: solar array glare – hearing date pending

- C. Board of Supervisors Meeting Schedule 2013 – (All meetings are public unless Executive Session)
 - Regular Work Session – Thursday prior to 2nd Tuesday, 12:00 P.M. November 07, 2013**
 - Pre-regular Mtg Work Session – 2nd Tuesday, 06:00 P.M.
 - Regular Business Meetings – 2nd Tuesday, 07:00 P.M.

SUBDIVISIONS/LAND DEVELOPMENT:

1. East Bradford Township, SD# 623 – consider final plan approval
Chair Pompo introduced the application and plan for East Bradford Township which land development is necessitated and prerequisite to planned improvements to the Township Municipal Campus Public Works facility in the form of an additional storage and office building.
The BOS reviewed the application and plan at its recent work sessions (most recently 10-03-13) and had no specific comments except respecting Staff reviews. The Township Planning Commission recommended approval of the lot line subdivision at its 09-24-13 meeting.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to grant preliminary / final plan approval to SD # 623 – East Bradford Township (“Preliminary / Final Plan for “East Bradford Township Public Works Facility Building” dated 07-01-13 (no revisions), consisting of _7__ sheets) subject to the following:

- 1. A grant of waiver from the Subdivision and Land Development Chapter of the East Bradford Code for the above referenced application:
 - Sections 95-8.A(2)(a)[3] to enable the plan to be submitted as a preliminary / final plan (rather than separate preliminary and final plan submissions and reviews), due to the simplified project development (singular storage building on an existing improved parcel) and,
- 2. Compliance with the following conditions:
 - a. The applicant shall comply with all outstanding items in the Township consultant review letters (existing and forthcoming), including but not limited to comments from Township Engineer Mark Lucas and Township Zoning Officer Brenden Beaumont; Lighting Consultant Stan Stubbe and Landscaping Consultant Glackin-Thomas;
 - b. The Applicant agrees to install landscape buffering as requested by a contiguous property owner and as documented in a marked-up drawing submitted by the property owner to the Township 09-05-13; and,
 - c. The Applicant shall obtain a non-building waiver for sewage planning from the PA DEP.

ESCROW RELEASES:

None this period.

OTHER BUSINESS:

- A. Approve Bills to Pay Lists for October as appropriated in 2013 Budget
On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to approve the Bills to Pay Lists for October 2013 as appropriated in the 2013 Budget, recommended for payment by the Treasurer and signed by at least two members of the Board of Supervisors and/or Township Treasurer.

OTHER MATTERS:

- 1. Ciccarone Conditional Use Application/Hearing
At this time the BOS discussed (deliberated) the application toward drafting a Decision & Order.

PUBLIC COMMENT:

None offered or received at this time.

MEETING ADJOURNMENT:

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The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, adjourned the regular meeting at approximately 07:50 P.M.

Michael P. Lynch
Township Secretary

EXECUTIVE SESSION (at discretion of Chair):

The Board of Supervisors convened an Executive Session at this time at the conclusion of the Regular Meeting from 07:42 P.M. to 08:42 P.M. to discuss several real estate matters. All Supervisors were in attendance together with Twp Staff.

PUBLIC HEARING:

None scheduled at this time.