

**WORK SESSION:**

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on September 10, 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 (arrived 06:16 P.M.)
- John D. Snook, Supervisor

Supervisors not present: All present.

Staff / Professionals in attendance:

- Township Manager Michael P. Lynch
- Assistant Manager Amanda M. Cantlin
- Township Codes Enforcement Officer Brenden L. Beaumont
- Public Works Foreman John P. Carroll

Not in attendance:

- Township Engineer Mark J. Lucas
- Township Services Coordinator Tenley F. Adams
- 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):*

Township residents Mary Sue Boyle, Richard Gallagher, Jacob Singer

The work session commenced at approximately 06:07 P.M.

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

**EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS**

**TUESDAY, September 10, 2013, 06:00 P.M.**

**(Pre-regular Mtg) Work Session Agenda**

i. 09-10-13 Regular Mtg Agenda:

- |                        |                               |
|------------------------|-------------------------------|
| Public Hearing –       | On-lot Sewage Mgt Amendments  |
|                        | P & R Rules Amendments        |
| Presentations –        | None this period              |
| Treasurer –            | August 2013                   |
| Subdivision / Zoning – | None this period              |
| Escrow –               | None this period              |
| Other Business –       | Bills to Pay – September 2013 |

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

The Board of Supervisors did not convene an Executive Session during this Pre-Regular Meeting.

**Public Comment** –

Mary Sue Boyle and Richard Gallagher, Township residents, addressed the BOS and expressed concerns with a long-standing traffic safety issue along Rt. 52 in the vicinity of Edgemill Way on a zigzag section of the road (across a culvert (tributary of Plum Run)) where accidents occur routinely. Ms. Boyle and Mr. Gallagher were seeking BOS support to contact PADOT to perform a traffic (safety calming) analysis and consider a posted speed limit reduction and additional signage. Mr. Gallagher presented statistical data citing 34 documented accidents at this location since 2005 (all but 3 northbound traffic, only 3 DUI, police reports indicate majority “driving too fast for conditions, no fatalities).

Upon discussion by the BOS, Chair Pompo directed this item to the next Traffic Committee agenda (09-19-13) and a request to WCPD for increased traffic surveillance and a speed detail.

**Discussion / Briefing Items:**

- A. Resolution in Support of Amendment to Act 442 (Open Space Preservation) - ref: HB 1523  
The BOS reviewed the draft Resolution of support to amend the PA Open Space Preservation Act, currently under review by the PA House of Representatives to permit the use of open space funds for maintenance of open space acquired under the authority of The Act.

On motion of Mr. Snook, seconded by Dr. Egan, the East Bradford Township Board of Supervisors (Chester County, PA) voted unanimously to adopt a Resolution (# 17 of 2013) in Support of Amendment to Act 442 (Open Space Preservation) - ref: HB 1523.

The adopted Resolution will be transmitted to the area State Representatives for consideration toward enactment of this legislation.

- B. Timbertop Farm trail easement / dog issue  
Jacob Singer, Timber Top Farm, was in attendance to discuss the matter.  
Chair Pompo stated the BOS is seeking an effective plan of action to cause visitors to the privately owned property on which the owner has granted a limited term public trail easement (easement expires 2015) to comply with the posted rules with particular regard to leashing of pets (dogs). There have been numerous complaints and situations as the result of visitors not following the rules over the recent years. To date all efforts by the Township have not been effective.  
A pending ordinance (public hearing following this work session) would prohibit all pets with the exception of horses for equestrian use. The BOS supports the adoption of this ordinance to amend the rules for Timber Top Farm.  
Dr. Egan suggested further that the Township close the property and trails to the public for the balance of 2013 to 'quiet the situation' and seek a long term solution. Dr. Egan stated the unwillingness of some visitors to follow the rules has broader implications for other Township open space and parks. Chair Pompo indicated he preferred a more progressive approach to avoid closure to all visitors (post property w/ explanation for prohibition of pets). Mr. Snook stated he proffered the trails remain open with the prohibition of pets.  
Mr. Singer stated a primary concern is the need to maintain the 200 acre property in viable agricultural production and that deer overpopulation also is an ongoing problem and he would like to close the property completely to the public on selected days during the hunting season to enable culling of the deer herd resident on the property.
- C. Chester County Act 167 Plan – mandated ordinance amendments – ordinance adoption schedule / Twp Eng comment  
CEO Beaumont reported a draft of the model ordinance for Township enactment will be submitted to the BOS for review the week of September 16<sup>th</sup>.
- D. Public Works Facilities Improvements – bid process / bid documents  
PW Foreman Carroll reviewed the draft bid specification and plans with the BOS.  
Vice Chair Egan indicated the need to include a clear telecommunications specification and that the work to install the (data) conduits should be the responsibility of the contractor (not the Township or its professionals).  
The BOS discussed the inclusion (initiated by Chair Pompo) of a Temporary Construction Facilities and Services bid spec component in the documents to ensure that the Township Campus remains functionally operational during the construction and providing for managed access and circulation for visitors, employees and the contractors.  
Twp Mgr Lynch reported the CCHD requirement to provide for a septic system replacement area (location only) which is estimated to cost \$3,350 includes fees and engineering services.  
Chair Pompo also emphasized the importance of proper sequencing of the construction to ensure that the subsurface stormwater infiltration structure is protected from damage and compaction by heavy equipment and trucks.  
Overall, the BOS agreed the specification and bid documents were in order, with the inclusion/ clarification of the above items, to continue on a schedule for bid opening and award consideration at the November BOS meeting. It was agreed that prospective bidders should have a period of no less than 30 days to prepare bids and for the Township to address likely bid addendums during the contractor bid preparation period.

- E. Fire Services Agreements – WCFD renewal / WBFC proposal  
Chair Pompo discussed various aspects of the proposal with the Supervisors in anticipation of the first negotiation meeting scheduled for 09-11-13 at West Chester Borough Hall.
- F. Ciccarone, SD # 606 – update ( current time extension to 10-09-13)  
Staff reported the Applicant has not submitted the indicated Conditional Use application to the Township as of this date.

**Other Items:**

None discussed at this time>

The meeting ended at approximately 07:25 P.M.

Michael P. Lynch,  
Township Secretary