

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on June 14, 2016 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 2016 East Bradford Township public meeting schedule was published in the Daily Local News 01-07-16.

Supervisors present:

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

Supervisors not present: All present.

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
- Township Solicitor – Unruh, Turner, Burke & Frees – Ross A. Unruh, Esq.

Not in attendance:

- Township Public Works Director John P. Carroll

Also in attendance (ABC's):

None in attendance.

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

- April Locke, Township resident

The work session commenced at approximately 06:07 P.M.

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

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

TUESDAY, June 14, 2016, 06:00 P.M.

(Pre-regular Mtg) Work Session Agenda

- i. 06-14-16 Regular Mtg Agenda:
 - Public Hearing / Meeting– Timber Harvesting PH, 07:00 P.M.
 - Fire Insurance Claims PH 07:00 P.M.
 - Toll Bros. CU #07, 07:15 P.M.
 - Presentations – None scheduled
 - Budget / Finance – May 2016
 - Subdivision / Zoning – None this period
 - Escrow – None this period
 - Other Business – Bills to Pay – June 2016

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. Community Campus Coalition (CCC) – consider appointment (April Locke)
Township resident April Locke was in attendance and introduced herself to the BOS and shared her background and interest to serve on this committee.
The broad mission of the CCC is to improve the quality of life for the community stakeholders in the context of West Chester University (reducing incidents associated with alcohol use, event security and safety, keeping the community clean...).

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to appoint Township resident April Locke as the East Bradford Township Representative on the

Community [WCU] Campus Coalition.

Ms. Locke thanked the BOS and indicated the understanding to keep the Supervisors informed of the Community Campus Coalition agenda, through the Office of the Township Manager, and to seek the input and approval of the BOS for any matters related to policy initiatives and / or funding indications.

B. Bradford Avenue Ad Hoc Joint Committee

The BOS discussed the organizational structure of this new committee and with particular regard to Township representatives and agreed that a member of the Traffic Committee should be considered to serve. Twp Mgr Lynch indicated it would be added to the upcoming Traffic Committee agenda for 06-16-16.

C. WCASD / Hillsdale Road Trail – adopt Resolution (deed in lieu of condemnation)

The BOS reviewed a draft Resolution that provides the mechanism (Deed in Lieu of Condemnation) for the Township to acquire property from the WCASD, which the WCASD supports, to construct a pedestrian trail along Hillsdale Road (Bradford Avenue to Mansion House Drive) and related to the Chester County Art Association (SD# 625).

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously to adopt Township Resolution 14- 2016 to authorize the acceptance of a Deed in Lieu of Condemnation for the trail parcel from the West Chester Area School District and upon approval by the WCASD direct the Deed in Lieu of Condemnation to be recorded in the Office of the Record of Deeds of Chester County.

D. Rt. 322 Bridge Replacement / Brandywine Trail – draft Trail Maintenance Agreement (PADOT)

Asst Mgr Cantlin referred the BOS to a revised draft Agreement. Upon discussion, the BOS agreed that additional language be added to address dispute resolution and indemnification (reciprocal).

On motion of Mr. Snook, seconded by Dr. Egan, the Board of Supervisors voted unanimously for Staff to submit the revised draft Agreement, inclusive of the above referenced provisions, to PADOT for its consideration and approval.

E. HR # 71 - Deborah's Rock Farm Barn – HARB hearing 06-14-16

CEO Beaumont (and HARB Member) updated the BOS on the Public Hearing that occurred this AM. The Applicant has proposed construction of a new barn in a different location (further removed from the main residence) and the HARB has recommended that the original footprint of the demolished historic barn (which was demolished by the property owner without prior notification to the Township, without a demolition permit and without a prior HARB hearing) be preserved as a garden.

Mr. Beaumont informed that the HARB will recommend a Certificate of Appropriateness be considered for approval by the BOS for its July agenda.

Upon discussion, the BOS reiterated its position and direction that the Township process fines as determined appropriate as advised by the Township Solicitor.

F. Timber Harvesting – (PH 06-14-16)

This item not discussed; hearing scheduled following this work session at the start of the Regular Meeting of the Board of Supervisors.

G. Establish Regs for Fire Insurance Claims – (PH 06-14-16)

This item not discussed; hearing scheduled following this work session at the start of the Regular Meeting of the Board of Supervisors.

H. SD# 632, Toll Bros. (Tigue Farm) – Conditional Use

Asst Mgr Cantlin reported that counsel for West Chester Borough and West Goshen Township (Patrick McKenna, Esq.) has a scheduling conflict for the anticipated 07-12-16 hearing and that planned testimony would not occur until the 08-09-16 hearing.

Other Items:

1. 803 Brandywine Road (Stump Equitable Owner) variance relief - hearing 05-16-16 / Decision pending (by 06-29-16)

On motion of Dr. Egan, seconded by Mr. Snook, the Board of Supervisors voted unanimously to

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modify its position on the pending application (decision) from “oppose” to “neutral”.

2. Comprehensive Plan Update

Vice Chair Egan provided additional comment regarding the Energy Conservation Chapter and requested further revisions to the draft narrative.

The Pre-regular work session meeting ended at approximately 07:56 P.M.

Michael P. Lynch,
Township Secretary

Next Pre-Regular Mtg WS: July 12, 2016

Next Ordinance: # 03-2016 (last #02-16 Emergency Communications)

Next Resolution: # 14-2016 (last # 13–Records Disposition; Sewer S-01-16; Open Space OS-01-16)