

Board of Supervisors Regular Meeting held Tuesday March 7, 2006

The Board of Supervisors conducted a regular meeting held on Tuesday March 7, 2006 commencing at 7:00 p.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.

Ms. Jane Fava representing Brandywine Valley Association was moved up on the agenda because of another commitment. She gave a presentation on MS4, which is polluted storm water run off often transported to municipal storm water systems and ultimately discharged into local rivers and streams without treatment. She also spoke of ways to control the pollution of storm water systems.

Mr. Hensel made a motion, seconded by Mr. Doratt , 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 meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Police Report Chief Groce reported that 5,228 miles were patrolled for the month of February and handled 358 incidents. The categories were: 1 criminal mischief, 3 thefts, 6 suspicious persons, 133 stationary patrols, 2 911 hang ups, 88 business/property checks, 11 alarms, 11 assists to other departments, 3 animal, 5 domestics, 5 accidents, and 3 harassment. The Chief reported 98 citations were issued for traffic. Eight criminal arrests were made for 4 warrants, 1 forgery, and 3 possession of drugs/DUI.

Chief Groce reported on streetlights in the Township. He recommended to keep the light at 15 Middle Street, Old Wilmington Road & Spruce Street (needs service), Lincoln Highway & Old Wilmington Road (entrance to Lincoln Crest Park), three new lights on Julie Drive. Mr. Pompo stated that these three streetlights on Julie Drive are not the Homeowners Associated responsibility. Under the Tariff Act the lights are the responsibility of the Township. Chief Groce recommended to do away with the lights at Middle and Chestnut Street, Lincoln Highway West of Old Wilmington Road and 83 Octorara Road.

Mr. Hensel made a motion, seconded by Mr. Doratt to keep the streetlights located at 15 Middle Street, Old Wilmington Road & Spruce Street, Lincoln Highway & Old Wilmington Road, and three lights on Julie Drive. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Chief Groce requested permission to purchase a 2006 police vehicle not to exceed the budget amount of \$35,000 from Warnock Fleet Motors, Pittsburg, Pa. under the state

Piggyback program. Chief Groce stated that does not include necessary accessories needed.

Mr. Hensel made a motion, seconded by Mr. Doratt to authorize Chief Groce to purchase a 2006 police vehicle not to exceed the budget amount of \$35,000 under the state Piggyback program with additional accessories approved by the Board of Supervisors before purchase. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chief Groce stated the speed machine was placed on First Avenue and between 6:30 a.m. and 8:30 a.m. 25 or 30 cars used First Avenue in this two-hour period to beat the light at Old Wilmington Road. Some were clocked at 40 plus mph. The average speed was 29 mph.

Township Engineer Report Mr. MacCombie reported that he has reviewed grading permits for Lot 12 of Octorara Glen, the grading permit for the installation of a swimming pool at the property of Erik Brecht, and Somewhere Saloon for parking lot paving. Mr. MacCombie reported he was informed that the grinder at the pump station is in the process of failing and it needs to be taken out to fix the motor. It is the same piece of equipment that needed repaired a few years ago. Mr. MacCombie stated he received a phone call from Richard Johnson, who is a Registered Sewage Enforcement Officer with Advanced Waste Water Treatment who in a letter dated August, 2005 requested we process a planning module for spring discharge at the Gregg property at 317 Old Mill Road. It was not processed because he did not attend a Board meeting and explain what he wanted to do. Mr. Johnson stated the Board never wrote him a letter telling him to come to a meeting. Mr. MacCombie will contact with him to attend a meeting. Mr. McCombie stated that Christopher Williams form McMahan Associates wrote a letter, which Mr. McCombie handed out to the Board regarding a review of the traffic study for the Bone Tract that was done by Traffic Planning and Design. The letter states they can complete the review in approximately two weeks at a price not exceeding \$2,000.00. Mr. Pompo stated that Mr. Williams should be present to review the findings of the traffic study done by McMahan on the next meeting date of March 21, 2006. Vick Kelly with Commonwealth does not want this to delay their plans and he stated that All County Partnership will pay for the review.

Mr. Hensel made a motion, seconded by Mr. Doratt to hire McMahan Associates, Inc. to do a traffic study review of Valley View with Vick Kelly stating the costs to be paid by All County Partnership. With there being questions from Robert Silvernail and Tony Przychodzien being answered by Mr. Hensel, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated that he has prepared construction releases for the following: Ethermore Associates in the amount of \$78,162.17, Grateful Dog in the amount of \$77,495.00 and N. Abbonizio Contractors in the amount of \$32,449.50 for the Boards consideration.

Mr. Doratt made a motion, seconded by Mr. Hensel to approve a construction release for Ethernore Associates in the amount of \$78,162.17. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Hensel to approve a construction release for Grateful Dog in the amount of \$77,495.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Hensel to approve a construction release for N. Abbonizio Contractors in the amount of \$32,449.50. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Solicitor Report Mr. Pompo stated he has completed the advertisement for the proposed Comprehensive Plan meeting on March 29, 2006 at 7:00 p.m. Mr. Pompo stated he has further reviewed the contract for trash and recycling. Mr. Pompo made changes that a proposed subdivision in the Township contains alleys that are 12 feet in width and a 35-foot curb radius the bidders equipment must be able to operate within the alleys. After discussion at the last meeting, Mr. Pompo stated he looked at the specs of the contract and stated the successful bidder for recycling is responsible for supplying one recycle container for every resident in the township. Mr. Pompo will need the current number of units in the Township. The Board will review the trash collection contract for the next meeting.

Township Road Report Mr. Doratt reported that all roads are in good shape. The Road Crew removed a tree on Old Mill Road that was in danger of up rooting and repaired potholes on Skiles Road. The Bucket control cable on the John Deere tractor was repaired under warranty. The clutch on the Dodge truck was replaced. The brake pot was replaced on the International dump truck due to an air leak. The salt spreader has a rebuilt carburetor installed. Total vehicle miles are 1,378 and total machine hours are 34.5. The road crew installed a new fence in front of the visitor’s bench at the Bert Reel Park. All fences were repaired at both parks.

Mr. Hensel made a motion, seconded by Mr. Doratt to accept the quote of \$1,768.50 from Alpha Space Control, Co., Inc. of Fayetteville, Pa. regarding painting a 4” single yellow line glass beaded per Penn Dot specs on Octorara Road, Sadsbury Road, Leike Road, Old Wilmington Road, Bonsall School Road, and Washington Lane. With there being a question from Tony Przychodzien being answered by Mr. Hensel, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel made a motion, seconded by Ms. Silvernail to accept the quote of \$8,571.00 from Morgan Rail, Inc. of Temple, Pa. for replacing guide rail on Bridge 1 on Compass Road using new material. With no questions from the public, the Board voting “aye”, the motion passed unanimously.

Planning Commission Report Mr. Przychodzien stated the meeting minutes are attached to the Boards minutes. Mr. Przychodzien reported that a meeting will be held between the Valley Township Planning Commission and the Sadsbury Township

Planning commission on March 16, 2006 at 7:00 p.m. to be held at the Sadsbury Township Municipal Building.

Township Zoning Report Mr. Lowry reported that 47 inspections have been performed and 65 inquiries have been answered. 6 permits were issued for 2 signs, 1 single-family dwelling, 1 deck 1 office/warehouse and 1 for foundation office/warehouse. Three applications have been received for the Zoning Hearing Board. One for the Castle's for a proposed winery at 3000 Lincoln Highway, Tractor Supply for a larger sign and Shoemaker's at 1143 Octorara Road to expand a non-conforming use and structure. The Castle Hearing is scheduled for March 20, 2006 at 7:00 p.m. The other hearings have not been scheduled. A complaint was received regarding trash strewn throughout the yard at 1925 Valley Road. A letter was sent and the owner cleaned up the property. Mr. Lowry reported that an extension letter has been received for Jay Hershey, Aerzen USA, Valley View, and Gateway Church.

Pomeroy Fire Company Report Mr. Taylor reported that for the month of February, 14 alarms were answered for 4 auto accidents, 1 automatic alarm, 1 barn fire, 2 dwelling fires, 2 electrical fire inside, 1 fuel spill, 2 house, 1 stand by. Total miles were 66, time in service 9 hours 13 minutes, man-hours 63.96.

Sadsbury Fire Company Report Mr. Wolf reported that for the month of February, 6 alarms were answered for 2 auto accidents, 1 automatic alarm, 2 assists and 1 stand by. Time in service was 2 hours 51 minutes. Firefighter hours 33 hours and 31 minutes.

Emergency Services Coordinator Update Mr. Taylor reported that he attended a seminar on risk management in Lancaster. Mr. Taylor also reported that he conducted a traffic test in Quarry Ridge in regards to parking. Mr. Taylor used a fire truck and ambulance to determine if the emergency vehicles had enough room to get through the development if there was an emergency. Mr. Taylor presented the Board with a map of the streets in Quarry Ridge with a proposed game plan for parking. Susan Franco stated that the gazebo parking idea is unpopular with the residents of Quarry Ridge. Mr. Hensel stated that the Board will review Mr. Taylor's parking plan for Quarry Ridge.

C2 Task Force Committee Report Ms. Silvernail reported that the Committee met on February 23, 2006 at 6:00 p.m. She reported that Mr. Grafton distributed a draft of a Main Street Commercial Center Design Guidelines for review and comment. The intent of this document is to supplement the standards of the Sadsbury Township Zoning Ordinance. The Committee conducted an overview of the document with Mr. Grafton. The Committee was then requested to review the document at their leisure and at the next meeting review again with comments and any additions, deletions or changes. The next scheduled meeting is March 15, 2006 at 6:00 p.m.

Mr. Hensel made a motion, seconded by Mr. Doratt to pay the February invoices in the amount of \$60,207.09. 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 pay the February payroll in the amount of \$33,786.62. 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 pay the Sanitary Sewer invoices in the amount of \$33,320.18. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Christy Flynn representing Arcadia Land is requesting approval of the Purcell Contractors Contract. Ms. Flynn stated that Purcell Contractors have complied with the wishes of the Board and have signed the Contract for construction of the Township Building. Mr. Lowry and Mr. MacCombie both stated that they have no problem with the Board giving their approval.

Mr. Hensel made a motion, seconded by Mr. Doratt to grant approval of the Purcell Contractors contract for construction of the Township Building. With there being no questions from the public, Mr. Hensel voting “aye”, Mr. Doratt voting “aye” and Ms. Silvernail voting “nay”, the motion passed.

Mr. Hensel made a motion, seconded by Mr. Doratt to renew the Commonwealth of Pennsylvania Department of General Services annual salt contract for the winter of 2006/2007. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo stated that he has properly advertised Ordinance 2006-03 pertaining to adding a new chapter 100 property registration, establishing new definitions and procedures for registering rental properties.

Mr. Hensel made a motion, seconded by Mr. Doratt to adopt Ordinance 2006-03 pertaining to adding a new chapter 100 property registration, establishing new definitions and procedures for registering rental property. 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 purchase a 2006 Ford 350 truck from Pacifico Marple Ford of Broomall Pa. under the piggyback program at a cost not to exceed \$36,469.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

A request was made by the Quarry Ridge Homeowners Association to use the Township Meeting room on a monthly basis. After discussion on what evening would be acceptable to the Township and the Association, it was determined that the Quarry Ridge Homeowners Association could have use of the Township Meeting room on the first Friday evening of the month.

Rodger and Joann Johnson inquired on the status of the C-1 Zoning change request for their property. Their property is now residential and they wish it to be changed to commercial so they can sell the property, stating that they cannot sell it as residential.

Ms. Silvernail told them that they need to have the prospective buyer come to a Board of Supervisors Meeting with a plan of what they propose to do on the property. She stated that the Board needs a direction of what will happen to the property before zoning can be changed.

Public Comment

Allen Eagles – a separate report will be prepared for the Board of Supervisors regarding parking in Quarry Ridge. Mr. Hensel stated he should talk to the homeowners to see if they want the diagram Earl Taylor has made. Bring all the information back to the Board with their recommendations.

Susan Franco- asked if no parking signs could be modified. Mr. Hensel stated that all new signs would have to be purchased and it would also take an ordinance change.

Chief Groce- asked if the study done by Mr. Taylor took into consideration mail boxes – yes.

Joseph Demarest – addressed the Board about concerns he has about his property on 60 Old Mill Road regarding grading work that needs to be completed. Mr. Doratt made a suggestion that a target date be set to get things done on this property and instructed Mr. Lowry to meet with Herb MacCombie.

Earl Taylor - During a snowstorm can the township declare a state of emergency even if the state does not? Can Mr. Taylor, in the capacity of Emergency Coordinator declare a state of emergency? Mr. Pompo stated that he will get an answer for him.

Tony Prychodien – When will the roads be dedicated in Sadsbury Village? Mr. Hensel said no decision has been made. Mr. Pompo stated that once the roads are ordained, there will be a no parking ordinance.

Chief Groce – Pertaining to Ordinance 2006-03, he asked who will receive the trash billing? Mr. Hensel stated that the owner of the property will+ receive the bill.

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

Respectfully Submitted,

Linda Shank
Assistant Secretary

