

Board of Supervisors Regular Meeting, Monday, January 3, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Monday, January 3, 2022 following the Re-organizational meeting. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Moore and Mr. Taylor was present by telephone. Also present was Township Solicitor, Mr. O'Keefe by ZOOM, Township Engineer, Mr. Porter, Police Chief Michael Hawley, and members of the community.

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:

There were no public comments on the agenda items. The Board would like you to stand and state your name if you have a public comment.

Police Report: Chief Hawley reported that for the month of December, 2021 there were 223 calls for service, 31 of these calls were responses to other agencies. Friday was the busiest day and the busiest hours were 3:00 to 8:00 p.m. The bulk of the calls were for traffic stops and phone assignments, and some single digit events. Chief Hawley stated if you see something – say something. Chief Hawley stated that with increased catalytic converter thefts in the surrounding areas, there is legislation to be adopted, that a photo ID and signature must be obtained before money can be given for the converters. Chief Hawley stated the report is available at the Township Building.

Mr. Reynolds stated that last month after the firetruck accident, there is a rumor that the driver was last seen leaving Harry's. That information is false. The driver was tested for drugs and alcohol and was found negative. Squash the rumor now.

Chief Hawley stated all persons in the apparatus were all tested and all results were negative. There was no fault and no one was seriously hurt. The accident report is completed and there were no highway or vehicle defects.

With the closing of Brandywine Hospital, all officers are certified for first aid, and CPR. We will need more first aid kits in the cars.

Public Works Report: No Report

Emergency Management Coordinator Report: Mr. Taylor stated that COVID is rampant again. Brandywine Hospital will close January 31, 2022.

Keystone Valley Fire Company Report: Keystone Valley Fire Department responded to 20 calls for the month of December, 2021 for: auto accident 5, no services 1, automatic fire alarm 3, building fires 6, carbon Monoxide alarm 1, fires (other) 4. The response by municipality: West Sadsbury Township 6, Highland Township 3, Parkesburg 4, Out of District 7. The average personnel per call were 10 with a total number of responding personnel of 268 throughout the month. The EMS had 143 calls for service during the month of December, 2021: hospital transports 90, no transports 53. Breakdown by municipality: Parkesburg Borough 32, West Sadsbury Township 28, Highland Township 19, Sadsbury Township 41, Out of District 23.

Sadsburyville Fire Company Report: Mr. Reynolds reported the fire truck was demolished in the accident on Quarry Road. A week later a demo unit was purchased but it will take 60 days to get it in service. In the mean-time they are using a used truck.

Planning Commission Report: Mr. Jessey reported the Planning Commission met on Wednesday, December 15, 2021. Mr. Johnathan Long, Esq. of Bellwoar Kelly LLP, representing the Philadelphia Mead Company, appeared to seek recommendation of approval for a Conditional Use Application. He was accompanied by Mr. Stephen Kassabian, owner of the company. The applicant proposed to produce and bottle mead, an alcohol beverage created by fermenting honey with water, in the lower level of the property owned by Penn Rise Properties, LLC, located at 3000 Lincoln Highway, Parkesburg, that was formerly the Black Walnut Winery. After discussion, Mr. Lymberis made a motion, seconded by Mr. Jessey, to state the Planning Commission has no objection to the Conditional Use Application as presented and the Planning Commission would not be opposed to expanding the Conditional Use to include retail uses independent of the Applicant's agreement with the property owner; however, the Commission recommends that the terms of the 2006 variance, particularly concerning outdoor events, entertainment, and the prohibition of amplified music, are respected and properly enforced by the Township.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reappoint the members of the Zoning Ordinance Review to continue working on the SALDO Plan Review. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion. Seconded by Mr. Moore, to appoint Amanda Stewart to the SALDO review committee. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

There was a question as to the meetings of the Zoning Ordinance Review Committee being in violation of the Sunshine Law because the meetings were not advertised. Mr. O'Keefe stated there is no violation as the committee is an advisory committee, does not make any decisions and only recommends changes to the Board.

Engineer Report: 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 \$8,821.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, 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 \$8,821.25 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 an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$866.25 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 \$866.25 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 for Rock Holdings, PA. LLC for Building #2 in the amount of \$1,385.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Rock Holdings, PA LLC for Building #2 in the amount of \$1,385.00 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 an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$425.00 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 2B in the amount of \$425.00 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 an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$425.00 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 for Sadsbury Park Phase 3A in the amount of \$425.00 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 \$3,692.50 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 \$3,692.50 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 release of funds for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$55,960.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion release of funds for XARIS Property Group LLC for Clover Hill at Sadsbury Park in the amount of \$55,960.00 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 release of funds for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$19,621.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion release of funds for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$19,621.50 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 release of funds for Rock Holdings PA, LLC for John Rock- Building 2 in the amount of \$301,365.90 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion release of funds for Rock Holdings PA, LLC for John Rock – Building 2 in the amount of \$301,365.90 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting, "aye", the motion passed unanimously.

Dave Reynolds asked if the storm drain at Quarry Ridge was completed. The HOA President of Quarry Ridge said there is a backhoe still there and there is no sidewalk yet.

Mr. O'Keefe said 10 Old Mill Road submitted a permit for a fence. It seems the property owner is making good as of now.

Zoning Report: Mr. Porter stated there were permit requests for decks, sheds, barn, and several use requirements. He is working with Simon Jessey on the zoning map.

Simon Jessey told Mr. Porter the builders sign at the end of Blackberry Lane is still there.

Solicitor Report: Mr. O'Keefe stated the update on the appraisal of the Belaire Park property open space conversion for the Public Works garage will be done on the 2nd or 3rd week of January. Will then be sent to Conservation District and the State and that will trigger approval.

Chester County Airport Update: No Report

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the December, 2021 General fund invoices in the amount of \$214,281.38. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Mr. Reynolds stated Resolution 2022-02, appointing Certified Public Accountants has been advertised for the required 30 days.

Mr. Reynolds made a motion, seconded by Mr. Taylor to adopt Resolution 2022-02, appointing Certified Public Accountants to replace the elected auditors. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-03, the Township Fee Schedule for the year 2022. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board set the Christmas tree pick-up dates for Friday, January 14th and Friday, January 21st. These dates are scheduled weather permitting.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reappoint John Lymberis to the Planning Commission with a 4-year term to expire December 31, 2025. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Moore, to reappoint Michael Bennett to the Zoning Hearing Board for a 3-year term to expire December 31, 2024. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

Mr. Taylor asked the Chief Hawley what can be done about Spam calls. What is being done about it nationwide. The Chief responded that it is virtually impossible to do anything about Spam calls. Scammers get a number and use it for a day or two and move on to another number. They switch numbers and use false names.

Simon Jessey asked that with the changing of Zoning Officers, will he be attending the monthly meetings. Mr. Reynolds stated either in person or virtual.

Steve Hahn from Quarry Ridge asked for a 4-way stop Quarry Road and Old Wilmington Road. Chief Hawley responded that most things requested from PennDOT fall on deaf ears. There are no plans for a 4-way stop.

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