

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on December 09, 2014 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 2014 East Bradford Township public meeting schedule was published in the Daily Local News 12-31-13.

Supervisors present:

Vincent M. Pompo, Esq., Chair
John D. Snook, Supervisor

Supervisors not present:

Dr. Thomas A. Egan, Vice-Chair

Staff / Professionals in attendance:

Township Manager Michael P. Lynch
Assistant Manager Amanda M. Cantlin

Not in attendance:

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

Refer to Agenda Item A. below.

The work session commenced at approximately 06:16 P.M.

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

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

TUESDAY, December 09, 2014, 06:00 P.M.

(Pre-regular Mtg) Work Session Agenda

i. 12-09-14 Regular Mtg Agenda:

Public Hearing –	None scheduled
Presentations –	None scheduled
Treasurer –	November 2014
	2015 Budget – approve / adopt
Subdivision / Zoning –	SD# 627, Taraschi
Escrow –	None this period
Other Business –	Bills to Pay – December 2014

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

The Board of Supervisors convened an Executive Session during this Pre-Regular Meeting work session from 06:55 P.M. to 07:03 P.M. to discuss matters of real estate. Supervisors Pompo and Snook were in attendance together with Twp Staff.

Public Comment –

None received / offered at this time.

Discussion Items –

- A. ZHB- - Bradford Plaza (REEP-RTL Bradford PA LLC) – sign variance relief; hearing date 12-16-14 Patrick McKenna, Esq. (Gawthrop, Greenwood P.C.) and Robert Oliver, Levin Management (owner of Bradford Plaza) Vice President Operations, were in attendance to address the BOS. The BOS discussed the application and request for relief with the Applicant which is intended to remove a self-imposed condition of a ZHB Decision from 1991 (mono color red only) and permit the use of company logos and color schemes and updated lighting (LED) for signage in the retail center. The BOS agreed the relief was reasonable (no change in sign size) and if it supports the viability of the retail businesses in Bradford Plaza, that it is meritorious relief.

On motion of Mr. Snook, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to

support the application of Bradford Plaza (REEP-RTL Bradford PA LLC) pending before the Zoning Hearing Board.

At this time, Chair Pompo, for the BOS, invited Levin Management and VP of Operations Robert Oliver (for Bradford Plaza (REEP-RTL Bradford PA LLC)) to become an active participant in the Township Comprehensive Plan Update that will commence in 2015. The BOS views Bradford Plaza as a major stakeholder in one strategic area of focus for the Plan Update which is to vision and identify long term planning and development opportunities and improvements to the Downingtown Pike Corridor as a 'gateway' to the Township (and the Borough).

B. BVSBC Intergovernmental Agreement / Corridor Management Plan Resolution

Twp Mgr Lynch requested the BOS consider action to adopt a Resolution to accept the Brandywine Valley Scenic Byway Corridor Management Plan, September 2014, prepared by the Brandywine Conservancy for the BVSBC (Brandywine Valley Scenic Byway Commission) and to approve an Amended and Restated Intergovernmental Cooperation Agreement Establishing the BVSBC (in April 2005).

Chair Pompo suggested the BOS take more time to review The Plan document and directed this matter be deferred to the 01-09-15 Work Session Agenda for consideration at that time.

The BOS, as reviewed, agreed the BVSBC Intergovernmental Agreement (restated and amended) was an administrative revision and in good order for its support.

On motion of Mr. Snook, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to approve an Amended (2015) and Restated Intergovernmental Cooperation Agreement Establishing the BVSBC (in April 2005).

C. Comerford, SD# 626 – time extension (current clock expires 12-21-14)

On motion of Mr. Snook, seconded by Mr. Pompo, the Board of Supervisors voted 2-0 to accept a request for a time extension from the Applicant (Patrick and Kathryn Comerford) for a time extension to SD# 626, Comerford, to 02-15-2015.

D. Comprehensive Plan Update – Scope of Services revisions

Chair Pompo commented that the revisions to the Scope provided by the BOS at the last meeting were effectively transcribed by Asst Mgr Cantlin to proceed to meet and review with the planning consultant (TCA). Supervisor Snook concurred.

E. SD# 627, Taraschi

Asst Mgr Cantlin reported that a draft motion to consider approval was revised to eliminate (2) waiver requests for soil mapping and an E & S Plan as they are irrelevant due to no development / disturbance as a lot line change plan.

F. Organization Meeting – 01-05-15 (Monday), 08:00 A.M.

Asst Mgr Cantlin reported receipt of a request for reappointment from Buckley, Brion as ZHB Solicitor including a request for rate increase (\$190 to \$205 per hour) and an executed Professional Services Agreement.

Ms. Cantlin indicated that a number of other Township appointed consultants had a number of questions / concerns with some of the provisions (insurance, liability...) of the Agreement, particularly smaller consultant entities. Upon discussion, the BOS suggested Ms. Cantlin work with the consultants to establish reasonable terms and conditions that are suitable to their business profile.

Other Items: None discussed.

The Pre-regular meeting work session ended at approximately 07:04 P.M.

Michael P. Lynch,
Township Secretary

Next Pre-Reg Mtg WS: Jan. 13, 2015, Next Ordinance: 01-2015 (), Next Resolution: # 19-2014 (Sewer S-01-15; Open Space OS-01-2015)