

Board of Supervisors Regular meeting held Tuesday September 19, 2006

The Board of Supervisors conducted a regular meeting held on Tuesday September 19, 2006 commencing at 9:00 a.m. Chairman Hensel called the meeting to order. Present were Supervisors Mr. Hensel, Ms. Silvernail, and Mr. Doratt, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer, Mr. Fitch Township Building Inspector/Zoning Officer and members of the community.

The moment of silence and pledge of allegiance were observed.

Township Police report. Sergeant Ranck read off a memorandum prepared by Chief Groce to request approval for the following items: 1.) Request approval to pay Metropolitan \$1,480.00 for radio equipment, 2.) Request approval to pay Davidheisers \$1,450.00 for the vascar speed unit, 3.) Request approval to pay Signs Now \$240.00 for letter the side of the new vehicle, 4.) Request approval to send Sergeant Ranck to attend a basic computer class on Friday September 22, 2006 to cost \$125.00, 5.) Request the purchase of a second software license for the Informant Technologies software used by our department for records management and incident reporting to cost \$787.50, 6.) Request approval to replace the broken spotlight on the Dodge Intrepid not to exceed \$300.00.

Mr. Hensel made a motion, seconded by Mr. Doratt, to approve the purchase of \$1,480.00 to Metropolitan Communications for radio equipment. With there being no questions from the pubic, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel made a motion, seconded by Mr. Doratt, to approve the purchase of the vascar speed unit from Davidheisers in the amount of \$1,450.00. 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 purchase of the lettering for the new vehicle from Signs Now in the amount of \$240.00. 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 approve the request for Sergeant Ranck to attend a computer class on September 22, 2006 to cost \$125.00. 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 request to purchase a second software license for the Informant Technologies to help with records management and incident reporting to cost \$787.50. 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 approve the replacement of the broken spotlight on the Dodge Intrepid not to exceed \$300.00. With there being no questions from the pubic, the Board voting “aye”, the motion passed unanimously.

Township Engineer report. Mr. MacCombie stated the he attended the Pennsylvania American Water Company and stated that the Township should be receiving a draft Act 537 revision. Mr. MacCombie stated that the Township had a choice to opt in to changing the current service area or leave it to remain as it is, Mr. MacCombie stated that there is not reason at this time for the Township to change the current service area. Mr. MacCombie stated that the Township is in receipt of a letter from Pennsylvania American Water Company dated July 27, 2006 regarding the property owner at 110 North Sandy Hill Road in West Caln Township has requested permission to connect to the sanitary sewer force main which fronts their property. Mr. Doratt asked if there is enough room to correct this problem? Mr. MacCombie stated the owner of the property is experiencing failure of their on line septic system and the topography and condition of their property will not permit any new on lot septic system. Pennsylvania American is requesting permission from the Board to connect (1) to the wastewater force main. Ms. Silvernail stated that this effects the current agreement between Sadsbury and PAWC. Mr. Doratt stated if we allow them to tie into the main would it set a precedent to allow others? Mr. Pompo stated everyone would want the same consideration. Mr. Hensel tabled any action on this matter. Mr. MacCombie reported that he is in receipt of a letter from Christopher Frantz an attorney representing D & S Developers. The letter requests that Mr. MacCombie provide them with a letter to the Chester County Health Department and provide the best estimate of when public sewer may arrive to their district. Mr. MacCombie added that a request of not placing a secondary septic on the property was also requested due to someday sewer being available to them. Mr. MacCombie stated that his best guess of when the line would run up Valley Road is next fall and D & S cannot connect until the PAWC treatment plant is upgraded. Ms. Silvernail stated that there isn't enough land to place a back up sewer system at D & S. The Board took no action at this time and this item was tabled.

Township Solicitor report. Mr. Pompo reported that he has reviewed the agreement between Pennsylvania American Water Company and Sadsbury Township. Mr. Pompo stated the agreement is well written and he has no objection with the Township accepting the agreement. He stated that the agreement states that the Township must collect all debt past and future, Mr. Pompo stated that the same practices apply when bills are outstanding.

Mr. Hensel made a motion, seconded by Ms. Silvernail, to accept the agreement between Pennsylvania American Water and Sadsbury Township for the performance of billing and revenue collection services. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Tabled Business:

The Board discussed a letter received from the Grafton Association regarding the proposed scope of work activities for updating the Township subdivision and land development regulations. The letter states that the process of the update could take up to 21 months at a cost of \$24,758.00. Mr. Grafton suggested to coordinate the update of the

Recreation Plan element could take up to 8 months at a cost of \$9,150.00 with the same committee time they should be able to save \$1,758.00 of the costs for the subdivision and land development reducing the cost to be \$23,000.00 plus the \$9,150.00 for the plan element for a total project costs to be \$32,150.00. Mr. Grafton states in his letter that he had discussions with the Chester County Planning Commission and if authorized by the Board the Grafton Association will apply and secure a grant in the amount of \$24,110.00 therefore this would only require \$8,040.00 of Township money for both projects. Mr. Pompo reminded that Board that the reason for the update of the recreation plan was to address the fee in lieu of.

Mr. Hensel made a motion, seconded by Mr. Doratt; to move forward with the updating of the Township Subdivision and Land Development as well as the updating of the recreation plan element to begin with costs not to exceed \$8,040.00. And to authorize The Grafton Association to secure the grant from the County on behalf of the Township, with the Township Secretary to draft a letter to The Grafton Association stating such. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board discussed the location of the park benches in Quarry Ridge Development. Mr. MacCombie stated that he did a location site inspection and says the benches are located within the Township's right of way. Ms. Franco stated that she is drafting a hold harmless agreement to the Township. Mr. MacCombie stated he has no problem with that. Mr. Pompo stated that an agreement must be made from the Quarry Ridge Homeowners Association and Sadsbury Township naming the Township as an additional insured. Ms. Franco to draft the agreement for Mr. Pompo's review.

The Board discussed the emitters located Northbound of Old Wilmington Road. Mr. MacCombie stated that he inspected the site and found that the trees need trimmed back and the trees fell within the state right of way. Mr. MacCombie suggested trimming back the trees would be far better than trying to re-locate the emitters. The Board directed Mr. MacCombie to contact the state.

New Business:

John Jarvis representing John Lymberis, discussed with the Board a letter dated August 30, 2006 from DEP regarding the Planning Modules for Land Development for Lafayette Square. The letter states that the proposed flow must be revised to include one equivalent dwelling unit per condominium. Mr. Jarvis states that currently Mr. Lymberis has submitted this project with 60 EDU's therefore DEP is stating that all the required allocation has not been met for this project. Mr. Jarvis requested the Board sell Mr. Lymberis additional EDU's after the PAWC plant gets built out. The Board stated that they couldn't make a future sale until the EDU's come available to the Township. The Board stated that this should not stop his project but will hold him up for the deficient EDU's needed.

The Board scheduled a date of October 11, 2006 at 7:00 p.m. to take the various committees out to dinner to the Brass Eagle. The food choice will be beef or fish, no alcohol will be supplied.

The Board scheduled Monday September 25, 2006 at 9:00 a.m. to discuss the new Township complex computer locations, phone jacks, data lines.

The Board scheduled a public work session to discuss the Washington Lane Traffic Study to be Wednesday October 4, 2006 at 7:00 p.m.

Mr. Hensel announced for all maintenance, administrative, maintenance and police departments to present budget requests. The Board scheduled the first budget meeting to take place on Wednesday October 18, 2006 at 9:00 a.m.

Sadsbury Village Homeowners Association requested to have any discussion of the re-location of the playground be tabled until the next Board meeting.

Jack Stefferud representing Natural Lands Trust presented the Board with a plan showing a simple subdivision lot line change along Compass Road at the Karilliam property. Mr. Stefferud stated that Natural Lands Trust purchased 5 acres from Karilliam Inc. to add to Sadsbury Woods. After review of the plan, Mr. MacCombie stated that the plan shows no out bound of the property and if submitted that way they would be rejected for incompleteness. Mr. Stefferud took the plans with him and will re-submit.

Steve Cushman presented that Board with a sketch plan of property located along Western Avenue and Boroline Roads. Mr. Cushman stated that the plan shows 21 lots in Highland Township currently zoned use by right and 9 lots in Sadsbury, which would be Conditional Use. The Board asked him if he has presented the sketch plans to Highland Township. Mr. Cushman replied "no" he has tried calling the Township and has not gotten hold of them yet.

The Board discussed scheduling the fall "bulk" trash pick up. The date scheduled is Friday October 27, 2006.

Randy White representing Sadsbury Village requested the Board accept the roadways and easements of the Village. Mr. MacCombie stated that after review of all the documents he has no issues with the Board taking dedication. Mr. Pompo stated that he has reviewed all the documents and found them to be acceptable. Mr. Pompo told Mr. White that the Homeowners Association has not accepted that open space yet. Mr. White stated that process should be completed today.

Mr. Hensel made a motion, seconded by Mr. Doratt, to adopt Resolution 2006-11 regarding the acceptance of the Deed of dedication of Sadsbury Village of certain tract of parcel of ground more particularly described as the beds of Green Hill Road, Blackberry Lane, Fox Trail, and Broad Meadow Drive. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Hensel stated that “no parking” signs would be posted within the development to make sure the roadways are clear for snow plowing over winter months. Mr. Hensel stated that the police department would enforce the “no parking” signs.

Public Comment:

Mr. MacCombie added that he would meet with a historic consultant on September 29, 2006 to walk the Sadsbury Village District regarding the enhancement program.

Alan Eagles asked if the traffic study meeting scheduled will be public, the Board answered “yes”.

Susan Franco stated that she has the speed study review letter written by MacCombie Engineers recommending that the speed limit with the streets of Quarry Ridge Development be established as 25 mph. Mr. Hensel stated in order for the Township to change the speed limit the Ordinance will need changed and currently no time has been set aside within the budget to do so this year. Mr. Hensel stated that during the budget process he would include this request.

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

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer

