

## **Board of Supervisors regular meeting held Tuesday April 18, 2006**

The Board of Supervisors conducted a regular meeting held on Tuesday April 18, 2006 commencing at 9:00 a.m. Chairman Hensel called the meeting to order. Present were Supervisors Ms. Silvernail, and Mr. Doratt, Mr. Pompo Township Solicitor, Mr. Lowry Township Zoning Officer/Building Inspector, Mr. MacCombie Township Engineer and members of the community.

The moment of silence and pledge of allegiance were observed.

Mr. Hensel announced that the Board of Supervisors met in an executive work session on Thursday April 6, 2006 with Mr. MacCombie and McMahon Engineering.

**Township Engineer report.** Mr. MacCombie reported that a meeting has been scheduled for the Sadsbury Village Enhancement Program for April 25, 2006; Mr. MacCombie does not have time yet. Mr. MacCombie reported that he has received an updated draft of the Pennsylvania American Water Company municipalities existing service area as of April 12, 2006. Mr. MacCombie stated new time lines have been implemented to June for any 537 revisions are needed to be done before hand. Mr. MacCombie stated if more time had been allotted the Hershey property may have been included. Mr. MacCombie stated that the clean up after your pet's posters have been given to the Township office for posting in the Township parks. Mr. MacCombie stated that there are now 27 Municipalities participating in the Brandywine Valley Association regarding storm water management practices. He reported that although the Township currently has a storm water management plan, updates would be added. Mr. MacCombie states that a new monitoring system for storm water discharge going into streams will be implemented and the Township will be obligated to comply.

**Township Police report.** Chief Groce stated that officer Yanak has completed his probationary period and is requesting the Board to increase his pay to the regular patrolman rate of \$15.42 per hour. Chief Groce stated that he is in the process completing a grant application for the police department to receive 10 bulletproof vests with 50% reimbursement.

Mr. Hensel made a motion, seconded by Mr. Doratt, to upgrade Chris Yanak to the regular patrolman rate of \$15.42 as he has completed his probation period satisfactorily per Chief Groce's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

**Township Solicitors report.** Mr. Pompo reported that he received e-mail from Bob Ferucci regarding Keystone Helicopter stating that they do not intend on placing additional tanks at Keystone but do intend on connecting to public sewer. Mr. Pompo stated that an addendum has been added to the Township trash bid package to increase the number of units from 875 to 1172.

Township Zoning report. Mr. Lowry reported that the basketball nets that have been placed on the streets at Quarry Ridge are a police matter and he will get together with the Chief to resolve this matter. Mr. Lowry stated that he has received numerous complaints regarding the lawns in Octorara Glen. Also Mr. Lowry stated he will take a tour of the Nathan Trotter building, seems the floor plan is different than the submitted plan. Mr. Lowry reported that he is in need of a letter of compliance from Grateful Dog regarding the sale of the business.

### **New Business:**

Mr. Gary Moskovitz representing the Johnson's and the Hosetters presented that Board with Mr. Seidel a land planner to present a sketch plan of the land as requested by the Board of Supervisors. Mr. Seidel stated that the layout of the land, which is located between Lincoln Highway and bypass 30, is not marketable for homes due to the roadways. Mr. Seidel presented that Board with a sketch plan with 2 options which are: 1) office concept- 4 1 story buildings and parking with a bank, 2) commercial concept- bank, office building, 2 story medical or professional building, restaurant and hotel. Mr. Seidel states that these sketch plans would meet all the requirements of the C-1 zoning contingent a zoning change get done. Mr. Seidel stated they need a zoning change to get a buyer for the land. Ms. Silvernail stated that access would be an issue. Mr. Johnson replied that Pen Dot was already out to his property and said they told him that they would remove 3 strips of median for access and add a turning lane. Mr. Pompo asked what would happen to the exiting home located on the property? Mr. Moskovitz stated the homeowners being Bedricks wish to remain in the home, and they are for the zoning change. The Board discussed the next step would be for the sketch plans to be submitted to the Planning Commission.

Mr. Hensel made a motion, seconded by Mr. Doratt, to place the sketch plans of the Johnson's and Hosetter land to the Planning Commission. Ms. Silvernail added they would need to call and get placed on the Planning Commission agenda. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Susan Franco presented the Board with a request for the Board of Supervisors to reserve the Sadsburyville Fire Hall for the Township Town Watch scheduled for April 30, 2006 at 7:00 p.m. Mr. Doratt stated that he would call Dave Reynolds to inquire if the hall is available. Ms. Silvernail asked Ms. Franco is she expects the Township to pick up the fee for the hall? Ms. Franco stated yes. Mr. Hensel asked why not use the Bert Reel Park? Mr. Doratt asked Ms. Franco if the Quarry Ridge homeowners would pick up any of the fee? Ms. Franco stated no; it's not a Quarry Ridge homeowners issue; it's Township wide. Mr. Doratt stated he will call Mr. Reynolds to see if there is a charge and will take if from there.

Mr. Vic Kelly and Larry Hendrickson representing Valley View is presented the Board with a request of the preliminary approval for lots 1 through 3 and the land development approval of lot 1. Mr. Kelly stated that is in receipt of the letter dated January 23, 2006 from Mr. MacCombie and agrees to comply with all the issues of that letter. Mr.

MacCombie asked Mr. Kelly where is the sewer capacity coming from? Mr. Kelly stated that they have 40 EDU's from Sadsbury Township. Mr. MacCombie stated that is impossible because the Township have no available flow. Mr. Pompo asked Mr. Kelly if the EDU's were paid for? Mr. Kelly stated no. Mr. Kelly stated that he has a letter from Pennsylvania American Water Company providing 40 EDU's to them. Mr. Pompo asked if they have any agreement with Pennsylvania American stating that they are providing 40 EDU's for Valley View. Mr. Hendrickson will provide the Township with a letter they have from Pennsylvania American stating such. The Board asked Mr. Kelly what kind of improvements is going to be done to Washington Lane? Mr. Kelly stated they will provide a letter of credit for 24' cartway and 4' of shoulder improvements to Washington Lane. Ms. Silvernail asked what kind of impact would the Somewhere Saloon have with the widening of the road? Mr. Kelly stated he is in the process of meeting with the business owners at the corner and more than likely the widening will happen on Keesey's side of the roadway. Mr. Lymberis stated that there is a 10-year reimbursement agreement between Sadsbury Township, West Caln and Pennsylvania American Water Company; Mr. Lymberis suggested Mr. Kelly contact Terry Muto.

Mr. Hensel stated with all the outstanding issues with approving Valley View's preliminary plan, that the Board would table any action until the next Board of Supervisors meeting.

Jeff Hammond representing Aerzen presented the Board with a request to approve the preliminary plan of Aerzen. Mr. MacCombie stated his review letter is dated February 2, 2006 and he has no objections of the Boards preliminary approval.

Mr. Hensel made a motion, seconded by Mr. Doratt, to grant preliminary approval for Arezen contingent on Mr. MacCombies review letter dated February 2, 2006. With there being no questions from the public, Mr. Hensel voting "aye", Mr. Doratt voting "aye", Ms. Silvernail abstained, the motion passed.

The Board discussed the request of the Southern Chester County Babe Ruth League to use the Bert Reel Park baseball field Monday through Saturday. Mr. Doratt added that a liaison from the league should attend the monthly park meetings.

Mr. Hensel made a motion, seconded by Mr. Doratt, to approve the use of the Bert Reel Park baseball field Monday through Saturdays. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board discussed replacement of guide rail at the bridge of Old Mill Road due to damage from an accident. Chief Groce requested a copy of the invoice to bill for reimbursement.

Mr. Hensel made a motion, seconded by Mr. Doratt, to approve the Morgan Rail quote to replace the accident guide rail at the bridge on Old Mill Road to cost \$2,058.10. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

**Public Comment:**

Stephanie Silvernail asked when the insurance renewal meeting will take place among the Supervisors? The Secretary has made the call and is awaiting a date.

Gary Hudson asked if the Chester County Airport will be notified when the traffic study quote comes in? Doug Doratt stated that he is the liaison between the Township and the airport and will make sure he gets copied on the quote.

Alan Eagles made a comment that he spoke to the owners of Somewhere Saloon and said that Vic Kelly has never contacted them regarding Washington Lane and the widening of the roadway. Mr. Eagles added that the owners of Somewhere Saloon are opposed to trucks going past their business.

Elmer Pluck asked if there was ever a park committee formed? Mr. Pompo stated no.

John Lymberis asked if the Planning Commission can make suggestions for donations or help? Mr. Pompo said no, but there is an Ordinance that can be created that creates a fee in lieu of. Mr. Pompo is to provide a sample for the Board members and have discussions at the next Board meeting.

Demarest asked if the paperwork was filed against Mr. Carr? Mr. Pompo stated no, he is just returning from vacation.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers  
Secretary/Treasurer