

**PUBLIC HEARING:**

**1. Amending Chapter 115 – Zoning (Transmission Pipelines Historic Resource protections)  
A Public Hearing to Consider an Ordinance of the Township of East Bradford, Chester County,  
Pennsylvania, Amending the Zoning Chapter of East Bradford Code at Article XII, Supplementary  
regulations, Section 115-51.4 – Providing for the Regulation of Surface Land Uses Affiliated with  
Transmission Pipelines (Ordinance #07-2015)  
Effective five (5) days from enactment.**

The above public hearing was held prior to the Board of Supervisors regular meeting on May 12, 2015 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 present:

Thomas A. Egan, Vice Chair

John D. Snook, Supervisor

Not in attendance: Vincent M. Pompo, Esq.

Staff / Professionals in attendance:

Township Manager Michael P. Lynch

Township Engineer Mark J. Lucas, P.E.

Township Codes Enforcement Officer, Brenden L. Beaumont

Not in attendance:

Assistant Manager, Amanda M. Cantlin

Public Works Director, John P. Carroll

Township Solicitor: Unruh, Turner, Burke & Frees.

Others in attendance:

Approximately 8 citizen(s) including members of Chester County Scout Troop 153 – Michael Gavin, Gabriel Gavin, Alex Cahill, William Stanley and Jack Ansley and accompanied by parents Michael Gavin and Mark Cahill

The Board convened the public hearing (scheduled for 07:00 P.M.) at approximately 07:00 P.M. Public Notice of this hearing was published in the Daily Local News on April 23 and April 30, 2015. The Public Notice was posted at the Township Building April 23, 2015. The proposed ordinance was available for public inspection at the Township Building and on the Township web site [www.eastbradford.org](http://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.

Board of Supervisors Vice Chair Egan explained the background and intent of the proposed ordinance. Dr. Egan referenced the Sunoco, Mariner Pipeline Project in describing the regulatory authority (and limitations) of the Township as a local government.

Supervisor Snook commented that the Township adopted a broader ordinance in March (2015) for the Regulation of Surface Land Uses Affiliated with Transmission Pipelines and it was pointed out that while the ordinance addressed Certified Historic Districts, it did not include other Historic Districts or the more than 300 inventoried Township Historic Resources (structures, properties); the present ordinance amends the existing regulations to include all Township Historic Resources.

There were no additional comments from the Supervisors at this time.

**Public comment received:**

One of the Boy Scouts in attendance inquired, "What is a Historic Resource?" and Supervisor Snook explained the historic preservation efforts in the Township (ref: Historical Commission) and described the Historic Resource classification system that authorizes regulatory oversight by the Township (Class I, Class II and Class III Historic Resources).

The Board of Supervisors closed and concluded the hearing at 07:08 P.M

**Consideration to adopt pending Ordinance 07-2015:**

At this time, Vice Chair Egan called for a vote. On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt an Ordinance of the Township of East Bradford, Chester County,

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Pennsylvania, Amending the Zoning Chapter of East Bradford Code at Article XII, Supplementary regulations,  
Section 115-51.4 – Providing for the Regulation of Surface Land Uses Affiliated with Transmission Pipelines.  
(Ordinance #07-2015)

The Ordinance shall become effective five (5) days after enactment as by law.

END

There were no additional comments from the Supervisors at this time.

**Public comment received:**

None received / offered at this time.

**PUBLIC HEARING:**

**2. Amending Chapter 115 – Zoning (Signs – Digital and Outdoor Advertising Billboards)  
A Public Hearing to Consider an Ordinance of the Township of East Bradford, Chester County,  
Pennsylvania, Amending the Zoning Chapter of East Bradford Code at Article XVII, Signs, by  
Amending Section 115-95.4, Digital Signs, and Adding Section 115-95.5, Outdoor Advertising  
Billboards (Ordinance #08-2015)  
Effective five (5) days from enactment.**

The above public hearing was held prior to the Board of Supervisors regular meeting on May 12, 2015 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 present:

Thomas A. Egan, Vice Chair

John D. Snook, Supervisor

Not in attendance: Vincent M. Pompo, Esq..

Staff / Professionals in attendance:

Township Manager Michael P. Lynch

Township Engineer Mark J. Lucas, P.E.

Township Codes Enforcement Officer, Brenden L. Beaumont

Not in attendance:

Assistant Manager, Amanda M. Cantlin

Public Works Director, John P. Carroll

Township Solicitor – Unruh, Turner, Burke & Frees.

Others in attendance:

Approximately \_8\_ citizen(s) ) including members of Chester County Scout Troop 153 – Michael Gavin,  
Gabriel Gavin, Alex Cahill, William Stanley and Jack Ansley and accompanied by parents Michael Gavin and  
Mark Cahill

The Board convened the public hearing (scheduled for 07:00 P.M.) at approximately 07:08 P.M. Public Notice  
of this hearing was published in the Daily Local News on April 23 and April 30,, 2015. The Public Notice was  
posted at the Township Building April 23, 2015. Notice also was posted at the Township Building April 23,  
2015. The proposed ordinance was available for public inspection at the Township Building and on the  
Township web site [www.eastbradford.org](http://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.

Board of Supervisors Vice Chair Egan explained the background and intent of the proposed ordinance that  
relates to the Township addressing the current and developing technology of billboard advertisement with  
emphasis on digital signage and advertising.

There were no additional comments from the Supervisors at this time.

**Public comment received:**

One of the Boy Scouts in attendance inquired, "How does the Township decide on the location(s) to permit  
billboards?" and Supervisor Snook explained in more detail the provisions of the proposed ordinance  
including existing billboards will not be permitted to be altered to digital and that outdoor advertising billboards

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will be limited to a "highway corridor overlay" with parcel specific references and that outdoor advertising billboards in the Township shall not be permitted in a digital format.

The Board of Supervisors closed and concluded the hearing at 07:10 P.M.

**Consideration to adopt pending Ordinance 08-2015:**

At this time, Vice Chair Egan called for a vote. On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt an Ordinance of the Township of East Bradford, Chester County, Pennsylvania, Amending the Zoning Chapter of East Bradford Code at Article XVII, Signs, by Amending Section 115-95.4, Digital Signs, and Adding Section 115-95.5, Outdoor Advertising Billboards.  
(Ordinance #08-2015)

The Ordinance shall become effective five (5) days after enactment as by law.

END

There were no additional comments from the Supervisors at this time.

**Public comment received:**

None received / offered at this time.

**PUBLIC HEARING:**

**3. Amending Chapter 115 – Zoning (Riparian Buffers)**

**A Public Hearing to Consider an Ordinance of the Township of East Bradford, Chester County, Pennsylvania, Amending the Zoning Chapter of East Bradford Code, Section 115-45-3, Riparian Buffer Area Conservation District at Various Places in Section 115-45.3C RBA Conservation District Areas, Section 115-45.3D RBA Use Regulations and Section 115.3F Management of Vegetation Within the RBA (Ordinance #09-2015)  
Effective five (5) days from enactment.**

The above public hearing was held prior to the Board of Supervisors regular meeting on May 12, 2015 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 present:**

Thomas A. Egan, Vice Chair  
John D. Snook, Supervisor

Not in attendance: Vincent M. Pompo, Esq.

**Staff / Professionals in attendance:**

Township Manager Michael P. Lynch  
Township Engineer Mark J. Lucas, P.E.  
Township Codes Enforcement Officer, Brenden L. Beaumont

**Not in attendance:**

Assistant Manager, Amanda M. Cantlin  
Public Works Director, John P. Carroll  
Township Solicitor – Unruh, Turner, Burke & Frees

**Others in attendance:**

Approximately \_8\_ citizen(s) ) including members of Chester County Scout Troop 153 – Michael Gavin, Gabriel Gavin, Alex Cahill, William Stanley and Jack Ansley and accompanied by parents Michael Gavin and Mark Cahill

The Board convened the public hearing (scheduled for 07:00 P.M.) at approximately 07:10 P.M. Public Notice of this hearing was published in the Daily Local News on April 23 and April 30,, 2015. The Public Notice was posted at the Township Building April 23, 2015. Notice also was posted at the Township Building April 23, 2015. The proposed ordinance was available for public inspection at the Township Building and on the Township web site [www.eastbradford.org](http://www.eastbradford.org).

Secretary's Note: A Court Reporter was not in attendance to record the proceedings and these Minutes

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Board of Supervisors Vice Chair Egan explained the background and intent of the proposed ordinance which is to further protect waterways (most particularly streams) from erosion and sedimentation of stream banks.

There were no additional comments from the Supervisors at this time.

**Public comment received:**

One of the Boy Scouts in attendance inquired, "What does riparian mean?" and Supervisor Snook explained that "riparian" has a Latin root indicating waterway or land along a stream. Mr. Snook further explained details of the regulations including the use of a two zone classification or riparian buffers with attendant regulations depending upon proximity to the stream. It was explained that the amended regulations will be particularly applicable with new development.

The Board of Supervisors closed and concluded the hearing at 07:20 P.M.

**Consideration to adopt pending Ordinance 09-2015:**

At this time, Vice Chair Egan called for a vote. On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt an Ordinance of the Township of East Bradford, Chester County, Pennsylvania, Amending the Zoning Chapter of East Bradford Code, Section 115-45-3, Riparian Buffer Area Conservation District at Various Places in Section 115-45.3C RBA Conservation District Areas, Section 115-45.3D RBA Use Regulations and Section 115.3F Management of Vegetation Within the RBA.

(Ordinance #09-2015)

The Ordinance shall become effective five (5) days after enactment as by law.

END

There were no additional comments from the Supervisors at this time.

**Public comment received:**

None received / offered at this time.

**PUBLIC HEARING:**

**4. Acquisition of an Open Space Interest of Real Property**

**A Public Hearing to Consider the Acquisition of, or Binding the Township of East Bradford, Chester County, Pennsylvania, to Acquire, an Open Space Interest, for an Amount of \$210,000.00, in Property known as the "Strode's Mill," Identified more Specifically as a Tract of Ground Located in East Bradford Township, Chester County, Pennsylvania, Containing Approximately 6.9 acres, being Parcel ID No(s) 51-7-137.2.**

**The Board of Supervisors of East Bradford Township will consider the open space interests to be acquired, the proposed open space benefits of such an acquisition and the funding thereof. This Public Hearing is in compliance with the Open Space Lands Act, as amended by Act 153 of 1996, Pa. Stat. Ann. Title 32, Section 5001 et seq., East Bradford Township Ordinance No. 5 of 1998 and Ordinance No. 3 of 2000 authorizes the imposition of an additional earned income tax to raise revenue to purchase interests in real property. Persons and municipalities affected by the proposed acquisition of interests in real property shall have the opportunity to be heard and to present evidence.**  
**(Resolution OS-03-2015)**

The above public hearing was held prior to the Board of Supervisors regular meeting on May 12, 2015 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 present:

Thomas A. Egan, Vice Chair

John D. Snook, Supervisor

Not in attendance: Vincent M. Pompo, Esq.

Staff / Professionals in attendance:

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Township Manager Michael P. Lynch  
Township Engineer Mark J. Lucas, P.E.  
Township Codes Enforcement Officer, Brenden L. Beaumont

Not in attendance:

Assistant Manager, Amanda M. Cantlin  
Public Works Director, John P. Carroll  
Township Solicitor – Unruh, Turner, Burke & Frees

Others in attendance:

Approximately \_8\_ citizen(s) ) including members of Chester County Scout Troop 153 – Michael Gavin, Gabriel Gavin, Alex Cahill, William Stanley and Jack Ansley and accompanied by parents Michael Gavin and Mark Cahill

The Board convened the public hearing (scheduled for 07:00 P.M.) at approximately 07:20 P.M. Public Notice of this hearing was published in the Daily Local News on May 05, 2015. The Notice also was mailed to the property owner May 05, 2015. The proposed ordinance was available for public inspection at the Township Building and on the Township web site [www.eastbradford.org](http://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.

Board of Supervisors Vice Chair Egan requested Twp Manager Lynch to explain the background and intent of the proposed property acquisition. Mr. Lynch explained the authority of a local government to acquire property and the process to accomplish a purchase of real property (appraisals, legal review, environmental reviews, public notice, public hearing). Mr. Lynch explained that the subject property has been of interest and concern to the Township for more than 20 years due to both its historic importance and its deteriorating condition.

Supervisor Snook commented that the acquisition will occur with Township Open Space Funds and that the Township has been awarded one grant by the Chester County Commissioners (50% of acquisition cost) and another grant to the Commonwealth of PA (DCNR) is pending. Together, these supplemental funding awards will substantially offset the cost to the Township (residents and taxpayers) of acquisition. Mr. Snook shared the historical significance of the Strode's Mill c. 1730 (and later 'Sausage Factory') including its relationship to the Battle of the Brandywine and the British Troops in 1777.

There were no additional comments from the Supervisors at this time.

**Public comment received:**

None received at this time.

The Board of Supervisors closed and concluded the hearing at 07:25 P.M.

**Consideration to adopt Resolution OS-03-2015:**

At this time, Vice Chair Egan called for a vote. On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt a Resolution Authorizing the Acquisition of Approximately 6.9 Acres of a Parcel of Land Located at the Southeast Corner of Birmingham Road and Lenape Road, East Bradford Township, Chester County, Pennsylvania, being known as Chester County Uniform Parcel Identifier No. 51-7-137.2.

There were no additional comments from the Supervisors at this time.  
END

**Public comment received:**

None received / offered at this time.

**REGULAR BUSINESS MEETING:**

The May 2015 regular monthly meeting of the Board of Supervisors (BOS) of East Bradford Township (Township), Chester County, PA was held on Tuesday, May 12, 2015 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 2015 East Bradford Township public meeting schedule was published in the Daily Local News 12-29-14.*

Supervisors present:

Dr. Thomas A. Egan, Vice-Chair  
John D. Snook, Supervisor

Supervisors not present: Vincent M. Pompo, Esq., Chair

Staff / professionals present:

Township Manager/Secretary-Treasurer Michael P. Lynch  
Township Engineer Mark J. Lucas, P.E  
Township CEO Brenden L. Beaumont

Not in attendance:

Assistant Manager Amanda M. Cantlin  
John P. Carroll, Public Works Director  
Township Solicitor - Unruh, Turner, Burke & Frees.

Also in attendance Advisory Boards and Commissions (ABC's):

None in attendance

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

8 citizens were in attendance ) including members of Chester County Scout Troop 153 – Michael Gavin, Gabriel Gavin, Alex Cahill, William Stanley and Jack Ansley and accompanied by parents Michael Gavin and Mark Cahill

The regular meeting was called to order at approximately 07:25 P.M. by Vice Chair Egan.

*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.*

Vice Chair Egan welcomed the Scouts from Chester County Boy Troop 153, offered a brief of East Bradford Township and the role of local government, and encouraged the youthful Scouts to continue to participate in local government throughout their lives no matter what they may do or where they may reside. At this time the Scouts asked the Board of Supervisors several questions about the Township and its operation.

**REPORTS/PRESENTATIONS: (Emergency Services, Public Works, Codes, A.B.C.'s)**

None scheduled.

**MINUTES:** The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, approved the following minutes: 05-07-15 regular work session, 04-14-15 pre-regular mtg work session and 04-14-15 regular meeting. The minutes (and copies) are available for review at the Township Building or at [www.eastbradford.org](http://www.eastbradford.org).

**EXECUTIVE SESSION:**

Twp Mgr Lynch reported the following Executive Session(s) occurred during the period since the last Regular Meeting:

During the Regular Work Session 05-07-15 to discuss real estate, legal and personnel matters; all Supervisors were in attendance together with Twp Staff.

During the Pre-Regular Mtg Work Session 05-12-15 to discuss a real estate matter; Supervisors Egan and Snook were in attendance together with Twp Staff.

**TREASURER FINANCIAL REPORT:**

A. Monthly Financial Statement – April 2015

The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, accepted the April 2015 Financial Reports prepared by the Township Treasurer.

B. 2015 / 2016 Budget

Twp Mgr / Treasurer Lynch referred residents to information and articles on the Township web page [www.eastbradford.org](http://www.eastbradford.org) including "The 2016 Budget – Funding Challenges [Need] to be Addressed" Additional information postings are planned in the months ahead leading up to the budget authorization and approval in November and December, respectively.

Vice Chair Egan commented on the funding needs of the Township regarding capital depreciation and assets replacement (facilities, fleet and equipment, roads, stormwater) and that an indicated property tax increase is intended to address these needs and ensure the sustainability of the Capital Reserve Fund for the years ahead.

**ANNOUNCEMENTS:** [www.eastbradford.org](http://www.eastbradford.org)

A. Public Hearings –

**1. Amending Chapter 115 – Zoning (Transmission Pipelines Historic Resource protections) – 05-12-15**

**2. Amending Chapter 115 – Zoning (Signs – Digital and Outdoor Advertising Billboards) – 05-12-15**

**3. Amending Chapter 115 – Zoning (Riparian Buffers) – 05-12-15**

**4. Acquisition of an open space interest of real property – 05-12-15**

5. Amending Chapter 115 – Zoning (Wireless communication facilities) – hearing tentative 06-09-15, 07:00 P.M.

B. ZHB – ***No Pending applications / decisions / appeals at this time***

C. Board of Supervisors Meeting Schedule 2015 – (All meetings are public unless Executive Session)

Regular Work Session – Thursday (prior to 2<sup>nd</sup> Tuesday), 06:00 P.M.

Pre-regular Mtg Work Session – 2nd Tuesday, 06:00 P.M.

Regular Business Meeting – 2<sup>nd</sup> Tuesday, 07:00 P.M.

D. 4<sup>th</sup> Annual Trail Blaze Race, Thursday, June 18, Registration 05:00 P.M.; Race Start 06:30 P.M. at Paradise Farm Camps (CCWA)

E. Comprehensive Plan Strategic Update 2015/2016 – Comprehensive Plan Task Force Meetings, 1<sup>st</sup> Wednesday of month, 06:00 P.M.

**SUBDIVISIONS/LAND DEVELOPMENT:**

*None this period.*

**ESCROW RELEASES:**

*None this period.*

**OTHER BUSINESS:**

A. Approve Bills to Pay Lists for May as appropriated in 2015 Budget

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to approve the Bills to Pay Lists for May 2015 as appropriated in the 2015 Budget, recommended for payment by the Treasurer and signed by at least two members of the Board of Supervisors and/or Township Treasurer.

B. East Bradford Township Tree Maintenance & Removal Policy (draft)

Vice Chair Egan reported this matter has been under review for several months and that at the recent (05-07-15) work session, the BOS concluded that a stand-alone tree ordinance does not appear necessary at this time, inclusive of a tree commission, as existing ordinances and regulations address the important elements of maintenance, location and removal of trees.

The BOS also has requested the Green Committee to research preparation of a tree inventory and to seek grant funding to perform an inventory as discussed in a recent PSATS (PA State Association of Township Supervisors) News magazine article.

Further, the BOS agreed it was satisfied with the content of the draft Tree Maintenance and Removal Policy to consider adoption at this time.

Supervisor Snook stated that the policy provides specific direction and procedures for Township

employees to adhere to in considering action regarding maintenance of or removal of trees in the Township and in relationship to contiguous private property.

Boy Scout Michael Gavin inquired whether this policy had anything to do with a number of trees recently removed by the Township along Hillsdale Road. Twp Mgr Lynch responded in the affirmative, that Township residents were not pleased with the action of the Township at that time to remove the trees (which was based on a history of accidents including personal and property damage from falling limbs) and that it accelerated the preparation of the more comprehensive policy under discussion this evening.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to adopt a Resolution – Tree Maintenance and Removal Policy, Township Resolution 11-2015.

***OTHER MATTERS:***

None discussed at this time.

***PUBLIC COMMENT:***

None received / offered at this time.

***MEETING ADJOURNMENT:***

The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, adjourned the Regular Meeting at approximately 07:48 P.M.

***EXECUTIVE SESSION*** (at discretion of Chair):

None scheduled at this time.

***PUBLIC HEARING:***

None scheduled at this time.

Next scheduled Regular Meeting of the Board of Supervisors, Tuesday, June 09, 2015, 07:00 P.M.

Michael P. Lynch  
Township Secretary