

## **Board of Supervisors Regular meeting January 3, 2006**

The Board of Supervisors conducted a regular meeting held on Tuesday January 3, 2006 commencing at 7:00 p.m. Chairman Hensel called the meeting to order. Present were Supervisors Ms. Silvernail, and Mr. Doratt, Mr. Thompson Substitute 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 waived.

Mr. Hensel made a motion, seconded by Ms. Silvernail, to waive the reading of the previous meetings minutes. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Doratt, to adopt the minutes of the previous meetings. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

**Township Police report.** Sergeant Ranck stated that a report will be given at the January 17, 2006 Board meeting.

**Township Engineer report.** Mr. MacCombie reported that he has reviewed grading permits for lots 17,26,29 and 35 of the Octorara Glen Subdivision and found them to be acceptable. A grading permit for an in ground swimming pool has been reviewed for 11 Western Avenue along with a new home grading application for Ken Plank on Old Wilmington Road. Mr. MacCombie stated that he has received the as built plans from Randy White regarding Sadsbury Village; a legal description of the streets is needed in order to file for liquid fuels. Mr. White requested a release of his escrow money. Mr. MacCombie reported that the money will not be released at this time, the developer must install or post dollars approximately \$172,000 for the recreation as per the conditional use order. Mr. MacCombie stated that he received a release request for N. Abbonizio for the sanitary sewer project; it will be prepared for the next Board meeting. Mr. MacCombie mentioned that he would be meeting with representatives of Pennsylvania American Water Company, the Board of Supervisors on Friday January 6, 2006 at 9:00 a.m. To discuss the sanitary sewer capacity issues, this meeting is solely informational and not advertised. Mr. MacCombie stated that the manager of West Brandywine will attend the meeting as well. Mr. Doratt commented that all we want is what we already paid for. Mr. MacCombie stated that he is in the process of completing the MS4 forms. Mr. MacCombie stated some issues remain such as "when it rains it drains" brochures that have already been mailed out by Sadsbury Township, may be a yearly commitment, and questions like how the web page is linked to PaDEP will need to be answered. Mr. MacCombie stated he is in the process of preparing the final release to Plfumm Contractors for the 10% retainer owed to them for the next Board meeting. Mr. Macomb stated that Valley View has submitted revised plans, and Aerzen stated that no more plans would be submitted they have submitted enough.

Jane Heineman stated that her daughter Tammie Heineman and an 11<sup>th</sup> grade biology teacher completed a macro invertebrate survey of two areas of the Buck Run Creek on September 24, 2005. Along with Ms. Heineman were participants Neil Heineman Jr. and Emily Heineman and Alex Heineman. Jane reported that the first area surveyed was located from the North side of Quarry Road bridge approximately 50' North. The other survey was done 50' either side of the creek bend located between Quarry Road Bridge and Greenbelt Drive Bridge. The findings were as follow: May Fly larva, Dragon Fly larva, water strider, adult and juvenile crayfish, and adult juvenile fish. The waster was clear with no odor. The species found denote a healthy stream.

**Township Road report.** Mr. Doratt reported that most roads are in good shape; the following streets were repaired after the flooding that occurred after the snow, Sadsbury Road, Old Mill Road, Skyles Road and Quarry Road. The fence project has begun at Reel Street. All Township equipment is working and ready for snow. Total vehicle mileage is 1,099 total hours are 31.7.

**Planning Commission report.** Mr. Przychodzien reported that the Planning Commission discussed the Variance Hearing application of Tractor Supply to increase the size of their main sign. The Planning Commission recommended denying this request and will write a letter to the Zoning Hearing Board. The preliminary plan of Lafayette Square was discussed and a motion was made and approved to accept this plan. Cowan Estates preliminary plans were discussed and a motion was made for approval. The Plans of Tim Brown were discussed and approved per Mr. MacCombies review letter. Representatives of Aerzen USA were present to discuss their preliminary plan for lot 4 of Morris Farm. Storm water calculations are a major issue that needs to be addressed. Mr. MacCombie is reviewing this plan and will forward his comment on. Mr. Przychodzien stated that he received the submittal of traffic information by Arcadia. All comments are due regarding the Comprehensive Plan meeting for the next comprehensive study committee to be held January 18, 2006. Several property owners attended the Planning Commission meeting to discuss re-zoning their property from RR to C-1, no action was taken until a recommendation are given from Mr. Pompo.

**Township Zoning report.** Mr. Lowry reported that 44 inspections have been performed and 81 inquires have been answered. All commercial projects are proceeding satisfactorily. 5 permits were issued for 4 single family, 1, concrete pad. Mr. Lowry stated that 2 applications have been received for the Zoning Hearing Board and are scheduled for January 5, 2006. One is for Tractor Supply for a variance to install a free standing 5 feet x 15 feet or 75 square feet sign. The current sign meets the Township Ordinance. Little by Little owners of the (Landing Zone) is requesting a variance and special exception to construct a covered outside deck dinning area and to expand the kitchen. Mr. Lowry reported that an extension letter has been received from Gateway, and Valley View.

**Pomeroy Fire Company report.** Mr. Taylor reported that a total of 15 alarms were answered for 2 auto accidents, 4 automatic alarms, 1 barn, 1 chimney fire, 1 controlled burn, 2 gas leaks 2, gas leaks outside, 1 house, 1 odor investigation, 1 oven. Time in service was 6 hours 26 minutes.

**Sadsburyville Fire Company report.** Mr. Scott Weaver reported that for the month of December a total of 20 alarms were answered for 7 auto accidents, 1 debris on road, 4 automatic alarm, 1 fuel spill, 1 appliance, 1 helicopter landing, 1 standby, 1 auto accident, 1 odor investigation. Time in service was 9 hours and 20 minutes. Mr. Weaver also gave the end of year report, as a total number of alarms were 149 for 53 auto accidents, 15 buildings, 2 chimneys, 11 standbys, and 9 amb. Assist, 9 false alarms, 2 appliance, 1 CO2 detector, 6 odor investigation, 22 automatic alarms, 1 assist police, 4 vehicles, 7 fields, 5 trees, 2 debris, 5 helicopter landing, 3 gas leak, 1 fuel spill. Time in service was 109 hours and 52 minutes.

**Emergency Services Coordinator Update.** Mr. Earl Taylor reported that he has received Arcadia's phase II and III and need to review them. Mr. Taylor stated that he met with Chuck Dibilto and took a tour of the Keystone plant and looked at areas to place emergency evacuation signs. Mr. Dibilto stated he is interested in meeting with both fire companies to do training in case of an emergency with regards to aircraft.

### **Tabled Business:**

Jason Duckworth and Christy Flynn representing Arcadia presented the Board with a request to approve the Township Building structure plans. Mr. Lowry stated that he has reviewed the plans and changes have been made to correct language. Mr. MacCombie added that if Mr. Lowry was all right with the floor layout he was all right with the structure. Ms. Silvernail stated that she would abstain to any vote to approve due to she has not seen the plans.

Mr. Hensel made a motion; seconded by Mr. Doratt, to approve the Municipal Building structure plans. With there being no questions from the public, with Mr. Doratt voting "aye", Mr. Hensel voting "aye", Ms. Silvernail abstaining the motion passed.

Ms. Flynn representing Arcadia, presented the Board with a request for the Board to approve Purcell Contractors to build the Municipal Building. Mr. MacCombie stated he has concerns with some language of this document. Mr. Thompson suggested the Chairman table any approvals until Mr. Pompo can be present. Mr. Hensel tabled the request of Ms. Flynn to approve Purcell Contractor until the next Board meeting.

Ms. Flynn representing Arcadia is requesting discussion of amending the front entry garage setback in the TND Ordinance. The Board stated amending this Ordinance would create parking issues, with the problems the Township is having with other developments and parking, it should have as much off street parking as possible. Ms. Silvernail asked how close are the homes from the street? Mr. Duckworth answered 16', he added 23' is minimum. Mr. Duckworth requested forwarding the Ordinance to the Chester County

Planning Commission and to the Township Planning Commission for comments. Mr. Przychodzien stated that according to the current policy it is too late to get onto this month Planning Commission agenda. Ms. Heineman expressed concern with reducing parking spaces within the development. The Board tabled any action until additional information can be received.

Terry Muto presented the Board with a request to sign the corrected AIM Subdivision Plans. Mr. MacCombie stated that he has not been given a chance to review the revised plans. Mr. MacCombie stated the change in plans affects several property owners and they must sign off and agree with the change in a notarized statement. Mr. Muto replied that he has all the sign offs from the landowners. The Board agreed to table this request until Mr. Maccomb has had a chance to review the plans.

Mr. Hensel made a motion, seconded by Mr. Doratt, to adopt Resolution 2006-01 pertaining to appointing the firm of CPA being Maulo & Company to complete the examination of all Township accounts for the fiscal year 2005 to replace the elected auditors. With there being no questions from the public the Board voting “aye” the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Doratt, to adopt Ordinance 2006-01 pertaining to amending Chapter 101 being the Sadsbury Township Sewer Ordinance interest rate from 5% monthly to 10% annual. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Doratt, to adopt Resolution 2006-02 pertaining to the Township’s Professional Consultants fee schedule. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel announced that the Board would conduct a special meeting to re-visit the 2006 General Fund Budget. Mr. Hensel made a motion, seconded by Ms. Silvernail, to schedule a special budget meeting to revisit the general fund budget to be held on January 10, 2006 at 9:00 a.m. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Doratt, to waive the standard Township Engineering inspection fees for the site work and review fees for the new Township Municipal Complex. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel made a motion, seconded by Ms. Silvernail, to approve the Signal Service Contract for the traffic signal at Old Wilmington Road and Lincoln Highway per Chief Groce’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment:

Doug Doratt-Welcomed Stephanie Silvernail on Board.

Earl Taylor- Congratulations Stephanie Silvernail. Mr. Taylor requested more money be donated to the fire companies.

Tammie Pawling- Congratulations Stephanie Silvernail. Ms. Pawling also commented that our fire companies and emergency services do an excellent job and deserve a higher donation from the Township to keep operations running.

Neil Heineman-Congratulations Stephanie Silvernail. Mr. Heineman asked what the \$172,000. written last month for? Mr. MacCombie responded the road re-surfacing project.

Jane Heineman- asked how long of a term was she appointed to on the Planning Commission. The answer is (4) years.

Alan Eagles-asked what the status of the grates for the basins in Quarry Ridge. Mr. MacCombie is to research.

Susan Franco-stated that the school district moved the bus stop from individual stops to the gazebo area. Ms. Franco asked if there was any way to relax the parking on the streets while children are being picked up from the bus stop. Ms. Franco stated she would like to see the engineering study on the width of the roads in Quarry Ridge.

Tony Przychodzien-announced the joint meeting between Valley Township and Sadsbury Township to be held on January 17, 2006 at 7:00 p.m.

Scott Weaver-stated that Mr. Garris stated in a newspaper interview that the office furnishing would cost approximately \$100,000. Mr. Weaver stated that the fire companies are in need of donations more than the Township needs furnishings. Mr. Weaver asked why John Lymberis was placed on the Planning Commission when he is a developer? Mr. Doratt stated that the Planning Commission is an advisory board.

Buddy Rhoades-stated his daughter lives in Sadsbury Crossing and has parking issues.

Jerry Ranck-Welcome Stephanie Silvernail.

Robert Silvernail-stated he objects to the appointment for John Lymberis on the Planning Commission he is a developer and Ralph Garris on the Vacancy Board.

John Lymberis-stated that the new EMS tax should help the fire companies as far as donations.

Elmer Pluck-stated that the volunteers of the fire companies need more money. When he was active in the fire company they asked for an increase in the late 80's and the Board granted them \$6,000. from \$5,000.

Jane Heineman-thanked the fire company for riding around the Township with Santa Claus.

With there being no further business, the meeting was adjourned.

Respectfully Submitted,

Lisa Myers  
Secretary/Treasurer