

PUBLIC HEARING:

None scheduled at this time.

REGULAR BUSINESS MEETING:

The June 2015 regular monthly meeting of the Board of Supervisors (BOS) of East Bradford Township (Township), Chester County, PA was held on Tuesday, June 09, 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:

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

Supervisors not present: All present.

Staff / professionals present:

Township Manager/Secretary-Treasurer Michael P. Lynch
Assistant Manager Amanda M. Cantlin
Township Engineer Mark J. Lucas, P.E
John P. Carroll, Public Works Director

Not in attendance:

Township CEO Brenden L. Beaumont
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*):
6 citizens were in attendance).

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

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.*

None offered / received at this time.

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: 06-04-15 regular work session, 05-12-15 pre-regular mtg work session and 05-12-15 regular meeting. The minutes (and copies) are available for review at the Township Building or at 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 06-04-15 to discuss real estate, legal and personnel matters; all Supervisors were in attendance together with Twp Staff.

During the Pre-Regular Mtg Work Session 06-09-15 to discuss a real estate matter; all Supervisors were in attendance together with Twp Staff.

TREASURER FINANCIAL REPORT:

A. Monthly Financial Statement – May 2015

The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, accepted the May 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 including "The 2016 Budget – Funding Challenges [Need] to be Addressed" and "the 2016 Budget and Fiscal Planning". Additional information postings are planned in the months ahead leading up to the budget authorization and approval in November and December, respectively. Chair Pompo stated that the Board of Supervisors has not made any decision on how to address the funding challenges identified for 2016 and as relates to an increase in the property tax. Mr. Pompo suggested that the next article on the subject be more concise and reader friendly.

ANNOUNCEMENTS: www.eastbradford.org

- A. Public Hearings –
 1. Amending Chapter 115 – Zoning (Wireless communication facilities) – hearing tentative 07-14-15
 2. Acquisition of an open space interest of real property – hearing date pending
- B. ZHB – ***No Pending applications / decisions / appeals at this time***
- C. Comprehensive Plan Update – next Task Force mtg 08-05-15
At this time Chair Pompo commented that there was no representation on the Task Force by a member of the Township Historical Commission. Staff indicated that a member of the Historical Commission was contacted but could not commit to the schedule.
Upon discussion, the BOS agreed that the Historical Commission be contacted to determine if a member is available and interested to serve on the Task Force.
- D. 4th Annual Trail Blazer Race – Thursday, June 18, 2015 (Rain or Shine), Race starts 06:30 P.M.
Chair Pompo commented that this event is a terrific opportunity to enjoy another beautiful area of the Township at the Children's Country Week Association Paradise Farm Camp, network with Township residents and neighbors and it is an important fund raising event for the Township trails development and awareness program.
- E. Board of Supervisors Meeting Schedule 2015 – (All meetings are public unless Executive Session)
Regular Work Session – Thursday (prior to 2nd Tuesday), 06:00 P.M.
Pre-regular Mtg Work Session – 2nd Tuesday, 06:00 P.M.
Regular Business Meeting – 2nd Tuesday, 07:00 P.M.

SUBDIVISIONS/LAND DEVELOPMENT:

A. SD# 626 – Comerford – consider Preliminary / Final Plan approval

This is an application and plan for subdivision of an 82 acre parcel into 4 lots, located with frontage along Copeland Road and Sunset Hollow Road.

Applicants M/M Comerford were in attendance together with John Mezzanotte, Esq.

The Board of Supervisors were in receipt of reviews from:

- Engineering review prepared by Mark Lucas dated February 6, 2015
- Zoning review prepared by Brenden Beaumont dated October 24, 2014
- Historic Commission review dated June 3, 2014
- Environmental Advisory Council dated June 23, 2014
- West Chester Fire Department review dated June 27, 2014
- Chester County Planning Commission review dated June 3, 2014
- Trails Subcommittee of the Parks & Recreation Board dated November 21, 2013

The following boards/committees had no comment:

- Parks & Recreation Board
- Green Committee
- Traffic Committee

The PA DEP granted planning module approval on March 11, 2014.

The Planning Commission did not make a recommendation on the application; it maintained a neutral position (October 28, 2014)

On motion of Mr. Snook, seconded by Dr. Egan the Board of Supervisors voted unanimously to grant preliminary/final approval of the plan entitled "Final Subdivision Plan for the Comerford Tract" dated November 4, 2013 (last revised January 23, 2015), consisting of 4 sheets with the following:

A. Grant of the following waivers/modifications:

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1. 95-8.A(2)(a): Preliminary plan requirements;
2. 95-17.J(2)(a)[2,3,4 and 7]: Private road requirements;
3. 95-17.J(2)(d): Compliance with other Township design standards for public roadways;
4. 95-18.A: Cul-de-sac requirements for private roadways;
5. 95-18.E: Grading requirements for cul-de-sac areas;
6. 95-22.D: Pavement radius requirements; and,
7. 95-26: Stormwater management requirements for pull off areas.

AND,

B. Plan approval is subject to the following conditions:

1. Applicant shall submit revised subdivision plans addressing the outstanding comments in the Township Engineer (Mark Lucas) letter dated February 6, 2015;
2. The revised plan shall depict the trail easement;
3. Applicant shall execute Declaration of Covenants, Conditions and Restrictions in Regard to Conditions of Subdivision last revised March 13, 2015;
4. Applicant shall execute the Deeds of Dedication for Sunset Hollow Road right of way last revised June 8, 2015;
5. Applicant shall execute the Shared Private Road Maintenance Declaration last revised June 8, 2015;
6. The above-listed agreements and declarations shall be recorded concurrently with the subdivision plan;
7. The applicant shall comply with any and all items in the Township consultant review letters (existing and/or forthcoming);
8. If the Applicant deems necessary at any time in the future the need for a change in the plan or conditions attendant thereto, an amended subdivision plan shall be submitted to the Township for review and approval by the Township, and,
9. The Applicant shall reimburse the Township for all outstanding bills and fees related to the application.

ESCROW RELEASES:

None this period.

OTHER BUSINESS:

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

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to approve the Bills to Pay Lists for June 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. Property Acquisition – authorize Public Notice advertisement

Chair Pompo described the purpose of this action with particular regard to the Open Space Lands Act that requires a public hearing by a municipality to authorize the expenditure of public funds for a real property acquisition.

The subject property of this action is known as the Comerford property located with frontage along Copeland Road and Sunset Hollow Road.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to authorize Twp Staff to advertise Public Notice for the purpose of conducting a Public Hearing, July 14, 2015, to consider an acquisition of real property located in East Bradford Township.

OTHER MATTERS:

1. Supervisor Snook requested BOS consideration for the Rotary Club of Greater West Chester Sunrise to install a commemorative sign for trees purchased and planted by the Rotary in 2014 at Shaw's Bridge Park. Mr. Snook suggested the nature of the sign should make it exempt from sign permit requirements (18" x 12"). Upon discussion, the BOS agreed the sign should be donated to the Township and for it to be installed by the Township.

2. Supervisor Snook requested BOS consideration to request the WCPD for East Bradford Township to allow parking along W. Market Street (posted No Parking) for a singular event occurring on Saturday, June 13, 2015.

Page 4, Board of Supervisors Minutes, June 09, 2015

Upon discussion, the BOS agreed the WCPD be requested to not issue citations during this event for any vehicles parked along W. Market Street.

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 07:55 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, July 14, 2015, 07:00 P.M.

Michael P. Lynch
Township Secretary