

PUBLIC HEARING:

**Amending Chapter 115 – Zoning (Wireless Communications (Tower-based and Non-tower)
A Public Hearing to Consider an Ordinance of the Township of East Bradford, Chester County,
Pennsylvania, Amending the Zoning Chapter of East Bradford Code Providing for Definitions, Certain
General and Specific Standards Relating to the Location, Placement, Construction and Maintenance of
Tower-based Wireless Communication Facilities and Non-tower Wireless Communication Facilities,
Providing Further for the Regulation of Such Utilities Within the Public Right-of-Way and Outside the
Public Right-of-Way. (Ordinance #10-2015)
Effective five (5) days from enactment.**

The above public hearing was held prior to the Board of Supervisors regular meeting on July 14, 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:

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

Not in attendance: All present.

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 _7_ citizen(s).

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 June 19 and July 01, 2015. The Public Notice was posted at the Township Building June 19, 2015. Notice also was posted at the Township Building June 19, 2015. The proposed ordinance was available for public inspection at the Township Building and on the Township web site www.eastbradford.org.

The Chester County Planning Commission reviewed the proposed ordinance 06-01-15 and recommended the Township adopt the proposed ordinance.

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 Chair Pompo explained the background and intent of the proposed ordinance that addresses the current and developing technology of the wireless communication industry and facilities. In particular, the ordinance addresses the newest generation of communication facilities in the form of pole structures that can be located along road right-of-ways and their placement. Unregulated placement can exert a negative impact on the character and health, safety and welfare of neighborhoods and the business community. Vice Chair Egan stated that the Township has worked in a cooperative manner with other area municipalities to draft these proposed regulations which are being adopted in similar form by municipalities throughout the Commonwealth. The law firms of Unruh, Turner, Burke & Frees (Township Solicitors) and the Cohen Law Group (Pittsburgh, PA) worked collaboratively with the area municipalities to prepare these regulations which resulted in an efficient process and cost effective legal fees.

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

Public comment received:

Patrick Comerford, Copeland School Road, inquired about the impact of the proposed regulations (Sec. IV, B. 3. c. – Historic Buildings) on his property.

Upon discussion, the BOS agreed to review the language and with particular regard for consistency, as applicable, to the recently adopted ordinance (05-12-15) related to pipeline transmission facilities and historic

resources.

The BOS agreed its intent at this hearing is to adopt the ordinance as proposed (and recommended by the CCPC) and to review the inquiry to determine whether a subsequent amendment is warranted.

The Board of Supervisors closed and concluded the hearing at 07:21 P.M.

Consideration to adopt pending Ordinance 10-2015:

At this time, Chair Pompo called for a vote. On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to adopt an Ordinance Amending the Zoning Chapter of East Bradford Code Providing for Definitions, Certain General and Specific Standards Relating to the Location, Placement, Construction and Maintenance of Tower-based Wireless Communication Facilities and Non-tower Wireless Communication Facilities, Providing Further for the Regulation of Such Utilities Within the Public Right-of-Way and Outside the Public Right-of-Way. (Ordinance #10-2015)

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.

REGULAR BUSINESS MEETING:

The July 2015 regular monthly meeting of the Board of Supervisors (BOS) of East Bradford Township (Township), Chester County, PA was held on Tuesday, July 14, 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
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*):

7 citizens were in attendance).

The regular meeting was called to order at approximately 07:22 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.*

Shirley DiPillo-Caputi, Fairview Avenue resident – commented on recent No Parking signs posted in the neighborhood indicating that without a driveway on the property there is no place to park legally. Chair Pompo responded this was the first the BOS was made aware of the posting and that the matter would be discussed at upcoming meetings. Mr. Pompo requested Twp Mgr Lynch to update the Supervisors at the next work session.

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

Fame Fire Company of West Chester Capital Campaign

William Ronayne and Don Powers, Campaign Co-Chairs, addressed the BOS and made a presentation to update the Supervisors on the progress of the capital campaign to raise an estimated \$2.5M for renovation and expansion of the current fire station facility. Mr. Ronayne described the history of Fame FC, the specialized rescue and emergency response services it provides (fire, water, auto, trench, collapse, confined space, ice, extrication), the technical certifications of the all-volunteer members and the subject capital project needs assessment and building expansion plans. To date Fame FC is at 56% of its campaign goal and is seeking municipal contributions with the goal to avoid project debt. Mr. Ronayne also provided an illustration of the opportunity costs of a volunteer organization compared with a paid staff operation.

Chair Pompo, Vice Chair Egan and Supervisor Snook thanked Fame Fire Company for its continued outstanding emergency services and response to the Township and thanked Mr. Ronayne for an impressive presentation that demonstrated the value of the fire company to the community, its volunteer member commitment and an effective assessment of needs.

Andy Schaum and Mark Sammarone, each commented as Township residents, their appreciation of Fame Fire Company and the WCFD and their support (and suggested support by the Township) of the capital campaign.

Mr. Ronayne submitted a letter of request to the Board of Supervisors (07-14-15) seeking a Township contribution of \$30,000 over three (3) years toward the Fame FC Capital Campaign.

MINUTES: The Board of Supervisors, on motion of Mr. Snook and seconded by Dr. Egan, approved the following minutes: 07-09-15 regular work session, 06-09-15 pre-regular mtg work session and 06-09-15 regular meeting. The minutes (and copies) are available for review at the Township Building or at www.eastbradford.org.

EXECUTIVE SESSION:

Chair Pompo reported the following Executive Session(s) occurred during the period since the last Regular Meeting:

During the Regular Work Session 07-09-15 to discuss real estate matters; all Supervisors were in attendance together with Twp Staff.

TREASURER FINANCIAL REPORT:

A. Monthly Financial Statement – June 2015

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

B. 2015 / 2016 Budget

Twp Mgr / Treasurer reported the BOS has scheduled a budget work session for 08-19-15.

Twp Mgr / Treasurer Lynch referred residents to information and articles on the Township web page www.eastbradford.org including “The 2016 Budget – Addressing Capital Funding Challenges” and “The 2016 Budget and Fiscal Planning”. Budget authorization and approval occurs in November and December, respectively.

Chair Pompo stated that the Township is experiencing flat revenues with high capital expense needs. The Board of Supervisors has not made any decision on how to address the funding challenges identified during the recent years and for 2016.

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 – **Pending applications / decisions / appeals at this time**

1. Stack, Sconnelltown Road – variance relief (impervious coverage); Hearing 08-10-15; BOS supports

C. Comprehensive Plan Update – next Task Force mtg 08-05-15

D. 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:

None this period.

ESCROW RELEASES:

None this period.

OTHER BUSINESS:

A. Approve Bills to Pay Lists for July 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 July 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.

OTHER MATTERS:

None discussed at this time.

PUBLIC COMMENT:

Page 5, Board of Supervisors Minutes, July 14, 2015
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 08:05 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, August 11, 2015, 07:00 P.M.

Michael P. Lynch
Township Secretary