

Board of Supervisors Regular Meeting, Tuesday, March 7, 2023

A regular meeting of the Board of Supervisor of Sadsbury Township was conducted on Tuesday, March 7, 2023 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Taylor by telephone. Mr. Moore was absent. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, and members of the community.

A moment of silence and Pledge of Allegiance was observed.

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

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.

Mr. Reynolds closed the regular meeting for a public hearing on Ordinance 2023-01 an Ordinance amending the Sadsbury Township Ordinance 2022-01, as amended, specifically to correct certain internal inconsistencies within the Zoning Ordinance and, also to amend Article XV (signs) regarding certain signage regulations as applicable within and related to a Town Center Commercial Development, to amend the definition of the term "on-Site Directional Sign."

The Public Hearing was recorded by a Court Stenographer.

Mr. Reynolds re-opened the regular meeting.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Ordinance 2023-01. With there being no questions from the public, the Board voting "aye", the motion passed.

Public Comment on Agenda Items: There were no comments.

Police Report: Chief Hawley reported for the month of February, there were 525 calls for service. 14 Calls were out of the Township, and 318 were business checks. The total of actual calls was 193. There were 9 domestics and 109 traffic stops. There were 0 (zero) drug overdoses. Three major cases are now in the hands of the court system, they are child molestation, drug delivery resulting in a death, and an assault. February busiest hours were 10am to noon and 7pm to 9pm.

Mr. Reynolds made a motion, seconded by Mr. Taylor to amend the agenda for financial matters including cameras for the police cars plus installation, and emergency lights for the Codes vehicle. With there being no questions from the public, the Board voting “aye”, the motion passed.

Public Works Report: For the month of February there were zero weather events. We filled pot holes on various roads in the Township, corrected and repaired many street/road sings, checked and maintained our storm drain system. Vehicle and equipment inspection/maintenance checks were performed, safety procedures for the chipper, backhoe loader and operation of chainsaws were completed. The department has also reviewed pre-truck inspection checks and air brake checks with employees. The Department has begun cleaning up hundreds of branches and trash at Bert Reel Park and other areas we maintain with mowers. Each employee was issued an I.D. badge which is to be on the person displayed at all times when in areas they would come in contact with the general public.

Mr. Simmons would like the Board to consider hiring Andrew Duckworth as a temporary employee. He has passed a background check.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to hire Andrew Duckworth as a temporary employee for the Public Works Department. With there being no questions from the public, the Board voting “aye”, the motion passed.

Emergency management Report: Mr. Taylor put it out there that Narcam well be sold over the counter. He also heard that there is a possibility that COVID 19 was leaked out of a lab in China.

Keystone Valley Fire Company Report:

Sadsburyville Fire Company Report:

Township Planning Commission Report: Mr. Jessey reported the Planning Commission met on Wednesday, February 15, 2023. The Commission spoke about a tribute to Jane Heineman in the building of a gazebo on the passive open space at the western side of the Sadsbury Square development. This matter will be discussed at the March Planning Commission meeting.

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 \$648.75 for the Board’s approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$648.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

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 \$1,306.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for The Sadsbury Commons Connector Road site work in the amount of \$1,306.25 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$718.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$718.75. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$1,223.75 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 \$1,223.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

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 \$3,935.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$3,935.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

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 \$1,313.75 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 \$1,313.75 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

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 \$801.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 4A in the amount of \$801.25 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 2B in the amount of \$250.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park phase 2B in the amount of \$250.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$125.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$125.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye" the motion passed.

Mr. Porter reported he has a Letter of Credit Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$11,329.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit, Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$11,329.50 per Mr. Porter's recommendation. With there being no questions from the public, the motion passed.

Mr. Porter stated he also has a revised Letter of Credit Certificate of Completion for Sadsbury Arcadia Associates LP for Sadsbury Park Phase 2A with a corrected balance in the Reserve Account from last month.

Mr. Porter stated that Sadsbury Commons has agreed to all the Developer Agreements required by the Township for Land Agreement for Phase 2. The Board has already granted conditional Final Land Development Plan Approval for Phase 2, and conditional Preliminary Plan Approval for the proposed development of the property identified as Phase 3. Phase 2 has 2 pad sites which are Wendy's and WaWa. Mr. O'Keefe is working with Mr. Gill to finalize the financial agreements for the April meeting. In order to expedite, Mr. O'Keefe would like the Township to approve the agreements.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to have Mr. O'Keefe advertise a special meeting to consider the approval of various developer agreements for Phase 2 of Sadsbury Commons and any other business. With there being no questions, the Board voting "aye", the motion passed.

We are trying to get the storm sewer across Octorara Road for Sadsbury Square, so that Pennsylvania American can pave. The contractors at Sadsbury Square are leaving construction debris on the roads in Sadsbury Village. Magnetic rollers are being used to rid the streets of the debris. Fire hydrants need to be figured out at Sadsbury Square.

The sewer and water are in at Lincoln Crest. They are done blasting and Dave Porter will look at hydrants in the Mobile Home Park.

AZ Parkesburg has amended plans for the drive way out to RT. 10 (Condominian Agreement). Sherwin Williams has questions on Storm Water Management.

Mr. Porter received plans for the Storm Water Management for the Stottsville Inn. They gave the Township an extension letter to April 5, 2023.

At Bert Reel Park, the Quarry Road fence plan is ready to advertisement for bids. Nate MacCombie will meet with an Eagle Scout for a construction in the park.

The Octorara Bridge update: The plans are uploaded for a general permit. Once submitted, it will take 60 days to review, by summertime we should have a permit and it should be put out to bid.

"No Parking" signs have been ordered for Business Route 30.

Mr. Porter stated that Nate MacCombie and Greg Vietri reviewed the lights at Julie Drive, and the 4 street lights need to be replaced. It will cost \$1,750.00 for all for 4 to be replaced with LED lights. These lights are owned by the HOA of Sadsbury Crossing.

Mr. O'Keefe stated that no action needs to be taken tonight. Mr. Reynolds stated the Board cannot justify paying for street lights at Sadsbury Crossing out of Township money. He feels this will set a precedent.

Mr. Porter stated that Sharp Engineering will be at the Township tomorrow morning to review the air conditioning in the building.

Solicitor Report: Mr. O'Keefe stated he has Ordinance 2023-02 concerning parking on Lincoln Highway.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to adopt Ordinance 2023-02, restricting parking on Lincoln Highway north and south between Aim Blvd./Independence Way and Washington Lane and Washington Lane west between Lincoln Hwy and Waverly Blvd. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated Mr. Lymberis wants the Township to consider taking dedication of General Wayne Drive. This is the cut-through at Lafayette Square from Lincoln Highway to Old Wilmington Road and was approved with the Act 209 traffic study. This will be further discussed in the future.

Chester County Airport Update: Mr. Roberts reported the Airport Authority met today.

Zoning Report: There were 2 zoning permits issued for fences. Mr. Kowalski took care of 4 zoning related calls, for zoning districts and what is allowable in each district.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the February, 2023 General Fund invoices in the amount of \$212,999.69. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

New Business:

Mr. Reynolds made a motion, seconded by Mr. Taylor to approve the purchase of in-car police cameras from YCG, Inc for \$10,795.00. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve installation of in-car police cameras at \$660.00 per car, not to exceed \$4,000.00. With there being no questions from the public, the Board voting "aye", the motion passed.

Public Comment:

Linda Ranck stated that people are in Bert Reel Park at all hours of the night. Pomeroy never sees a cop car. Never see them on Valley Road.

Chief Hawley stated that even if you don't see us, it doesn't mean we are not there.

Jerry Ranck asked when will the force be going with 24/7 police protection. The Township needs more full-time officers.

Mr. Reynolds stated within 2 years, Sadsbury Commons will pay \$100,000.000 yearly. This will go toward more police protection.

Mr. O'Keefe stated this will be in the 3rd phase of the development.

Chief Hawley stated they are taking security measures in Bert Reel Park and officers are in Pomeroy and Valley Road. The Chief has reports from his officers.

Mr. Ranck asked what about the white lines on Middle Street.

Chief Hawley stated they cannot enforce speeding because of a stop sign on one end of the street and a stop sign at the other end of the street per PENN-DOT regulations.

Mr. Reynolds stated we need 24/7 coverage, but I can't raise taxes and allow people to lose their homes.

Mr. Keches stated that occasionally they see the police at Sadsbury Crossing. They are having trouble with no one stopping at the stop signs.

Chief Hawley stated he has answered calls about hydrant parking.

John Lymberis stated that if the police in the Township need anything, let him know. He also stated that Mr. Kowalski is great to work with. Hats off to the Township for the decision to hire him.

Michelle Falcone asked about the pallets at John Rock. Mr. O'Keefe stated the pallets will be moved to West Caln Township. Mr. O'Keefe wants to have a meeting with Dave Porter to make sure they are compliant with the Zoning Ordinance. If pallets are out overnight, they will be a problem; that is not staging for their work.

Vicky Horan stated because they are a business, they can do what they want to do.

Mr. Reynolds stated they are going to do something to block the sound. They have to abide by the Ordinance

Steve Hedrick from John Rock stated they want to talk about the noise, but they don't want to spend a million dollars on noise control

Mr. Reynolds stated the Board was concerned with John Rock being bought and going national, that it would be a problem getting in touch with someone about the noise.

Mr. Reynold stated this is all a work in progress.

Richard Felice of Quarry Ridge has complaints about the high school taxes, the high water and sewer fees, and the raise in Township taxes.

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Taylor, to adjourn the meeting. With there being no questions from the public, the Board voting "aye", the motion passed.

Respectfully Submitted,

Linda Shank,
Secretary