

Board of Supervisors Regular Meeting Wednesday November 7, 2012

A regular meeting of the Board of Supervisors was conducted on Wednesday, November 7, 2012 commencing at 7:00 p.m. Chairwoman, Ms. Silvernail called the meeting to order. Present were Supervisors Mr. Greenfield and Ms. Horan, Township Solicitor, Mr. Pompo, Township Engineer/Zoning Officer, Mr. MacCombie and members of the community.

Ms. Silvernail announced that the Board met in Executive Session on October 30, 2012 at 11:00 a.m. to discuss personnel matters.

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 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: Sergeant Ranck reported that for the month of October, 2012 the police patrolled 4,282 miles and handled 157 complaints from the public for: 9 thefts, 9 suspicious persons/conditions, 2-911 hang-ups, 5 alarms, 13 domestics, 3 accidents, 2 disturbances, 5 assist to other departments, 2 harassment, 2 criminal mischief, and 6 animal. There were 6 parking tickets issued for the month and 17 traffic citations. There were 6 criminal arrests for: disorderly conduct 1, theft/forgery 2, and harassment/assault 3. Patrol activities included 16 traffic checks and 271 property checks. Sergeant Ranck thanked everyone for their cooperation in celebrating Halloween. There were no complaints or criminal mischief. Most activity was in Sadsburyville, Sadsbury Village and Quarry Ridge. Pomeroy and Pomeroy Heights were light activity. Sergeant Ranck stated a State of Emergency was declared for Tropical Storm Sandy and the police worked 16 hour shifts during the storm.

Ms. Silvernail stated that a final draft of the Township Police Department Firearms Policy is ready for the Board to discuss. Ms. Silvernail stated that the Police Department has purchased long guns to be carried in the police vehicles and the Firearms Policy had to be amended accordingly as to qualification and certification.

Ms. Silvernail made a motion, seconded by Ms. Horan, to approve for adoption the Sadsbury Township Police Firearms Policy 2-10. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Engineer Report: Mr. MacCombie reported that the Module for the Western Sanitary Sewer District for Sadsbury Commons is at Pennsylvania American Water Company with Mr. Gerald DeBalko. Mr. MacCombie received an e-mail from the Valley Township Engineer regarding trucks from Keystone Foods making left hand turns into Rockdale Drive. Valley Township would like to post a sign on Washington Lane in Sadsbury Township stating “Waverly Blvd Next Intersection”. A problem with the signage is that it would be close to the Keystone Helicopter walkway Pedestrian Crossing. Mr. Pompo stated he received an e-mail from David Malman, from the Airport Authority with the same request. Sergeant Ranck stated the “Waverly Blvd.” sign is gone. There needs to be a new sign in place because tractor trailers are going into Pomeroy Heights. Ms. Silvernail stated the Road Department should put a new sign for “Waverly Blvd.” and the Township will bill the developers for the sign.

Ms. Silvernail made a motion, seconded by Ms. Horan, for two signs to be placed on Washington Lane being “Waverly Blvd.” placed by the Road Department and billed to the developers and the other being “Waverly Blvd. Next Intersection” sign installed by the Airport Authority. With there being no question from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Commons-Phase 1A to reimburse the Township in the amount of \$59.37 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-Phase 1A in the amount of \$59.37 to reimburse the Township per Mr. MacCombie’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Commons-Phase 1B to reimburse the Township in the amount of \$144.37 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-Phase 1B to reimburse the Township in the amount of \$144.37 per Mr. MacCombie’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Commons–Phase 1B Lancaster General Hospital Medical Office Building to reimburse the Township in the amount of \$2,753.12 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-Phase 1B Lancaster General Hospital Medical Office Building to reimburse the Township in the amount of \$2,753.12 per Mr. MacCombie’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, Sadsbury Park Phase 2A to reimburse the Township in the amount of \$724.37 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, Sadsbury Park Phase 2A to reimburse the Township in the amount of \$724.37 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, Sadsbury Park Phase 4C to reimburse the Township in the amount of \$130.62 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, Sadsbury Park Phase 4C to reimburse the Township in the amount of \$130.62 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Military Readiness Center for the Stryker Bridge Combat Team Commonwealth of Pennsylvania Department of General Services to reimburse the Township in the amount of \$5,848.75 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Military Readiness Center for the Stryker Bridge Combat Team Commonwealth of Pennsylvania Department of General Service to reimburse the Township in the amount of \$5,848.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board "aye", the motion passed unanimously.

Mr. MacCombie stated he has an Engineering Escrow release of funds for Military Readiness Center for the Stryker Bridge combat Team Commonwealth of Pennsylvania Department of General Services to reimburse the Township in the amount of \$920.00 for the Board's approval.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to approve an Engineering Escrow release of funds for Military Readiness Center for the Stryker Bridge Combat Team Commonwealth of Pennsylvania Department of General Services to reimburse the Township in the amount of \$920.00 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Solicitor Report: Mr. Pompo stated that he sent a letter to West Caln Township and Pennsylvania American Water Company regarding the “Second Agreement for the Conveyance of Wastewater from West Caln Township through Sadsbury Township”. Basically stating that sewage coming from West Caln developments through Sadsbury Township would require an upgrade to the pump station and requires the developer to post 100% of the cost to upgrade the system. Mr. Pompo has not heard back from West Caln, nor Pennsylvania American Water Company. Mr. Pompo stated that he is not ready at this time to ask for approval.

Mr. Pompo stated that years ago the Township had amended the Zoning Ordinance to make outdoor storage a conditional use which would allow approval for outdoor storage to be approved by the Board of Supervisors. When the Zoning Ordinance update was prepared, the amendment for outdoor storage was overlooked and the Zoning Ordinance was adopted with outdoor storage as a special exception. Mr. Pompo asked for permission to advertise a draft Ordinance amending Zoning Ordinance in relation to outdoor storage.

Ms. Silvernail made a motion, seconded by Ms. Horan, to have Mr. Pompo advertise an Ordinance amending the Sadsbury Township Zoning Ordinance related to outdoor storage changing it from a special exception back to a conditional use, so the applicant does not have to go before the Zoning Hearing Board but can get approval from the Board of Supervisors. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo stated that on April 1, 2008 the Board of Supervisors of Sadsbury Township approved the Chester County Airport Authority’s land development plan, which included the relocation of Rockdale Drive. The relocation has been completed and the Airport South Apron Project accepted dedication of the portion of Rockdale Drive located in Sadsbury Township and Valley Township accepted maintenance of the road.

Ms. Silvernail made a motion, seconded by Ms. Horan, to adopt Ordinance 2012-03, an Ordinance vacating the portion of Rockdale Drive located within Sadsbury Township. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Planning Commission Report: Mr. Greenfield reported that there was no business and the meeting was cancelled for October.

Township Zoning Report: Mr. MacCombie reported that Zoning Issues are as follows:

1. The Delaware Valley Concrete noise complaint has been resolved.
2. A letter was sent to Sadsbury Self Storage pertaining to Penske leasing trucks from the property, and also signage issues as well. (Too many signs off-set from building and non-conforming banners).
3. Lancaster General Hospital proposed sign
4. Mr. Allgyer on compass Road wants to put a barn on the front lawn for his horses and carriage will be before the Zoning Hearing Board tonight. The Board would

like representation by Mr. Pompo's office as to the size of the second floor and its use. Mr. Allgyer has a two acre parcel, but the barn has to be on the front yard area.

5. Sikorski Helicopter wants to place a temporary pod for more storage.
6. City Gate installed a fence
7. 35 Kincade installed a fence
8. Verizon replaced existing antennas

Pomeroy Fire Company Report: Mr. Taylor reported that there were a total of 7 calls for the month of October: 1 gas leak inside, 1 auto accident, 1 trees & wires, 1 assist Ems, 2 building, and 1 dwelling. There were a total of 7 assists to other departments: Parkesburg Boro 1, Sadsbury 3, Valley Township 2, and East Fallowfield Township 1. Time in service was 9 hours and 1 minute and 57.35 man hours. Mr. Taylor reported for the month of October the Pomeroy Ambulance handled 41 calls for: Sadsbury 10, East Fallowfield 1, West Sadsbury 5, Highland 7, Parkesburg 18, and Atglen 1. Parkesburg handled 39 calls making the Consolidated Call volume 80. Type of calls were: Medical 29, Vehicle 2, fire 2, recalled/refusal 8, and the total number of transports were 32.

Sadsbury Fire Company Report: No report.

Emergency Management Coordinator Report: Mr. Taylor reported that on October 28, 2012 at 1900hrs a state of emergency was declared in Sadsbury Township. The Board of Supervisors signed the Declaration into effect due to the approach of Hurricane Sandy. The Chester County Department of Emergency Services opened their Emergency Operations Center (EOC) with plans for coordinating emergencies within the county with help from various agencies. Sadsbury Township opened their own EOC with light staffing due to their areas being prone to flooding. EOC also coordinated their efforts with the Police and Fire Departments with staffing. The EOC was set up Sunday night with details and resources from the newly rewritten Emergency Operation Plan. This was the first time the plan was implemented and for the most part the flooding expected did not happen. Mr. Taylor thanked the Township staff and Jared Dalmas and Eric Brecht for helping staff the EOC.

Chester County Airport Update: There was no report.

Payment of Invoices:

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to pay the October invoices in the amount of \$82,471.82. 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 pay the October Sanitary Sewer invoices in the amount of \$37,412.71. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Old Business:

Mr. MacCombie stated that Mr. George Thomas from Pennsylvania American Water Company last month requested a waiver of restoration of Washington Lane due to installation of water service at 46 Washington Lane. Mr. MacCombie reported that a 2 foot by 3 foot cut was made in the roadway and the Ordinance states that the road should be paved 100 feet in each direction. Mr. MacCombie inspected the repair done to Washington Lane by Pennsylvania American and stated the repair is 1/4 to 3/8 inches lower than the road and needs to be sealed. Mr. MacCombie stated he feels they could have done a better job.

Ms. Silvernail made a motion, seconded by Ms. Horan, to accept the request for a waiver of restoration of Washington Lane due to installation of water service at 46 Washington Lane contingent that the repair be corrected and the area is sealed to prevent buckling. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Taylor stated that there is a water hydrant on Reel Street and Old Wilmington Road covered with weeds. If there is a need for the hydrant, no one will know it is there. Ms. Silvernail stated she will direct the Road Crew to weed-wack around the hydrant as this is a safety issue that should be resolved.

New Business:

John Jordan representing Robert Reese from Bulldog Construction presented a revised sketch plan for the Shamrock Lane project. Mr. Jordan stated the application to the Zoning Hearing Board will be continued to late November or early December for the outdoor storage. In the meantime, Mr. Jordan stated, Bulldog decided they also wanted to put their headquarters on this site. This would also include office parking and the contractor shop. Mr. MacCombie stated he has received a copy of the revised sketch plan and the review letter he wrote will need to be revised. Mr. MacCombie stated the location of the building would require the roadway to be paved. Mr. Pompo asked if there will be any future subdivision plans. Mr. Jordan stated that if this is approved, there will be no need for subdivision.

Ms. Silvernail reported that the Township Road Department has joined the Teamster Local 312 affiliated with the International Brotherhood of Teamsters. The contract is from October 19, 2012 to December 31, 2015. Ms. Silvernail stated that this was a year and a half negotiation process and an agreement was reached on October 18, 2012.

Ms. Silvernail made a motion, seconded by Mr. Greenfield, to execute the Collective Bargaining Agreement between Sadsbury Township and the Road Department with the Teamsters Local 312. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Ms. Silvernail stated that the contract between Sadsbury Township and the Chester County SPCA is up for renewal with two options, one being a full contract and the other being a limited contract. Ms. Silvernail stated the Township has opted in the past for the full contract. This year the full contract cost is \$2,237.00 plus \$50.00 for each confined animal picked up by the SPCA.

Ms. Silvernail made a motion, seconded by Ms. Horan, to participate in the Chester County SPCA contract for 2013 with the full contract option to cost \$2,237.00 with a \$50.00 charge for each confined animal picked up in the Township. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

Mr. MacCombie stated he went to the Stottsville Hotel on Monday and hopes to have the flow for sewer worked out to the Board of Supervisors satisfaction.

Mr. Taylor stated he read over the codified Ordinance Book and stated that the Emergency Coordinator position is an appointed position. He also stated that WCOJ radio station and the Parkesburg Post no longer exist for emergency information.

Mr. Taylor asked what is allowed in the Township as far as out-door burning is concerned as far as fire pits and trash, etc. Mr. Taylor asked if the decision was "up to the Board". Ms. Silvernail stated that Mr. Taylor should talk to fire personnel and see if they can come up with any ordinance ideas and report back to the Board.

Sergeant Rank stated that Rockdale Road is in Valley Township.

Mr. MacCombie stated that 260 feet of Rockdale Road is in Sadsbury Township. Valley Township has agreed to be fully responsible for Rockdale Road.

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

Respectfully Submitted,

Linda Shank
Assistant Secretary

