

**Board of Supervisors Regular Meeting March 2, 2004**

A regular meeting of the Board of Supervisors was held on Tuesday March 2, 2004 commencing at 7:00 p.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Doratt and Mr. Hensel, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer, Mr. Lowry Township Zoning Officer/Building Inspector and members of the community.

Mr. Garris 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.

Mr. Garris 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.

Mr. Garris stated that Mr. MacCombie would open bid packages regarding the construction of a laminated panel timber bridge on Greenbelt Drive. The bids were as follows:

TWF Construction, Inc Paoli, Pa. 19301	\$143,340.00
J.D. Eckman, Inc Atglen, Pa. 19310	\$88,500.00
Cassidy & Son Construction Co. Inc. Yeadon, Pa. 19050	\$79,209.00

Mr. MacCombie recommended that the Board allow him to inspect the bids and make a recommendation at the next Board meeting. The Board agreed.

**Township Police report.** Chief Groce reported that the police patrolled 2,372 miles and handled 215 incidents, the categories were as follows: 3 harassment, 3 suspicious persons, 2 theft, 37 stationary patrols, 6 911 hang ups, 54 business checks, 8 alarms, 9 assist, 3 animal, 5 domestics, 1 accident, 1 burglary, 1 criminal mischief. Chief Groce reported 17 citations were issues for 15 traffic and 2 harassment.

**Township Engineers report.** Mr. MacCombie reported that he has a construction release for N. Abbonizio Contractor in the amount of \$80,370.00.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve a construction release to N. Abbonizio Contractors in the amount of \$80,370.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie also reported that he has reviewed grading permits for Quarry Ridge lots 17,116,137,138,144,145, and 146 as well as applications for Sadsbury Village units 49A-49F, 52A-52F, 58A-58F, 64A-64F, and 117A-117F, these applications have been

approved. Diamond Run Landscapes have also applied for a grading permit but still has outstanding issues. Mr. MacCombie reviewed all documents regarding the AIM escrow and stated that all documents were in order. Mr. MacCombie stated that he received an escrow release request from Electronics Boutique to late to process before this meeting. Mr. MacCombie stated volunteers are still needed to represent Sadsbury Township with regards to the MS-4 Pa Dep NPDES training, Mr. MacCombie stated the following dates have been scheduled for soil watch training March 9<sup>th</sup> at the London Grove Township Building, Habitat training will be held on March 13<sup>th</sup> at the Bert Reel Park in Sadsbury Township 9-11 a.m., March 20<sup>th</sup> at Anson B. Nixon Park in Kennett Township 2-4 p.m. March 28<sup>th</sup> at Miller Park Exton Township, public meeting dates are West Branch-May 11<sup>th</sup> at Coatesville City Hall 7-9 p.m.

**Township Solicitor's report.** Mr. Pompo stated that he sent a letter to Parkesburg Borough regarding the winter maintenance on Julie Drive. The Board discussed getting the proper information on what liquid fuels will pay for the winter maintenance and possibly offer Parkesburg liquid fuels money and maybe a trade off of road work, mowing? Mr. Pompo stated that Gateway wants to change the square foot of their building larger than the conditional use approval allowed, Mr. Lowry suggested to re-open the conditional use. Mr. Pompo stated that he is in receipt of the subdivision land development agreements for AIM; he stated that 3 letters of credit were missing but recommended the Board of sign the agreements.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve signatures on the agreements of the AIM subdivision land development. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Pompo stated he is in receipt of the Vision Partnership Grant Program Agreement that shows funds awarded by the County in the amount of \$21,000. with \$7,000. in funds to be paid by the Township to update the comprehensive plan with a total of \$28,000. Mr. Pompo recommended the Board approving this agreement.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the Vision Partnership Grant Agreement between Sadsbury Township and the Grafton Association. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

**Township Zoning report.** Mr. Lowry reported 88 inspections have been performed and 100 inquires have been answered, 28 permits were issued for 11 townhouses, 4 single family, 3 additions, 1 mobile home and 1 construction trailer. Mr. Lowry stated that a zoning hearing has been scheduled for Mr. Rodgers for April 1, 2004 at 7:00 p.m. Mr. Lowry reported he received a written complaint regarding dirt piles and road millings on the property of Mr. Zydinsky. Mr. Lowry did an inspection of the property and revealed the statements are true. The Board directed Mr. Lowry send Mr. Zydinsky a letter. Mr. Lowry stated a fire occurred at 441 Compass Road, demolition of the trailer is complete, and the shed and debris need to be removed. Mr. Lowry stated a March 11<sup>th</sup> meeting is scheduled for the feasibility study committee at 7:00 p.m. The Board of Supervisors approved JYF Partners Conditional Use Hearing Decision and Order on February 17,

2004, the applicant intends on building self-storage buildings within the Bellaire Business Center.

**Township Planning Commission report.** Mr. Yeoman reported the Planning Commission motioned to send Mr. Newton a letter stating unless an extension was granted the plan would be denied. Mr. Dave Sanders of DH Howell and Mr. McClure representing Gateway Church presented a sketch plan for the site development, no action was taken. Mr. Jim Witmer of P&R Products presented a sketch plan for a 33,575 square foot warehouse facility for firefighting supplies, no action was taken. Mr. Vic Kelly of Commonwealth Engineering presented a sketch plan for 15 acres of the Bone property, there are 4 lots zoned I1 within Sadsbury Township, currently there is no public water or sewer to serve the property, Mr. Lowry stated Mr. Kelly should speak with Bellaire Business Center and discuss traffic flow, no action was taken. ELA Group representing Tractor Supply presented a sketch plan for a 22,500 square foot retail facility adjacent to Hershey's Market. Mr. Yeoman stated that a special exception would be needed for out door storage, no action was taken. Ms. Susan Boswell stated that Meeting House Properties has purchased EDU's and easements from the Bellaire Business Park. The Planning Commission reviewed plans for the expansion of the apartment complex of Crystal Springs located in Parkesburg Borough. Mr. Lowry to request the developers made a presentation to our Planning Commission.

**Pomeroy Fire report.**

**Sadsburyville Fire report.** Mr. Crungnale reported that 7 alarms were answered with 5 being in Sadsbury North for 1 auto accident, 1 ambulance. Assist, 1Co2 detector, 1 automatic alarm and 1 vehicle, 1 gas leak in Westwood and 1 standby for Thorndale. Firefighters were in service for 6 hours and 40 minutes.

**Township Road report.** Mr. Hensel reported most roads in good shape. The road crew replaced a storm drain on Lincoln Avenue; they also worked with West Caln Crew to remove ice build up on Old Mill Road. Started patching potholes. All equipment up and running, vehicle mileage is Ford 468 miles, Dodge 200 miles, International Dump 67 miles, backhoe 26 hours. Assisted with office renovations.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the February bills in the amount of \$51,461.63. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the February payroll in the amount of \$21,096.54. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the February sanitary sewer in the amount of \$95,120.26. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Hensel, to hire William Owens as a part time road crew employee. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to appoint Anthony Cabassa to the Feasibility Study Committee. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

Public Comment:

Harold Herman asked when Spring View Manor would get sewer. Mr. MacCombie stated possible bid could be July of 04.

Jackie Shane asked when they are getting sewer? Mr. MacCombie answered sometime over the summer of 04.

Mr. MacCombie stated that a gentleman by name of Walt Waltz a resident of West Caln Township has made numerous calls to him requesting tapping into the West Caln sewer line. Mr. Pompo stated a lot of West Caln residents want to tie into the line, but stated that agreements are in place with Sandy Hill Developers, Calnshire Developers, Pennsylvania American Water Company and Sadsbury Township.

Connie Alfrez asked when would the entire sewer be complete in the Township. Mr. MacCombie stated 4 to 5 years. Mrs. Alfrez also asked when will the roads be resurfaced in Pomeroy Heights? Mr. MacCombie answered it depends on Pennsylvania American Water Company if they decide to place water lines. Mrs. Alfrez thanked the Board for putting the speed wagon on Washington Lane; it really slowed people down she commented.

Robert Silvernail asked how many EDU’s the Township has to spare? The Board replied about 50.

Jane Heineman stated the Pennsylvania One Call is offering emergency responder classes if any of the road crew were interested in attending; Jane supplied the Secretary with the documents.

George Dalmas spoke on Philadelphia Gas and the training they provide for firemen.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers  
Secretary/Treasurer

