

Board of Supervisors Meeting held Tuesday June 1, 2010

A regular meeting of the Board of Supervisors was conducted on Tuesday June 1, 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, and members of the community.

Ms. Silvernail announced that the Board met in executive session on May 20, 2010 at 9:00 am to discuss insurance materials and on May 25, 2010 at 9:00 am 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 previous meetings minutes. 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 no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Police report. Chief Groce reported for the month of May the Township police patrolled 2,042 miles and handled 114 complaints from the public for; 4 theft, 4 suspicious persons, 2 911 hang ups, 10 alarms, 5 domestics, 6 accidents, 3 disturbances, 6 assist to other departments, 1 criminal mischief, 5 animal, 3 burglary, 4 harassment. He stated four citations were issued for the month, 1 criminal arrest, 5 parking violations and 1 DUI. Patrol activities included 12 traffic checks and 4 property checks. Chief Groce reported an audit was performed and the results were commendable with no errors. Chief Groce thanked Sergeant Ranck as he does most of the paperwork and does a great job.

Township Engineer report. Mr. MacCombie reported that Pact Construction of New Jersey will begin the phase 4 sanitary sewer project on July 11, 2010. Mr. MacCombie stated that he met with Sadsbury Commons representatives and Lancaster General Hospital representatives, and they are planning to re submit revised plans. Mr. MacCombie stated that West Sadsbury contacted the Township office with regards to oil and chipping Limestone Road with Sadsbury to share in the costs. Mr. MacCombie stated that West Sadsbury awarded a contract with Martin Paving Inc. to oil and chip other Township roads and the pricing was so good they thought of adding to the contract. The Board discussed that currently Limestone Road is not budgeted for any road work this year but requested Mr. MacCombie do an inspection of the condition of Limestone Road. No action was taken with West Sadsbury's request. Mr. MacCombie reported that he reviewed a street striping and signage plan for the Bellaire Business Center to facilitate the striping of the streets and the placement of signs at the intersections in the industrial park. Mr. MacCombie reminded the board that Bellaire Business Center paid a fee to the Township in lieu of sidewalks; the money went towards the sanitary sewer project. Bellaire agreed to place on street walkways and turn arrows. Mr. MacCombie

also stated that the Board made a decision years ago not to allow access off of Old Wilmington Road/Quarry Road; only allowing emergency vehicles to use the entrance/exit. Ms. Silvernail asked if the agreement with Bellaire Business Center stated that the Township would not consider taking dedication of the roads unless the entire business park was built out. Mr. MacCombie stated the agreement says 50%. Ms. Horan asked if it was common for a Township to take dedication of industrial developments roadways. Mr. MacCombie said that most Townships take dedication because the industrial users are tax payers, but the Township does not have to take dedication.

Township Solicitors report. Mr. Pompo stated that he has reviewed a proposed (2) year agreement with Exelon Energy that would go into effect on January 1, 2011 when the capped electric rates come off. Mr. Pompo stated that the agreement is acceptable and the contract can be terminated at the end of the first year if desired. Mr. Pompo spoke to a representative with regards to the billing cycle being 14 days, since the Board makes payments of invoices once a month they agreed to change.

Ms. Silvernail made a motion, seconded by Mr. Walton, to enter into a (2) year agreement with Exelon Energy for the Township's electric needs. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Planning Commission report. Ms. Franco reported that the Township Planning Commission met on Wednesday May 12, 2010. At this time there was no old business. New business discussed was Sadsbury Park Phase 2A, Mr. Duckworth was present and stated that they are requesting to split the approved Sadsbury Arcadia into 2 phases, Mr. Duckworth states the reason for this is because of the current market conditions in the sale of new construction. Ms. Franco reported that the 2A plan is for 52 single family homes and 15 townhomes, a swimming pool, cabana, 2 pocket parks, open space, access roads and improvements to the municipal adjacent state roads. The Planning Commission took no action at this time. Ms. Franco reported that Mr. Gill Attorney representing Sadsbury Commons Medical Office Building was present and discussed were the review letters from MacCombie Engineering dated April 19, 2010, Mr. Grafton's letter dated May 6, 2010, Menke & Menke Landscapes letter dated April 29, 2010 and a copy of the plan dated March 17, 2010. Ms. Franco reported that Mr. Gill gave an overview of the plan to construct a Medical Office Building with a driveway from Route 10 which will allow temporary access but will be abandoned after the final connector road for the town center is built. No action was taken at this time.

Township Zoning report. Mr. MacCombie stated he had nothing to report this month.

Mr. Billman a building contractor along with Robert Gallagher owner of PJ's Deli discussed with the Board the re building of PJ's Deli after a fire destroyed the entire dwelling. Mr. Billman stated that the lot is non conforming with new building codes. Mr. Billman stated that Mr. Gallagher wants to build a smaller building without the apartment. Mr. MacCombie stated a land development application would need to be filed. Mr. Pompo added there will be no zoning issues if they are not increasing the size

of the building. The Board was in agreement to waive a portion of the land development process.

Ms. Silvernail made a motion, seconded by Ms. Horan, to waive the land development administrative portion for the re build of PJ's Deli subject to the submittal of all permits and fees be completed by the owner. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Pomeroy Fire Company report. Mr. Taylor reported for the month of May the total alarms answered were 18 for; 3 ambulance assist, 1 electrical fire, 4 trees and wires, 1 mulch, 2 unknown, 2 building, 1 standby, 1 mobile home, 1 gas leak, 2 trash/rubbish. The alarms were answered for the following areas; 2 East Fallowfield, 4 Highland, 10 Sadsbury and 2 Parkesburg Borough. Total time in service was 7 hours and 1 minute.

Sadsburyville Fire Company report. No report given.

Emergency Services Coordinator Update. Mr. Taylor reported that he received a phone call from D.L. Howell regarding hydrant approval for the firestore expansion. Mr. Taylor met with Jason Duckworth, an Arcadia representative to discuss the down size of their project.

Township Park Committee report. Ms. Horan reported that it was a quiet month; the committee discussed moving the old snack shack to the Fallowfield Fillies field. A representative from the Fallowfield Fillies has been in contact with the park committee and has shown interest in having the shack moved to their field. The Board discussed that the shack is currently tied into water and electric and would need to be disconnected. The Board asked where the shed will be placed and how it will be moved, and if a plan could be provided to the Township to show the location intended.

Payment of Invoices

Ms. Silvernail made a motion, seconded by Ms. Horan, to pay the May invoices in the amount of \$54,910.10. 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 May payroll in the amount of \$26,222.69. 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 May sanitary sewer invoices in the amount of \$34,402.03. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business

The Board agreed to accept the resignation of Todd Walton from the position of part time Township Clerk.

The Board stated that Holly Setzler, attorney representing Chester County Airport Authority was to be present to request final approval of the South Apron Project. Ms. Setzler was a no show. Mr. Pompo stated that no inner municipal agreement between Valley Township and Sadsbury Township regarding Rockdale Road has been published and needs advertisement.

Ms. Silvernail made a motion, seconded by Ms. Horan, to authorize Mr. Pompo advertise the inner municipal agreement between Valley Township and Sadsbury Township with regards to Rockdale Road. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

After discussion and Mr. MacCombie ’s recommendation, Ms. Silvernail made a motion, seconded by Ms. Horan, to authorize Penn Power to replace 2-904d batteries and air filter at the Pomeroy sanitary sewer pump station to cost \$1,151.13. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

No Public Comment.

With there being no further business, Ms. Silvernail made a motion, seconded by Ms. Horan to adjourn the regular monthly meeting. With there being no questions from the public, the motion passed unanimously.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer