

Board of Supervisors Regular Meeting, Tuesday, April 5, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, April 5, 2022 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Moore and Supervisor Mr. Taylor by remote. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Township Zoning Officer, Mr. Kowalski, Police Chief, Michael Hawley, and members of the community.

Mr. Reynolds stated the Board met in Executive Session before the meeting discussing property issues.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds made a motion, seconded by Mr. Moore, 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.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt the minutes of the previous meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment on Agenda Items:

The comments made were on the enactment of Ordinance 0200-01 concerning no parking on Harner Blvd.

Jessica Antonelli of 115 S. Harner Blvd stated that the no parking on Harner would impact her life. She has lived at her home for 10 years and there has been parking. The roads were approved by the Township, including a test with firetrucks. She has 2 cars parked in her driveway and company parks out front of her home. There are no alternatives to parking.

Amanda Stewart, of 116 N. Harner agrees with what Ms. Antonelli said. She has lived in her home for 8 years and is not sure why this is enforced now. She does not park in the street but her friends do. The fire trucks can get through and she hopes the Board would reconsider.

Stephanie DalFerro of 509 Boyce St. feels this would impact the school bus stop. She has friends who live on Harner Blvd and feels this was brought up by a firefighter who thought fire trucks could not get through. Sadsbury Park has a community page and never has anything been brought up about parking. We have always welcomed the fire trucks coming in with the Easter Bunny and Santa Claus. She feels that people who this affects should be able to vote if they want no parking. No one is parked on the street now, but this would be taking away their option.

Simon Jessey says they use space on Harner Blvd for public events, and HOA meetings. When this happens, they need parking on Harner Blvd. This only happens a few times a year.

Julie Harmon of 100 N. Harner says her kids need somewhere to park when they are coming home from work. She doesn't want them parking somewhere away from the house at night.

Jennifer Vargas of 137 S. Harner Blvd wanted to know when other roads are dedicated to the Township, will they have no parking? Already a property was sold where there was no parking and that person took a loss.

Jason Harmon of 100 N. Harner says he has two kids driving and working on a third. To post no parking would decrease property values.

Dawn Groff asked if the road could be made wider? Would the Board look at this before adopting the ordinance?

Mr. O'Keefe stated it would take time and money to fix the situation, and Dave Reynolds said the no parking was initiated within the development.

Police Report: Chief Hawley reported that for the month of March, 2022 the police department responded to 534 calls for: business check 200, patrol check-outside areas 105, traffic stop 74, phone assignment 21, report 16, traffic-general hazards 12, alarm 11, house check 8, domestic 6, well being check 6, property damage 5, for police information 5, fire alarms 4, cardiac problems 4, lift assist 4, erratic driver 4, suspicious conditions 4, abdominal pains 3, injured person 3. The busiest time of day was 9am and 8pm. The Busiest day was Tuesday. Chief Hawley said he went to Compass road because of the concerns voiced about traffic violations. He made three car stops on Compass Road for speeding. They were all residents of Compass Road.

Chief Hawley stated that on February 1, 2022 a radio report came in that a State Patrol agent was pursuing a foot chase of a fugitive from Philadelphia between Morris Lane and Meeting House Road. Sergeant Richard Imhoff jointed the chase and apprehended the fugitive. Chief Hawley presented Sergeant Richard Imhoff with a Letter of Commendation for his service to the community.

Chief Hawley presented Officer Paul McCullough with a Letter of Commendation for his assist to Sergeant Imhoff to apprehend the fugitive.

Chief Hawley stated that not only did they apprehend the individual, but they did it wearing about 40 pounds of equipment and this was all done in the snow.

Earl Taylor expressed congratulations to both officers.

Public Works Department Report: For the month of March, there was zero winter weather events to report. Due to this fortunate weather, we have begun transitioning from winter maintenance to spring tasks. We have begun to fill pot holes throughout the Township, repair and or correcting many road signs, removal of some winter equipment from our trucks, inspection of all inter equipment for needed maintenance and repairs. We inspected and cleaned many storm drains, pipes and ditches. All the traffic islands located within Lincoln Highway in the Village of Sadsburyville were cleaned.

Two storage sheds located at Bert Reel Park were removed. Items worth keeping were removed before demolition occurred. The department removed and cleaned up a large pile of compost from the concrete pad located on Quarry Road and spread it out on Greenbelt in an effort to build a shoulder along the road and fill in a drastic drop off.

Valley Township sharing of Thermo Plastics line painting on Washington Lane was tabled until next month. The Engineer will go over the proposed pricing for the project.

Emergency Management Coordinator Report: Mr. Taylor has nothing to report at this time.

Keystone Valley Fire Department Report: Keystone Valley Fire Department responded to 32 calls for the month of March for: auto accident 5, gas leak/CO 1, relocates or covers 2, automatic fire alarm 8, building fires 10, power line down 1, chimney fire 1, no services 1, public service 1, fires (other) 2. The Municipal breakdown: West Sadsbury 9, Highland 1, Parkesburg 6, Out of District 16. The average personnel per call were 9, and the total time spent in service was 39 hours and 10 minutes. The average response time from dispatch to on scene was 6 minutes. The total man hours were 111 hours and 24 minutes. The Keystone Valley EMS Division responded to calls from Parkesburg 11, West Sadsbury 18, highland 7, Sadsbury 29. They responded to 101 calls for: allergic/med reaction 1, assault w/injury 1, CVA/stroke 4, cardiac problems 9, diabetic emergency 1, ALS-fall 1, injured person 1, maternity/labor pains 1, respiratory difficulty 6, seizures 2, unconscious person 1, unresponsive person 2, accident ALS 2, accident BLS 2, accident –entrapment 2, accident involving fire 1, carbon monoxide alarm 1, abdominal pain BLS 4, BLS allergic/med reaction 2, BLS back pain 5, BLS burns-Misc 1, BLS emotional disorder 8, BLS fall/lift assist 10, BLS hemorrhaging 1, BLS injured person 6, BLS sick person 16, stand by fire 9, fire-other types rescue 1.

Sadsburyville Fire Company Report: For the month of March, Sadsburyville Fire Company responded to 22 incidents for: structure fire 6, automatic fire alarm 6, auto

accident 3, relocate 2, fire type unknown 1, wires fire 1, auto accident fire 1, CO alarm 1, trash fire 1. The municipal breakdown: Sadsbury 10, West Caln 3, Valley 2, Caln 2, Parkesburg 2. There was an average of 8 firefighters per call. There were 156 miles traveled with an average of 7.1 miles per call. Time in service was 15 hours and 1 minutes with an average of 40.9 minutes per call.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$817.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$817.50 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for Rock Holdings PA, LLC for John Rock Building 2 in the amount of \$525.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Rock Holdings PA LLC for John Rock building 2 in the amount of \$525.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for the Sadsbury Commons Connector Road Site Work in the amount of \$6,686.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for the Sadsbury Commons Connector Road Site Work in the amount of \$6,686.25 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$4,930.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$4,930.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$393.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$393.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,533.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$1,533.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$5,297.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$5,297.50 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported he has an Engineering Escrow release of funds for Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,225.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,225.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has a Letter of Credit Certificate of Completion for Lafayette Square Partners L.P. for Lafayette Square Phase II & III in the amount of \$41,450.66 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$41,450.66 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has a Letter of Credit Reduction, Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$9,795.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Reduction Certificate of Completion for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$9,795.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has a letter of Credit Reduction, Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$93,528.34 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Reduction, Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$93,528.34 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated that Sadsbury Park Phases 3A, 4B, and 2A have a Developer punch list items for dedication of public improvement.

Sadsbury Commons will have 3 weeks of night work left.

Mr. Porter stated the Land Development Plan for Sadsbury Square show five parallel parking spaces to be lost as a result of the parking lot access driveways on Blackberry Lane and Green Hill Road. So, a total of approximately 10 spaces would be lost. Although 10 spaces will be lost, it should be noted that Sadsbury Square is providing 12 more parking spaces than required by code, however; these spaces are not restricted for use by Sadsbury Village residents. In looking at making Broad Meadow Drive one way from west to east, it appears that between driveways, existing mailbox bank, walkway, and fire hydrant no parking restriction, there is approximately 285 l.f. of unrestricted curb available for parallel parking. At 24 l.f. per space, approximately 11 spaces could be provided.

Mr. Porter stated that the preliminary drive through with Public Works resulted in the following list of roads in need of road paving:

1. asphalt paving
 - a. Old Mill Road
 - b. Bonsall School Road
 - c. Green Belt Drive (near Tunnels)
 - d. Timacula Road
2. Oil /chip-sections of the following:
 - a. Holstein Drive
 - b. Compass Road
 - c. Old Mill Road

At the Board's direction, specific quantities will be identified.

Solicitor Report: Mr. O'Keefe asked the Board if they wanted to approve Ordinance 2022-01 concerning parking on Harner Blvd. Mr. Reynolds would like to table the Ordinance for further study. The Board would like Mr. Porter look at the feasibility of widening the road. Mr. Porter will touch base with the Board after taking measurements.

Mr. O'Keefe stated the Board is looking into purchasing the property at 918 Old Wilmington Road. Mr. O'Keefe would like to ask the Board for authorization to have Carmody & Associates, LTD do the appraisal for \$500.00.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve Mr. O'Keefe prepare an engagement letter to Carmody & Associates, LTD for appraisal of 918 Old Wilmington Road with a cost of \$500.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that Uhrig Construction is requesting Change Order No. 13 and a time extension. Change Order 13 contains limited work done on Codes office at \$1,342.56.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a request for time extension of 21 days to April 23, 2022. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that at last month's meeting the Board was presented with 4 change orders from Uhrig Construction. The Board approved change order 1 and 2; which include the demolishment and construct a glass reception window.

Mr. Porter prepared a Construction Payment #2 for Uhrig Construction in the amount of \$13,952.22 including the Change Orders approved at the March Board of Supervisors meeting.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve payment #2 to Uhrig Construction in the amount of \$13,952.22 for the scope of work done. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. O’Keefe reported update on the Zoning Ordinance status is that the Zoning Ordinance is that the Chester County Planning Commission is reviewing the changes. They have 30 or 45 days. The Zoning Map has also changed. Mr. O’Keefe expects to have the review by the July meeting.

Mr. O’Keefe is in talks with Rock Holdings attorney Patrick McKenna concerning the fence at the John Rock location. The fence is on the property line, they will reduce the height to 6 feet by removing the barbed wire, and plant 50 arborvitae interior of fence to be a noise and wind buffer. This is not required but they are willing to do this. John Rock could go to Land Development, but there is no guarantee they would have to move the fence and you would not get the arborvitae.

Michelle Falcone from Morris Lane stated there is a small berm and the fence should have been on the inside of the berm. When they were told to stop putting up the fence, they did not stop. They knew if they put the fence where it was, the Township could not let it be moved. This is John Rock’s way of getting what he wants.

Mr. O’Keefe stated if the fence is less than 6 feet, he can put it on the property line. The Township can only enforce the Ordinance on the books.

Mr. Jessey stated they discussed the fence at the Planning Commission and the change was made after that.

Mr. Reynolds stated they say kids stand on the berm and throw rocks at their trucks. There had not been any police reports of this happening.

Michelle Falcone said she has written an e-mail to and no one responded to her. Mr. O’Keefe said the reason there was no response was because of potential litigation.

Mr. O’Keefe will communicate with Mr. McKenna about the fence and plantings.

Planning Commission Report: Mr. Jessey reported there was no meeting last month. There will be a meeting in April, but they will be down two members for that meeting. The Board held a discussion and decided it would be advantages to change the number of Planning Commission members from five to seven.

Zoning Report: Mr. Kowalski reported that he issued 6 Zoning permits for: 3 patios, 2 fences, and 1 temporary sign permit. He also answered various phone inquiries.

Chester County Airport Update: No report.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve the March 2022 General Fund invoices in the amount of \$233,093.78. With there being no questions from the public, the Board voting, “aye”, the motion passed unanimously.

New Business:

PSATS has asked all Townships to adopt symbolic resolution America250PA celebrating the 250th birthday of the United States in 2026.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Resolution 2022-07, a resolution America250PA, celebration the 250th birthday of the United States in 2026. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to accept the submission of Auto Zone Parkesburg Preliminary Land Development Plan. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to appoint Jonny Damon to the Board of Auditors. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment:

Simon Jessey asked if there could be a way to control Jake brakes on Old Wilmington Road.

Mr. Reynolds stated there is nothing the Township can do about Jake brakes as Old Wilmington Road is a State Road.

Ron Zanoni of 232 Folin Street said Shoemaker and Truman Streets have no parking signs around the rain garden.

Mr. Reynolds told him to contact the HOA, as these streets are not dedicated to the Township.

Mr. Porter will look at the plans to see if they show stop signs.

Michelle Falcone asked if the workers at Lafayette Square could pick up their trash.

Mr. Reynolds stated the wind was blowing and someone left the dumpster open. Lafayette Square will do additional land development around the neighborhood.

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Moore, 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