

Board of Supervisors Regular Meeting, Tuesday September 2, 2014

The regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, September 2, 2014 commencing at 7:00 P.M. Chairwoman, Stephanie Silvernail, called the meeting to order. Present were Supervisors, Mr. Greenfield and Mr. Taylor, Mr. Pompo, Township Solicitor, Mr. MacCombie, Township Engineer/Zoning Officer, and members of the community.

A moment of silence and Pledge of Allegiance were observed.

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

Ms. Silvernail made a motion, seconded by Mr. Greenfield, 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 Ranck reported that during the month of August, the Township Police patrolled 4,554 miles and responded to 203 calls. Criminal arrests for the month of August consisted of a theft by unlawful taking, receiving stolen property, 2 criminal bench warrants, and 1 stolen firearm that was recovered by Coatesville City Police during an incident. Sergeant Imhoff and Officer Barr worked a DUI check point with the Chester County DUI Task Force in Avondale Borough. As a result there were numerous arrests made for driving under the influence along with narcotics charges. A formal letter of recommendation was submitted to District Attorney Tom Hogan regarding Sergeant Imhoff becoming an active member of the Chester County Drug Task Force. Final approval should come within the next two weeks. Officer Ryan Barr was hired full-time by the Chester County Sheriff's Department during the month of August and has officially started. During the month of August the Pennsylvania State Police answered 5 alarms, 4 motor vehicle crashes, 1 DUI, 1 disorderly conduct, and 7 miscellaneous calls for service within the Township during the overnight hours. Police incidents are as follows: 911 hang-up 5, property damage crash 12, alarm fire 1, alarm police 22, emotional disorder 1, animal complaint 8, assist ambulance 28, assist fire department 1, assist to other police department 9, burglary 1, civil dispute 1, criminal mischief/vandalism 1, disturbance 2, domestic disturbance 5, erratic driver 2, escort person or money 2, for police information 11, fraud (actual or attempted) 2, fuel spill 1, harassing phone calls 1, house fire 1, key locked in vehicle or house, etc. 1, miscellaneous police nature 2, missing person 1, noise complaint 6, phone assignment 34, recovered property 1, repossession 1, report only 6, subject stop (suspicious person) 1, suspicious conditions 6, theft 3, traffic general hazards 5, trespasser 1, traffic stop 11, vacation check request 1, warrant hit or service 2, and well-being check 4.

Two residents from Pomeroy Heights, Rob Wheat and Steve Fuller, had questions for the Board of Supervisors and Chief Ranck about speeding cars on Washington Lane and Lincoln Avenue. Mr. Wheat stated that the Heights have changed from retirees to

younger people and pretty much all day cars are speeding through the area. Mr. Wheat is requesting the Chief run a speed check in the area. Mr. Fuller stated he is looking for a prolonged effort to control the speed, such as speed bumps. Mr. MacCombie stated that they cannot put in speed bumps, but could install speed humps. One thing that needs to be addressed with speed humps is that they are strategically located so cars cannot be driven around them onto resident's front yards to avoid the humps. Before they can be installed, there has to be a 70% positive response from the residents in the neighborhood area. Ms. Silvernail stated that this area is used as a short-cut to get to various places without having to access Old Wilmington Road and Business Route 30. Chief Ranck suggested to let the police try to handle the speeding situation and get it under control before moving on to other remedies.

Members of the Brewer Baptist Church requested that the Police Department make a presence known at the area of Route 372 where the church is located, because of the speeding making for dangerous conditions. Reverend Grove stated cars come around the curve at the church going almost 60 MPH. The church contacted PennDOT, and was told they would put extra signage and lines and would do a speed study survey. Mr. MacCombie stated the Township wants to make it safe and suggested that sometimes you need to get your State Representative involved. Chief Ranck stated that PennDOT has already been down in the area of the church. The speed limit is 45 MPH coming from Parkesburg and changes to 15 MPH at the church.

Township Public Works Report: Mr. Taylor reported that for the month of August, the Public Works Department maintained Township properties, right-a-ways, roads, signs, equipment, and the storm drainage system. Some street signs have been up-graded with high reflective faces. If anyone has a concern or questions about a sign that is presently posted that they feel should be refaced, please notify us at sadsburypublicworks@comcast.net. Roadside mowing and removal of woody debris in the right-a-way took place on Compass Road, Skiles Road, Octorara Road, Quaker Road, Greenbelt Road, Quarry Road, and Old Mill Road. Pot holes on Skiles Road were repaired and several minor sink holes were filled. The parking lot located at the main building and the Bert Reel Park was seal-coated and had line painting done by Lancaster Asphalt Systems. The equipment hours were 4.9 and 367 miles were used on the vehicles. Mr. Taylor reported to the Board that the gate on the trailer needs to be replaced. Ms. Silvernail stated to get an estimate to have the gate replaced.

Emergency Management Coordinator Report: Mr. Taylor reported that he has received certificates from FEMA Emergency Management Institute for IS-00801 Emergency Support Function (ESF) #1 Transportation, IS-00803 Emergency Support Function (ESF)#3 Public Works and Engineering, IS-00804 Emergency Support Function (EFS)#4 Firefighting, IS-00806 Emergency Support Function (EFS)#6 Mass Care, Emergency Assistance Housing Human Service, IS-00807 Emergency Support Function (ESF) #7 Logistics Management and Resource Support, and IS-00808 Emergency Support Function (ESF)#8 Public Health and Medical Services. Mr. Taylor reported the County has done a quarterly check-up to make sure the County radios are working.

Keystone Fire Company Report: For the month of August, the Keystone Valley Fire Department answered a total of 20 calls for: fire 6, rescue/medical assist 9, fire police only 0, and false alarm 5. The response by Municipality was: Sadsbury Township 4, West Sadsbury Township 4, Highland Township 4, Parkesburg Borough 8, and out of district 0. The average response by personnel per call was 7 and there were a total of 145 personnel for combined response hours 208.19, with an average response time of 5:05. There were 3 in-house trainings with 75 members attending for 10 hours combined training hours. 43 members participated for 44 hours combined events and details for: Parkesburg Community Day, Piston Poppers EMS Stand-by, Lanchester Fiddlers Picnic, Christiania kids camp for fire prevention and the KVFD picnic for members appreciation. Apparatus and fuel costs: fire units 2,702 miles traveled using 250.7 gallons of fuel, and ambulance 2520 miles traveled using 130.5 gallons of fuel.

EMS Division: The Keystone Valley Fire Department EMS ran a total of 98 calls for the month of August for: treated, transported ALS 39, treated, transported BLS 25, patient refused care 13, no services required 12, fire stand by 4, recalled 3, and public assist 2. Location breakdown as follows: Parkesburg Borough 40, Sadsbury Township 31, West Sadsbury Township 13, Highland Township 9, Christiana Borough 3, Atglen Borough 1, and East Fallowfield Township 1. Keystone Valley EMS participated in a few events in August. August 3rd both ambulances were staffed for Parkesburg Community Day. On August 16th EMS stand-by was provided for the Lanchester Fiddlers Picnic at Jim Landis Park in West Sadsbury Township. On August 23rd fire/EMS personnel assisted Lancaster County Station 5-2, Christiana, with kids camp then followed up with our own company picnic at the VFW in Parkesburg. Up-coming events in September include, EMS stand-by for the Octorara Youth football games, Piston Poppers Picnic, and race day, and the Iron Springs Keurings.

Sadsbury Fire Company Report: Mr. Grossman reported that for the month of August, 2014, Sadsbury Fire Company responded to 11 calls for: 1 automatic fire alarm, 2 house fires, 1 trees/wires, 1 fuel spill, 3 motor vehicle accidents, 1 woods fire, and 2 smoke/odor investigations. The response territories are as follows: Sadsbury Township North 7, Sadsbury Township South 1, South Coatesville Borough 1, West Caln Township 1, and Valley Township 1. Miles traveled were 50 with the average of 4.5 miles per call. Time in service was 2 hours and 44 minutes with an average of 14 minutes per call. There were 85 volunteer firefighters responding with an average of 8 firefighters per call. The combined firefighter training hours were 110 and the combined personnel fundraising hours was 93.

Township Engineer Report: Mr. MacCombie reported that he has a couple of releases for the Board.

Mr. MacCombie reported that he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$2,296.25 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2A in the amount of \$2,296.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that he has an Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B in the amount of \$203.75 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B in the amount of \$203.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that he has an Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building in the amount of \$203.75 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building in the amount of \$203.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that he has a Final Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building in the amount of \$33,071.16 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to approve a Final Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B Lancaster General Hospital Medical Office Building in the amount of \$33,071.16 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that he has a Final Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1A in the amount of \$623.13 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve a Final Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1A in the amount of \$623.13 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that he has a Final Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B in the amount of \$15,353.35 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve a Final Engineering Escrow release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 1B in the amount of \$15,353.35 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that there have been no new meetings with Sikorsky but Senator Andrew Dinniman released to the newspapers that Sikorsky has received a 2.5 million dollar grant to build the tunnel over Washington Lane and Mr. MacCombie believes the cost of the tunnel will be 3.5 million dollars. Mr. MacCombie stated the tunnel will be 210 feet long and approximately 20 feet in height. Cars will travel under the tunnel and the helicopters will go over the tunnel, and if they do get the grant and all goes well, the tunnel should be built in 2017 or 2018.

Mr. Greenfield stated that he feels the Township should be able to charge Sikorsky for every time they close Washington Lane without permission from the Township. Mr. Taylor stated he asked a person who closed the road for the helicopter crossing, where he got permission to close the road. This person told Mr. Taylor that he got permission from Sikorsky to close the road. Mr. Taylor informed this person that permission should come from the Township. Mr. MacCombie stated that the FAA is not telling Sikorsky they have to fly the helicopters over to the Airport; they can put them on a truck and carry them over.

Mr. MacCombie has given plans pertaining to the drainage problem on Stove Pipe Hill Road to Mr. Pompo and the Board of Supervisors. The cost estimate for the project is \$19,865.10 and the work will be done in the right-a-way. Mr. MacCombie stated he believes there is money in the budget so the project can get under-way. Mr. MacCombie stated that the Public Works Department could possibly do the work. Mr. MacCombie stated that when heavy rain water runs down Stove Pipe Hill Road, it jumps over the crown of the road, jumps over the inlets and drains down to a driveway and into the door of a resident on North Street. Ms. Silvernail stated that something has to be done to stop the cascade of water coming down into this resident's home. Mr. MacCombie will get 3 bids and bring them to next month's meeting.

Mr. MacCombie stated that PennDOT has expanded the Sadsbury Village Enhancement Project to Octorara Road and Morris Lane at a cost of \$579,514.32. Mr. MacCombie reported the grant is for \$436,000. Some items may have to be cut from the cost estimate to lower the cost. The project should go out to bid by the end of the year and the project should start construction in the spring of 2015. Ms. Silvernail stated there is no choice but to cut some items off the cost estimate list. Mr. MacCombie stated that with private dollars available and with some cuts, the project might come within the grant amount. Mr. Greenfield stated that Jason Duckworth told

past Supervisors that this project would cost the Township nothing. Now the Township is spending money to get the grant. Mr. MacCombie stated that this is the worst project he ever worked on with PennDOT.

Township Solicitor Report: Mr. Pompo reported that Valley Township held a Conditional Use Hearing for Valley View Lot 8 of the All County Partnership. Valley Township will render a decision in another 2 weeks or at the Board of Supervisors meeting in October. Mr. Alan Jarvis, Valley Township Solicitor, indicated to Mr. Pompo that he felt the hearing was favorable to the applicant.

Mr. Pompo stated there are some outstanding issues with the CVS project at Route 10 & 30. Mr. Pompo stated there is a legal issue with how they will manage the plan in phases. Phase 1 will be CVS and Phase 2 will be pad sites. If it is a shopping center, a Conditional Use approval will be required. Ms. Silvernail stated that the Sadsbury Township Planning Commission recommended approval for the preliminary site plan, but the Board needs to know if this is deemed a shopping center. CVS has not come before the Board of Supervisors to explain the plan. Ms. Silvernail stated she does not feel the traffic flow is going to work and Mr. Taylor stated that it would be difficult to get into the area if there is an emergency. Ms. Silvernail stated it seems they want over-all plan approval and this would warrant the Board to base a decision on speculation and that's not how this Board works. Ms. Silvernail stated that the Board would like CVS to build in the Township, but it has to be done the right way. An extension letter was submitted to the Township for a 30-day extension. Mr. MacCombie stated that this is not a 30-day fix and CVS is not even close to a decision. Ms. Silvernail stated that extension letters are usually for 90-days. Mr. MacCombie stated that Pennsylvania American will put in a regional pump station in the area of Route 10 and Route 30, and they will maintain it. Mr. Pompo stated that representatives for CVS will be attending the October Board of Supervisors meeting.

Elizabeth Weaver of Hoffman Avenue addressed the Board with a problem she has with the minutes from last month's meeting concerning the Solicitor's Report where it was stated that Sadsbury Township endorses one-way limited traffic on Hoffman Avenue. Ms. Weaver does not want any confusion between the two Townships as to what is wanted on Hoffman Avenue. Mr. Pompo stated that what is expected from Valley Township is a cul-de-sac at the end of Hoffman in Valley Township. Mr. MacCombie stated that All County Partners wants approval from Valley Township to bring a formal submission to Sadsbury Township for approval. After discussion between Mr. Pompo and Mr. MacCombie, it was determined the minutes from August 5, 2014 were correct in the Solicitor's Report.

Township Zoning Report: Mr. MacCombie reported that the problem with Delaware Valley Concrete has been taken care of. There have been no more complaints. Pictures taken at Mr. Walker's residence at Stove Pipe Hill Road show that not all the cars located on this property are tagged and legal. The Zoning Hearing Board will hear a request from Philip Mumford of Octorara Road to build a mother-in-law suite on his home. Mr. MacCombie stated the mother-in-law suite is 25% bigger than the house.

Mr. Mumford's attorney stated he does not need a variance because he has taken the kitchen off the plans. Ms. Silvernail stated the Board should have representation at the Zoning Hearing Board and asked Mr. Pompo to attend when the date is scheduled. Mr. MacCombie stated a resident on Spaulding Avenue wants to operate a no impact home based business of cooking deserts, and sauces, etc. She states if her home is not approved she will cook out of the Pomeroy Fire Department kitchen. Mr. MacCombie feels she would need to have a grease trap to operate. Mr. Taylor stated he knows nothing about someone allowed to use the kitchen at the fire house.

Chester County Airport Update: No Report

Payment of Invoices

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to pay the August General Fund invoices in the amount of \$73,457.63. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail made a motion, seconded by Mr. Taylor, to pay the August Sanitary Sewer invoices in the amount of \$47,747.90. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business

Aerzen USA came before the Board of Supervisors with a request for a sketch plan review for a conceptual approach to an office/light manufacturing expansion. Ms. Silvernail recused herself from the proceeding and turned the meeting over to Mr. Taylor. Mr. Scott Kelly of Re-Vision Architecture stated Aerzen USA completed phase 1 of their building in 2007. The expansion would consist of an 8,000 square foot office addition, 15,000 square foot warehouse extension, 62 additional parking spaces, and 77 reserved parking spaces. Mr. Pompo stated a traffic study could be needed but at the minimum they would have to comply with the Act 209 traffic impact fee. Mr. Pompo suggested that they do a study of increased peak flow trips. Mr. MacCombie stated the Township has modified the Sewer Ordinance and adopted the Act 167 Stormwater Ordinance. Mr. Taylor was concerned if there will be solar panels on the building and if there will be any additional fire hydrants. Mr. MacCombie stated the landscaping ordinance has changed considerable and would only apply to the new addition. Mr. Pompo stated to make certain the Conditional Use of 2005 was only for reserved parking, and if that is the case, you will not need to go through the Conditional Use process again. Mr. Pompo stated with the expansion, there will be a need for more sewer capacity which will result in the need to purchase more EDUs. Mr. Keith Rolfe, Chief Financial Officer of Aerzen USA stated that the size of the building will double. Mr. Kelly asked the Board what would be the next step from here? Mr. MacCombie stated to submit a Preliminary Plan and then a Final Plan. Sometimes the Board is inclined to combine the Preliminary/Final to save time in the long run. You have to make sure to meet the criteria for both. Mr. MacCombie stated to look at the Stormwater

Ordinance, the Landscape Ordinance, and the Act 209 requirements, and make sure the Conditional Use of 2005 was for the sole purpose of parking.

Public Comment

There was no public comment.

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

Respectfully Submitted,

Linda Shank
Secretary