

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on March 12, 2013 in the 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.

Supervisors present:

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

Supervisors not present: All present.

Staff / Professionals in attendance:

- Township Manager Michael P. Lynch
- Assistant Manager Amanda M. Cantlin
- Township Engineer Mark J. Lucas
- Township Codes Enforcement Officer Brenden L. Beaumont

Not in attendance:

- Township Services Coordinator Tenley F. Adams
- Public Works Foreman John P. Carroll
- Township Solicitor – Unruh, Turner, Burke & Frees – Ross A. Unruh, Esq.

Also in attendance (ABC's):

None in attendance

Others / Citizens / Residents in Attendance (*and those noted below in the body of the Minutes*):

- Michael Wolf, Boenning & Scattergood
- Thomas Beckett

The work session commenced at approximately 06:00 P.M.

The purpose of this regularly scheduled public work session was to discuss ongoing Township business.

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

TUESDAY, March 12, 2013, 06:00 P.M.

(Pre-regular Mtg) Work Session Agenda

i. 03-12-13 Regular Mtg Agenda:

- Public Hearing – Zoning Chapter Amendment – Airport Hazard Overlay
- Presentations – None this period
- Treasurer – February 2013
- Subdivision / Zoning – Strode -SD# 620
- Escrow – None this period
- Other Business – Bills to Pay – March 2013

Executive Session – BOS discretion (legal, real estate, personnel) Executive Session

The Board of Supervisors convened an Executive Session during this Pre-Regular Meeting work session from 08:47 P.M. to 09:31 P.M. to discuss real estate and personnel matters. All Supervisors were in attendance together with Twp Staff and the Twp Mgr.

Public Comment –

None offered / received at this time.

Discussion / Briefing Items:

- A. 2014 Budget - Capital Funding / Financing (Mike Wolf – Boenning & Scattergood)
Michael Wolf and Thomas Beckett, Township financial advisors, discussed with the BOS a history of Township open space debt, capital improvement funding and introduced ideas and opportunities for debt restructuring.
The BOS agreed for Mr. Wolf and Mr. Beckett to continue to investigate options and timing for any consideration to restructure existing debt and finance in design capital improvements to the Public

Works facilities.

- B. Brandywine Farm / Starr Farm – farm leases 2013 – authorization to bid
The BOS considered drafts of Farm Lease Agreements, prepared by Asst Mgr Cantlin, for Starr Farm and Brandywine Farm.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to authorize Township Staff to advertise Public Notice for bids to farm portions of Starr Farm and Brandywine Farm Township open space for the 2013 planting season.

- C. Township Comprehensive Plan Update – Chester County Vision Partnership Grant
Asst Mgr Cantlin discussed with the BOS the timing for application to Chester County for grant funds to update the Township 2004 Comprehensive Plan.
The BOS agreed to defer application submission for a County Vision Partnership Grant until the next round (Summer 2013) and in the interim to develop an RFP for planning services for a strategic plan approach for the update with a focus less on data and more on vision and implementation strategies.
- D. Capital Reserve Study – draft report March 2013
The BOS acknowledged receipt of the first draft of a Capital Reserve Study (March 2013).
Upon discussion the consensus is that the draft is a good start but additional components need inclusion to consider future cost of replacement, aggregate 'bottom line' annual funding and melding this plan document with the Township Road Maintenance Plan.
- E. Rosedale Avenue Corridor Study – update / discuss proposal accepted by WGT, WCB and WCU (03-13-13)
The BOS agreed to accept the invitation (from West Goshen Township and West Chester Borough Managers) to attend a scheduled meeting to commence the study project.
With regard to active participation in the project, the BOS agreed when the Township comments on the RFP are responded to, it would be pleased to consider participation.
- F. Strode, SD # 620 – consider final plan approval
Chair Pompo inquired about whether there was a need for a waiver related to installation of monuments. Twp. Engineer Lucas explained options for the monuments permitted under the SD/LDO including iron pins and as related to the use of the stream as a property boundary (which also is a zoning district boundary). It was agreed that the iron pin marker would be satisfactory per the recommendation of Twp Engineer Lucas and that a waiver was not necessary.
Dr. Egan inquired about the need to ensure that Lot A (non-conforming residential use in a Commercial District) would not be expanded unreasonably and to avoid any inference in the approval of this minor subdivision that such use could occur. Chair Pompo and Mr. Snook expressed that the existing Zoning regulations would dictate how and what use could occur on Lot A indicating that expansion of a commercial use does not appear feasible due to the existing area and bulk regulations.
This item is on the BOS Regular Meeting Agenda, following this meeting, for consideration of Final Plan approval.

Other Items:

1. Capital Projects – Public Works Facility

Chair Pompo expressed concerns with the preliminary plan design and layout and in particular the orientation of the garage doors to the Township Campus and parking lot.

Upon further discussion by the BOS it was agreed to schedule a work session (special meeting) with Masano Architects Group and Township Staff to discuss the project design.

The meeting was recessed at approximately 07:06 P.M.

The meeting was reconvened at approximately 07:47 P.M.

The meeting ended at approximately 09:31 P.M.

Michael P. Lynch,
Township Secretary