

Board of Supervisors Regular Meeting held Tuesday April 6, 2010

A regular meeting of the Board of Supervisors was conducted on Tuesday April 6, 2010 commencing at 7:00 p.m. Chairwomen Ms. Silvernail called the meeting to order. Present were Supervisors Ms. Horan and Mr. Walton, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer/Zoning Officer, Mr. Weaver Township Building Inspector and members of the community.

Ms. Silvernail announced that the Board met in executive session on March 5, 2010 at 9:00 am to discuss personnel issues, March 22, 2010 at 12:30 pm to discuss personnel issues and on March 29, 2010 at 12:30 pm to discuss personnel issues.

The moment of silence and pledge of allegiance were observed.

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

Ms. Silvernail made a motion, seconded by Mr. Walton, to adopt the previous meetings minutes. With there being comments from Bill Jones regarding that the previous meetings minutes state that Quarry Ridge hired an outside contractor to plow the roadways in Quarry Ridge, Mr. Jones stated that was only a one time thing and that the development does not intend on using outside contractors. Earl Taylor mentioned that last months minutes reflect a question being raised with regard to flagging fire hydrants and Earl stated that Pennsylvania American Water Company will not allow flagging because of liability reasons. Earl Taylor wanted it be known that there is to be "no" painting or markings to the hydrants. The Board voting "aye", the motion passed unanimously.

Township Police report. Chief Groce reported that for the month of March the police department patrolled 3,226 miles and answered 140 complaints for: 3 suspicious persons, 4 911 hang ups, 15 alarms, 10 domestics, 12 accidents, 3 disturbances, 3 assist to other departments, 1 criminal mischief, 3 animal, and 1 burglary. There were 9 citations issued for 1 parking ticket, 4 criminal arrests, 1 bench warrant, 1 DUI, 1 harassment, 1 public drunkenness. Patrol activities included 17 traffic checks, 19 property business checks. Chief Groce reported that the Township will be receiving \$1,884.00 in restitution from the juveniles that did the damage to Bert Reel Park. Chief Groce stated that he received a donation from a local business for \$1,500.00 and is requesting a budget transfer from special accounts to be placed in the police minor capital budget. Ms. Silvernail asked Chief Groce what is his plans for the funds. Chief Groce stated it will go towards equipment.

Ms. Silvernail made a motion, seconded by Ms. Horan, for a budget transfer of \$1,500.00 from special accounts to be placed in the police minor capital budget. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Engineer report. Mr. MacCombie reported that after reviewing all bid documents for the Sanitary Sewer Construction Phase 4 and with 8 out of 10 recorded easements, Mr. MacCombie recommended that the bid contract be awarded to Pact Construction Inc. of Ringoes NJ in the amount of \$466,210.00.

Ms. Silvernail made a motion, seconded by Mr. Walton, to award the Sanitary Sewer Phase 4 Construction to Pact Construction from Ringoes NJ in the amount of \$466,210.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie reported that the project of Keystone Helicopter to run their sedimentation underground along Washington Lane is currently underway and will be completed next week. Mr. MacCombie reported that he attended a Municipal meeting regarding the County wide PA Act 167 Stormwater Management Plan Phase 1 which is to gather feedback from all Municipalities regarding how to establish the minimum municipal stormwater management design standards. They need a response from Sadsbury appointing a representative and an alternate to attend the scheduled meetings. Mr. MacCombie stated that he would represent Sadsbury and Ms. Silvernail stated that she would be the alternate. The other Board members agreed.

Ms. Silvernail made a motion, seconded by Ms. Horan, to appoint Mr. MacCombie to represent Sadsbury Township through the County wide PA Act 167 Storm water Management Plan. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Horan made a motion, seconded by Mr. Walton, to appoint Ms. Silvernail as alternate to the County wide PA Act 167 Storm water Management Plan. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that he reviewed a proposal from Charles Higgins & Sons, Inc to change out all the lenses at the traffic signal located at Lincoln Highway and Old Wilmington Road to cost \$5,266.00. Mr. MacCombie stated that the LED lighting will be paid for out of the Keystone Helicopter funds.

Ms. Silvernail made a motion, seconded by Ms. Horan, to permit Charles Higgins & Sons Inc. to change out the lenses at the traffic signal located at Lincoln Highway and Old Wilmington Road to LED's. With there being a comment from Mr. Jones that the LED lights do not melt the snow. Mr. MacCombie stated that the Township currently has no issues with that problem. With the Board voting “aye”, the motion passed unanimously,

Mr. MacCombie stated that John Smith owner of the property D & S on Valley Road just on this side of the Township line and Parkesburg has requested that Mr. MacCombie

design the sanitary sewer to run up Valley Road to his property with D & S paying Mr. MacCombies fees. The Board stated that they will consider it and get back to him.

Connie Alfrez asked if residents along Old Wilmington Road need to be connected to the sanitary sewer. The response was “yes”.

Township Solicitors report. Mr. Pompo had nothing to report at this time.

Township Road Department report. Mr. Simmons reported for the month of March that the weather brought above average precipitation and temperatures with not much of any freeze thaw occurring, this helped with the low number of potholes the road crew workers had to fill but increased the number of drains that had to be kept clear of debris. The road crew workers cleaned up the Township building and parking lots, replaced damaged street signs, trim and chip trees limbs that were along the roads right of way, drag the ball field at Bert Reel Park. Some winter equipment has been removed from the Township equipment. Trucks were inspected and repaired from winter storms. Total equipment hours are 6 and vehicle miles were 520.

Building Inspector report Mr. Harry Weaver reported that for the first quarter of 2010 (13) residential building permits have been issued for: public water connection, water heater replacement, electrical and plumbing for a dormer addition, electrical and plumbing improvements, 7 mobile home demolitions, structural truss repair. One non residential permit for the removal and replacement of HVAC equipment was issued. Mr. Weaver has been closing out old permits and issuing certificates of use and occupancy this past quarter for 10 decks, 1 pre manufactured dwelling and a 2nd story addition. (10) Contractors licenses have been issued and (5) plumbers licenses have been issued. Mr. Weaver reported that an unsafe condition has been corrected and the use and occupancy has been issued for a deck.

Planning Commission report. Ms. Franco reported that on March 10, 2010 the Planning Commission conducted the following business: Mr. Pat Cox Engineer representing Lincoln Crest Management Company gave a brief presentation of the entire plan, the Planning Commission discussed modifications made to the basins, storm water, entrance road and cul de sacs additional parking, sidewalks, school buses and traffic, landscaping, required plantings, security issues. No action was taken. Ms. Bella STV Engineering representing Stryker Brigade Combat Team Readiness Center. Ms. Bella gave a brief presentation of the proposed plans showing the building, parking area, and the surrounding area. A conditional use hearing is scheduled for this applicant to be held on April 6, 2010. The Planning Commission members voted to send a letter of recommendation to the Board of Supervisors regarding the following: the lots are consolidated into one parcel and no ammunition is stored onsite.

Township Zoning report. Mr. MacCombie stated that he had nothing to report.

Pomeroy Fire Company report. Mr. Taylor reported that for the month of March a total number of alarms answered were 9 for: 2 automatic alarm, 1 odor investigation, 1

smoke in dwelling, 2 ambulance assists, 2 house, 1 unknown fire type. The alarms were answered for the following areas: 6 Sadsbury Township, 1 Parkesburg, 1 East Fallowfield, and 1 Valley. Total time in service was 1 hour and 43minutes.

Sadsburyville Fire Company report. No report given.

Pomeroy Ambulance report. Mr. Taylor reported that for the month of March ambulance calls per Township were as follows: Sadsbury 20, West Sadsbury 1, Parkesburg 11, Valley 3, Highland 1, Coatesville 3, and East Fallowfield 3. Ambulance call types were as follows: medical 38, vehicle 3, recalled 17.

Emergency Services Coordinator. Mr. Taylor reported that Keystone Helicopter has their own fire department and has been assigned a department number. Mr. Taylor stated that the County will make the decision regarding the radios for the Keystone Fire Company. Mr. Taylor requested some blank copies of letterhead with the Township information on it.

Payment of invoices

Ms. Silvernail made a motion, seconded by Ms. Horan, to pay the March payroll in the amount of \$31,766.24. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Ms. Horan, to pay the yearly PRIMA payment of \$36,727.86. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Ms. Horan, to pay the March sanitary sewer invoices in the amount of \$23,475.45. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Ms. Horan, to pay the March payroll in the amount of \$59,148.72. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

Mr. Michael Gill Attorney and Mr. Ken Silvers Owner of Sadsbury Commons presented the Board with a preliminary subdivision land development submission for Sadsbury Commons Medical Office Building. Mr. Gill presented the plan stating that this building is a 40,000 square foot 2 story medical office at which the owner is currently under agreement. Mr. Gill stated that the plan shows no connector road; the driveway runs out to Route 10, this plan will be the preliminary plan for just the medical building and subdivide from the large Sadsbury Commons tract. The sanitary sewer has two options, one is to run the sanitary sewer under route 10 for discharge or construct an on lot system. Mr. Gill stated that they will be requesting a waiver from 427.F1 landscapes

which would allow for 590 trees and 225 shrubs, which is too much. Mr. Gill mentioned a possible fee in lieu of landscaping. A separate deed for this parcel would be issued. Ms. Silvernail stated that if Sadsbury Commons intends to move forward in the future the medical building driveway would have to be abandoned and the connector road used. The Board agreed to accept the plans of the Sadsbury Commons Medical Building and will be moved forward contingent that all documents and fees are in order. Mr. Taylor asked what kind of medical building. Mr. Gill answered a doctor's office, possible urgent care center. Mr. Taylor stated that emergency responders have issues with the development name of Sadsbury Commons. Mr. Gill stated that this matter was addressed in the conditional use and the owner agreed to change the name. Ms. Franco asked when the Sadsbury Commons conditional use will continue. Ms. Silvernail replied April 15, 2010 at 6:30 pm.

Mr. Jason Duckworth of Arcadia Land Company presented the Board with a modification of Phase 2 of Sadsbury Park. He stated that phase 2 consists of 205 homes and they are seeking to add sub phasing to this project being phase 2 and 2A. Mr. Duckworth stated that phase 2 is too large for today's market environment. Phase 2a contains 67 dwelling units which are 52 single family and 15 townhouses. Mr. Duckworth stated that the subsection will have 2 of 3 proposed entrances, 2 storm water basins, link up to sanitary sewer, same lots, same engineering. Mr. Pompo stated that this review requires an escrow. Mr. Duckworth presented Mr. Pompo with the required escrow. Ms. Silvernail stated that if phase 2A is 67 lots when he anticipates the development will build out and how that will affect the road maintenance. Mr. Duckworth stated that a homeowners association will be created and recorded for road maintenance and he anticipates that build out of the sub phase will be 2 to 3 single family homes sold per month. The Board accepted the plans contingent upon completeness and that the fees are in order.

The Board discussed the Chester County Department of Emergency Services Hazard Mitigation Planning. Mr. Pompo stated that he reviewed the materials that the County sent to the Township and the purpose of the plan is identification of flood and other natural hazard mitigation measures within Chester Counties borders. Attached paperwork included a Resolution which states the Township agrees to have an approved post disaster hazard mitigation plan. The Board tabled any decisions until the next Board meeting.

Vic Kelly of Commonwealth Engineering presented the Board with a request to allow Mr. Pompo and Mr. MacCombie revise the Sadsbury Township/Pennsylvania American Water Company Agreement to include the Lawrence Tract. Mr. Kelly stated that in 2003 Sandy Hill and West Calnshire moved forward with an agreement between the Township and Pennsylvania American Water Company and at that time the Lawrence Tract was not prepared to move forward with them; but would like to be included now. Mr. MacCombie stated that he spoke to Pennsylvania American Water Company and they said that there is a tariff filed and the Lawrence Tract cannot enter into a revised agreement. Mr. MacCombie stated that a \$2,000.00 user reserve fee would be amended in the agreement. Mr. MacCombie stated that there is no franchise area in West Caln for sanitary sewer. Mr. Dave Linahan is working for West Caln to file an Act 537 plan and

approval was given to the Lawrence Tract for public sewer. The Board asked if they will agree for Mr. Pompo and Mr. MacCombie to revise the agreement and who is paying their legal and engineering costs. Mr. Kelly nor Mr. Linahan knew the answer. No action was taken.

Ms. Silvernail made a motion, seconded by Mr. Walton, to authorize the road department pick up mulch from Weavers Mulch with the costs not to exceed \$200.00 and not to have the mulch dumped in the parking lot near any inlets. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment:

Connie Alfrez commented with regards to her sanitary sewer usage meter and wondered if the Township has read her meter yet this quarter.

Susan Franco made a compliment to the residents that live at 611 Bedrock Road for the efforts for getting their property cleaned up. Ms. Franco announced that Old Wilmington Road clean up day is scheduled for Saturday May 1, 2010.

With there being no further business, Ms. Silvernail made a motion, seconded by Ms. Horan, to adjourn the public meeting. With there being no questions from the public, the Board voting “aye” the motion passed unanimously.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer