

**WORK SESSION:**

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on September 08, 2015 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 2015 East Bradford Township public meeting schedule was published in the Daily Local News 12-29-14.*

*NOTE: The Board of Supervisors Thursday, August 06, 2015 Work Session was cancelled; that agenda was carried forward to this work session.*

Supervisors present:

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

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

Staff / Professionals in attendance:

Township Manager Michael P. Lynch  
Assistant Manager Amanda M. Cantlin  
Township Engineer Mark J. Lucas Township  
Codes Enforcement Officer Brenden L. Beaumont

Not in attendance:

Township 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*):

None in attendance.

The work session commenced at approximately 06:05 P.M.

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

**EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS**

**TUESDAY, September 08, 2015, 06:00 P.M.**

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

- i. 09-08-15 Regular Mtg Agenda:
  - Public Hearing – None this period
  - Presentations – None this period
  - Treasurer – August 2015
  - Subdivision / Zoning – None this period
  - Escrow – None this period
  - Other Business – Bills to Pay – September 2015

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

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

**Public Comment** –

None received / offered at this time.

**Discussion Items** –

- A. Comerford, SD# 626 - approve time clock extension (extension to accept conditions expires 09-15-15)

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to accept the request from the Applicant (Comerford) prepared by counsel Tim Barnard, Esq. (dated 09-08-15) to extend the time period for the Applicant, to accept and execute a letter of waivers and conditions (dated 06-17-15) for SD # 626, Comerford, and attendant to action by the Board of Supervisors (06-09-15) to approve the subdivision contingent upon acceptance of the conditions

contained thereto in the 06-09-15 letter, to 10-15-15.

- B. Strode Barn Study Committee – establish and appoint members  
Asst Mgr Cantlin reported that the Friends of (Strode Barn) prefer the Township to identify and appoint members to the Committee.  
The BOS discussed the matter including some suggested appointees. It was agreed for Staff to vet out suggested members and discuss at the next work session (10-08-15).
- C. Proposed Parks & Open Space Rules /Regulation Revisions – review draft amendments / authorize public notice  
Asst Mgr Cantlin referred the BOS to a draft of ordinance language to amend Chapter 22 – Regulation of Parks and Open Space – of the Code of East Bradford Township.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to authorize advertisement of Public Notice to schedule a hearing for 10-13-15 to receive public input and consider adoption of an Ordinance to amend Chapter 22 – Regulation of Parks and Open Space – of the Code of East Bradford Township.

- D. Sconnelltown Road – consider Committee recommendations re: posted speed limit (from 08-20-15 mtg)  
The Traffic Committee, 08-20-15, recommended that Sconnelltown, Frank, Skelp Level and Harmony Hill Roads all remain posted at a 25 MPH speed limit.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to accept the (08-20-15) report of the Traffic Committee (ref: Minutes) which included a recommendation of the Traffic Committee to maintain the current posted speed limit of 25 MPH on Sconnelltown Road, Harmony Hill Road, Skelp Level Road and Frank Road.

- E. Comprehensive Plan Update – Postscript Developer Forum (09-02-15) / Community Workshop (Open House) 09-29-15  
This item not specifically discussed.  
Vice Chair Egan, as a follow-up to numerous comments submitted and documented in the 2015 Comprehensive Plan Survey Results, requested Twp Staff provide / refresh the information on the web site (and Township Newsletter) regarding ownership and responsibility of roads in the Township. It is agreed that many residents do not know which roads are owned and maintained by the Township and which roads in the Township are State-owned roads for which PADOT is responsible to maintain and repair.
- F. Police Services – update meeting schedule  
Twp Mgr Lynch indicated that a 09-30-15 meeting date appears best to schedule the meeting. Vice Chair Egan indicated to schedule and confirm the meeting for 09-30-15.
- G. Budget 2015 / 2016 – (11-10-15 – authorize 20 day Public Comment period / 12-08-15 – adopt Final 2016 Budget)  
The next discussion scheduled for the 10-08-15 work session.
- H. Boot Road (truck height) signage  
Twp Engineer Lucas reported most recently that PADOT has indicated that municipalities interested in improving the truck height limitation notice and signage that they fund, prepare and submit a study to PADOT for consideration.  
Upon discussion, the BOS requested Twp Engineer Lucas prepare a letter to the State representative – Sen. Dinniman and Rep. Ross – to seek their interface with PADOT on this matter. The Township believes that the municipalities are impacted by the frequent problems associated with trucks becoming stuck under the Boot road twin tunnels but PADOT and AMTRAK are the entities that have ownership and jurisdiction and ultimate responsibility to address the long-standing situation.
- I. Codes Enforcement – update (08-27-15 report)  
CEO / ZO Beaumont referred the BOS to the 08-27-15 Code Update Report which was discussed by the BOS.  
The BOS discussed the status of various properties listed on the report including Paladino, Woodward/Lal and Collas.

CEO Beaumont informed that a hearing before the District Justice is scheduled for 10-22-15 on the Collas enforcement action. Mr. Beaumont expressed cautious optimism that the property owner would address the non-compliant property condition prior to the hearing.

CEO Beaumont requested time extensions on two (2) current enforcement actions.

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted 2-0 to grant time extensions to both the Paladino (former Giorgiani) property and the Lal (Woodward) property to 10-30-15.

J. Frank Road 'offensive' sign

CEO / ZO Beaumont referred the BOS to a hand-painted sign that has been posted on a residential property that has received complaints from neighbors related to the language content. Upon discussion, the BOS agreed Twp CEO Beaumont notify and inform the property owner of the sign regulations.

K. Brookworth Road 'pond' property

Twp Mgr Lynch inquired of the BOS of any interest by the Township in the 1.9 acre property along Brookworth Road that contains a (drainage) pond but otherwise not considered a buildable lot. The advertised sale by the estate of the deceased owner reportedly is \$100. The BOS discussed the matter briefly with Supervisor Snook suggesting it may be of value to the Township and in the future with regard to the potential redevelopment of Brookworth Plaza. This item deferred for further discussion to the 10-08-15 work session.

**Other Items:**

1. Property Acquisition – authorize Public Notice advertisement

Vice Chair Egan 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, Conner Road and Sunset Hollow Road. The BOS initially authorized the hearing 06-09-15 for July but delayed scheduling pending further review and discussion of the acquisition provisions with the property owners.

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, October 13, 2015, to consider an acquisition (via open space conservation easement) of real property located in East Bradford Township.

The Pre-regular meeting work session ended at approximately 06:57 P.M.

Michael P. Lynch,  
Township Secretary

Next Pre-Reg Mtg WS: October 13, 2015

Next Ordinance: 11-2015 (last Wireless Communication Facilities)

Next Resolution: #18-2015 (Sewer S-01-15; Open Space OS-04-2015)