

**WORK SESSION:**

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on November 11, 2014 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 2014 East Bradford Township public meeting schedule was published in the Daily Local News 12-31-13.*

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  
Township Engineer Mark J. Lucas  
Township Codes Enforcement Officer Brenden L. Beaumont  
Public Works Director John P. Carroll

Not in attendance:

Assistant Manager Amanda M. Cantlin  
Administrative Assistant Tenley F. Adams  
Administrative Assistant Nancy F. Holland  
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):*

None in attendance.

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

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

**EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS**

**TUESDAY, November 11, 2014, 06:00 P.M.**

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

i. 11-11-14 Regular Mtg Agenda:

Public Hearing –	None scheduled
Presentations –	None scheduled
Treasurer –	October 2014
	2015 Budget – PN-- authorize 20 day review period
Subdivision / Zoning –	None this period
Escrow –	None this period
Other Business –	Bills to Pay – November 2014
	Ravine Road

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

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

**Public Comment** –

None received / offered at this time.

**Discussion Items** –

- A. Codes 2014 Updates – Riparian Buffer (authorize PH); pipeline regulations; wireless facilities  
1. Riparian Buffer (authorize Public Hearing)  
The BOS continued discussion and review of draft amendments. Supervisor Snook continued to express a need for further revisions regarding definitions, management standards, and procedural considerations.  
Mr. Snook introduced and recommended the Township engage the services of the Brandywine Conservancy (Environmental Management Center) for a no-cost technical review of the existing

regulations, subject draft amendments and with model riparian regulations. Mr. Snook explained the Conservancy has a (William Penn Foundation) grant and professional staff that is providing these no-cost services to other municipalities.

Upon discussion, the BOS requested Staff to contact the Brandywine Conservancy to discuss the available services and seek technical review services with the caveat to obtain comment for the December meeting schedule.

## 2. Pipeline regulations

The BOS continued discussion and reviewed draft regulations for surface uses affiliated with transmission pipelines prepared by CEO Beaumont. The BOS discussed the relationship of the proposed ordinance language to not just subsurface transmission lines but above ground transmission lines. Also discussed was cross-referencing the subject regulations with the existing SALDO Chapter of the East Bradford Township Code.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to authorize submission of the draft ordinance to Chester County (CCPC) and Township Planning Commission for review / comment and further authorizing advertisement of the ordinance for Public Hearing on Tuesday, January 13, 2015.

## 3. Wireless Facilities

CEO Beaumont indicated the Staff's review of the draft ordinance prepared by the Cohen Law Group is in progress.

Secretary's Note: The Board of Supervisors reconvened the work session at this this time (08:15 P.M.). Supervisor Snook was not present for the remaining portion of this work session.

### B. Comerford, SD# 626 – time extension / status final plan

On motion of Mr. Pompo, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to accept the recommendation of the Planning Commission (10-28-14) and request of the Applicant (Barnard, Esq. 11-04-14) for a 30 day time extension to 12-21-14 for SD # 626, Comerford.

### C. Ravine Road

This item will be discussed at the 11-11-14 Regular Meeting this evening.

### D. ZHB- - Bradford Plaza (REEP-RTL Bradford PA LLC) – sign variance relief; hearing date pending

Zoning Officer Beaumont briefed the BOS on the application referencing an applicable 1991 ZHB Decision related to the Bradford Plaza commercial retail center. Mr. Beaumont indicated the Applicant is seeking relief to use colors and logos on signage and is not seeking to increase the size or number of signs nor illumination of existing signs.

Upon discussion, the BOS agreed to reserve comment pending an opportunity to meet with the Applicant in December to discuss future plans for Bradford Plaza.

### E. Brookworth Plaza

The BOS reiterated its comments / position (ref. 11-03-14 Minutes) and looks forward to sharing with the owners of Brookworth Plaza in December.

### F. Organization Meeting – 01-05-15 (Monday)

Twp Mgr Lynch distributed a draft agenda to the BOS. Mr. Lynch confirmed that outreach to residents for volunteer opportunities are included in the Fall Township Newsletter and Township web site [www.eastbradford.org](http://www.eastbradford.org).

Due to schedule conflicts and timing, the Supervisors discussed a change in the proposed meeting time on January 5<sup>th</sup> from 06:00 P.M. to 08:00 A.M.

### G. Codes – Amrit Lal a.k.a. Bridge Road Associates (Woodward) property update

CEO Beaumont updated the BOS on the status of the enforcement action and progress on the property clean-up.

As agreed to by the parties, Mr. Woodward, for the property owner, did not appear before the BOS during the Regular Meeting nor did Mr. Woodward contact the Township (CEO Beaumont) to schedule a property inspection prior to the BOS meeting.

The BOS agreed the Township should file a Complaint with the District Justice.

H. Public Works Building – schedule update

Public Works Director Carroll reported the project is on schedule (substantial completion by 11-14-14) but substantial work to finish timely is needed and is scheduled for this week.

A Punch List has been prepared and the Certificate of Occupancy is expected to be issued before the holiday to enable occupancy and use of the new garage building.

**Other Items:**

None discussed.

Chair Pompo recessed the work session at 07:00 P.M. to convene the Regular Meeting.

The Pre-regular meeting work session was reconvened at 08:15 P.M.

The Pre-regular meeting work session ended at approximately 08:53 P.M.

Michael P. Lynch,  
Township Secretary

Next Pre-Reg Mtg WS: December 09, 2014

Next Ordinance: 06-2014 (# 05-2014 Ch.72 – Neighborhood Blight – PH 09-09-14)

Next Resolution: # 18-2014 (Sewer S-02-14; Open Space OS-02-2014)