

East Bradford Township Board of Supervisors Regular Meeting Minutes August 11, 2020

The August regular meeting of the East Bradford Township Board of Supervisors (BOS) was held on August 11, 2020. In an effort to minimize public exposure to COVID-19 and maintain social distancing, the meeting was held via Zoom teleconferencing. A public notice was published in the Daily Local News on August 3, 2020. The agenda and dial in numbers were also posted on the Township website at <https://www.eastbradford.org/government/boards-commissions/> on August 3, 2020.

Board members present:

Vincent M. Pompo, Esquire, Chair
John Snook, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Andrea Campisi, Director of Planning and Zoning
Mandie Cantlin, Township Manager/Secretary
Mark Lucas, P.E., Township Engineer
Ryan Jennings, Esquire

Staff/Professionals absent:

Randy Behmke, Director of Public Works
Rich Hicks, Building Code Official/Fire Marshal/Codes Enforcement Officer/Deputy Zoning Officer
Michael Lynch, Director of Finance
Rich Phifer, Property and Recreation Director

Approximately 10 guests were in attendance.

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chair Pompo.

PUBLIC COMMENT: No comments were received during the meeting; no comments were received in advance of the meeting.

INTRODUCTION: John Kern, Constituent Advocate for Representative Chrissy Houlahan, was in attendance. He introduced the U.S. Representative as an Air Force veteran, engineer, entrepreneur, and educator. She serves on the House Armed Services Committee, the House Foreign Affairs Committee, and the House Small Business Committee, in addition to several coalitions and caucuses. Her district covers all of Chester County and a portion of Berks County and she has offices in West Chester, Reading, and Washington DC with office hours from 9 am and 6 pm in all locations. Mr. Kern noted that her office is available to assist with federal grants and other efforts and initiatives. In closing, he encouraged residents to complete the 2020 Census. Mr. Pompo thanked Mr. Kern for attending and commented about the Representative's responsiveness.

PUBLIC HEARINGS: See following pages.

CONSENT AGENDA: Mr. Snook made a motion to approve the consent agenda, consisting of:

1. Minutes from:
 - a. July 14, 2020 6:00 pm (work session)
 - b. July 14, 2020 7:00 pm (regular meeting)
 - c. August 6, 2020 12:00 pm (work session)
2. Recognition of Executive Sessions on:
 - a. August 6, 2020 (real estate, personnel)
3. Bills to Pay and Financial Report for August 2020
4. Resolution 18-2020 Disposition of Records

Mr. Davis seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

Mr. Pompo announced that the Board met in executive session immediately before this meeting to discuss personnel matters.

BUSINESS: None

EXECUTIVE SESSION: None.

NEXT MEETING: The next meetings of the Board of Supervisors are scheduled for September 3, 2020 at 12:00 noon (work session), September 8, 2020 at 6:00 p.m. (work session), and September 8, 2020 at 7:00 p.m. (regular meeting).

ADJOURNMENT / CONTINUANCE: At approximately 8:00 p.m., Mr. Davis made a motion to adjourn the meeting. Mr. Snook seconded the motion. There was no discussion and no public comment and the motion passed unanimously.

Mandie Cantlin, Secretary

**East Bradford Township
Board of Supervisors
Public Hearing for Bed and Breakfast Estate
August 11, 2020**

CALL TO ORDER: At approximately 7:10 pm, Chair Pompo reconvened a public hearing to consider the conditional use application of John Marshall and Dara Gans-Marshall with respect to the property located at 415 Birmingham Road (parcel 51-7-113.1). In particular, the applicant is requesting conditional use approval pursuant to Sections 115-131.1(A)(8) and 115-48.2 to operate a bed and breakfast estate. The last hearing (continuance) took place on March 10, 2020.

Board members present:

Vincent M. Pompo, Esquire, Chair
John Snook, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Andrea Campisi, Director of Planning and Zoning
Mandie Cantlin, Township Manager/Secretary
Mark Lucas, P.E., Township Engineer
Ryan Jennings, Esquire

Staff/Professionals absent:

Randy Behmke, Director of Public Works
Rich Hicks, Building Code Official/Fire Marshal/Codes Enforcement Officer/Deputy Zoning Officer
Michael Lynch, Director of Finance
Rich Phifer, Property and Recreation Director

Approximately 10 guests were in attendance.

Court Reporter Mark Hagerty was in attendance to record the complete official proceedings. Ryan Jennings was representing the Township. Mr. Jennings announced that the Township was in receipt of a time extension request through January 31, 2021. He announced on the record that the next hearing is scheduled to take place on January 12, 2021 at 6:30 p.m.

CONCLUSION: The hearing concluded at approximately 7:15 p.m.

**East Bradford Township
Board of Supervisors
Public Hearing for 725 West Miner Street
August 11, 2020**

CALL TO ORDER: At approximately 7:15 pm, Chair Pompo convened a public hearing to consider the conditional use application of Jeff Hilker with respect to the property located at 725 West Miner Street (Tax Parcel No. 51-5R-32.3). The applicant is seeking conditional use approval pursuant to §115-77.G to amend a condition imposed on a previously granted conditional use application impacting this property, which presently features a play school use, to additionally allow the carriage house on the property to be converted into a residential unit.

Board members present:

Vincent M. Pompo, Esquire, Chair
John Snook, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Andrea Campisi, Director of Planning and Zoning
Mandie Cantlin, Township Manager/Secretary
Mark Lucas, P.E., Township Engineer
Ryan Jennings, Esquire

Staff/Professionals absent:

Randy Behmke, Director of Public Works
Rich Hicks, Building Code Official/Fire Marshal/Codes Enforcement Officer/Deputy Zoning Officer
Michael Lynch, Director of Finance
Rich Phifer, Property and Recreation Director

Approximately 5 guests were in attendance.

Court Reporter Mark Hagerty was in attendance to record the complete official proceedings. Ryan Jennings was representing the Township.

The following exhibits were entered into the record:

Board Exhibits

B-1 Conditional use application
B-2 Proof of publication
B-3 Affidavit of posting
B-4 Historical Commission minutes dated July 21, 2020
B-5 Environmental Advisory Council minutes dated July 27, 2020
B-6 Planning Commission recommendation dated July 28, 2020

Applicant Exhibits

A-1 Affidavit of mailing and proof of mailing
A-2 Aerial photo
A-3 Aerial photo (close up)
A-4 Photographs of property
A-5 Proposed amendments to condition 14 of the Mercer's Mill conditional use approval

CONCLUSION: After about 40 minutes of testimony, the Board agreed to continue the hearing until September 8, 2020 at 7:00 p.m.