

Board of Supervisors Regular Meeting, Monday January 6, 2020

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Monday, January 6, 2020 commencing after the Re-Organizational Meeting. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor Mr. Moore and Supervisor Mr. Taylor via telephone. Also present was Township Solicitor, Mr. O'Keefe and Township Engineer/Zoning Officer, Mr. MacCombie, 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. Moore, to adopt the minutes from the previous meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Police Report:

Mr. Reynolds made a motion, seconded by Mr. Moore, to promote Michael Hawley as Police Chief. 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 hire Ryan Barr from part-time to full-time officer. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The swearing in ceremony for Michael Hawley was presided over by Jude Masiano, with his wife and two daughters.

The swearing in ceremony for Ryan Barr was presided over by Judge Cabry, with his wife and son in attendance.

Chief Hawley thanked the Board for their trust in him as Chief, and he will try to live up to the work done by Chief Ranck.

Mr. Reynolds has faith he will do as well as Jerry Ranck. He has a hard act to follow.

Chief Hawley would like to present to the Board a request for 2 unmarked police cars for the Board to discuss.

During the month of December, the police patrolled 3,400 miles, and answered 327 complaints. Criminal arrest for December are as follows: burglary, criminal trespass, false I.D. to LE, possession of drug paraphernalia, theft, receiving stolen property, access device fraud, D.U.I. 3, Township Ordinance for open burning of hazardous material, and disorderly conducts.

Chief Ranck has officially retired on 12/31/19. Sadsbury Township and the Sadsbury Police Department would like to thank Chief Ranck for his dedication and service to the residents and businesses of Sadsbury Township that he has provided during his tenure.

A copy of the police report is on file and is available upon request.

Public Works Report: For the month of December, the Public Works Department completed repairs and general maintenance tasks on some of its vehicles. The International Dump Truck had a leaking air cylinder, the 2019 freightliner had a back-up camera installed, the 2009 and 2006 Ford trucks were washed and cleaned inside with the 2009 having all tires replaced. Maintenance checks were performed on all vehicles on a regular basis. In addition, all storm drains and pipes were inspected and cleared if needed. Additional markers were placed along roadway edges to assist with snow plowing. This task was started in November. All street signs were inspected and documentation was recorded on the condition and visibility of each sign. Numerous branches were removed from the road right-a-way along several roads. At Bert Reel Park, branches and leaves were removed in and around the play-ground area. Newly hired part time workers were brought in and completed paper work. One of the workers has been familiarized with department procedures, Township roads, boundaries, and other necessary information related to snow and ice removal. He is also training and in the last steps to obtaining his CDL license. Improvements were completed inside the Public Works Maintenance Building to improve storage and organization. The equipment hours were 15.0 and the vehicle miles were 556.7.

Mr. Taylor would like to set up a road inspection to include Octorara Road and Limestone Road, and more. Jamie MacCombie will get in touch with his brother Herb who does the roadside inspection with the Road Crew.

Emergency Management Report: Mr. Taylor has set up John Moore as Deputy EMS Coordinator. He will need to get a student ID and when his classes are completed, he will get a certificate.

Keystone Valley Fire Company Report: For the month of December, the Keystone Valley Fire Department responded to 13 calls for: fire 8, rescue/medical assist 5, false 5, service 3, and hazard 2. The response by Municipality is as follows: West Sadsbury Township 8, Highland Township 0, Parkesburg Borough 9, Sadsbury 3, and Out of District 3. The response by personnel per call was 9 with a total of 212 personnel for combined response hours 85.35 hours. Average response time from dispatch to on-scene was 9.39 minutes. The Keystone Valley EMS responded to a total of 69 calls for service as follow: treated/transported BLS 39, treated/transported ALS 34, No service required 10, patient refusal (treat, no transport) 22, Public service 6, dead at scene 2, recalled 2. The break-down by Municipality is as follows: Parkesburg Borough 41, Sadsbury Township 30, West Sadsbury Township 28, Highland Township 8, Atglen Borough 1, East Fallowfield Township 1, West Fallowfield Township 3, Christiana Borough, Lancaster County 2, and Salisbury Township, Lancaster County 1.

Sadsburyville Fire Company Report: For the month of December, the Sadsburyville Fire Company responded to 13 calls for: house fire 5, automatic fire alarm 3, motor vehicle accident 3, vehicle fire 1, and trash fire 1. The break-down by municipality is as follows: Sadsbury Township 9, Valley Township 2, West Caln Township 1, and Parkesburg Borough 1. There were 7.8 firefighters responding per call and an average of 7.07 miles traveled per call. The time in service was 12 hours and 39 minutes with an average of 58.3 minutes per call.

Planning Commission Report: No December meeting.

Township Engineer Report: Mr. MacCombie reported he has an Engineering Escrow release of funds for CTDI building expansion in the amount of \$236.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for CTDI building expansion in the amount of \$236.25 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3B in the amount of \$28.75 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 \$28.75 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported he has an Engineering Escrow release of funds for Sadsbury Arcadia Associates, L.P. for Sadsbury Park Phase 3A in the amount of \$3,246.25 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 3A in the amount of \$3,246.25 per Mr. MacCombie's recommendation.

Mr. MacCombie was asked by Sadsburyville Fire Company to contact Pennsylvania American Water to service them. Someone from the fire department should contact Jim Kelly from PAWC.

Mr. MacCombie received and is examining the Sadsbury Commons Sewer Project for DEP. He has many questions.

Mr. MacCombie stated he is still waiting on the Bog Turtle report for the Octorara Bridge project. After the Bog Turtle report, they will still need a permit from DEP.

Mr. MacCombie recommends the Township award the bid for the Sadsbury Village Enhancement Lighting project to Lenni Electric. Their bid came in at \$104,626.00.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to award the bid for the Sadsbury Village Enhancement Lighting project to Lenni Electric for their bid of \$104,626.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

John Jaros, representing Sadsbury Square, a development consisting of 84 multi-family units is asking for final approval. This project has been reviewed by the Planning Commission. Mr. Jaros stated that Carol Menke recommends landscaping approval. Mr. Jaros would like to have approval with waivers.

1. A two -step approval process (Preliminary/final)
2. Plantings
3. Recreation facility in exchange for \$54,626 toward the Village Lighting Enhancement project.

This project will be working with the old Landscape Ordinance, which requires more plantings and a fee in lieu of. Carol Menke wants a certified arborist to review the proposed construction, approve tree protection measures, and monitor construction.

There will be 14 trees coming out on the property line with Fox Trail that were planted on the wrong side of the property line by Ryan Homes 17 years ago. These trees will be replaced. Courtney Sarbaum has a problem with the trees coming down, as her property will not be shielded from the development and the dumpsters at the rear of the units. Mr. Reynolds stated that the Board cannot tell him not to build the development, it is a by right project. Mr. Jaros stated they are vested under the old Landscape Ordinance, however; asking for waiver under the Old for plantings and location. This project is short by 400 + trees. Mr. Jaros is asking for waiver of landscaping fee in lieu for the lighting for the Enhancement Project. Simon Jessey, of the Planning Commission stated the conception was passive open space was a benefit for the lighting project. Mr. O'Keefe stated the condition of approval of the old Ordinance, Mr. MacCombie would calculate the fee in lieu of. Mr. O'Keefe will talk to Carol Menke and work on Open Space for passive or active. Mr. Jaros will work with Jamie McCombie, David Biloon, and Carol Menke for approval of a fee in lieu of according to the old Ordinance.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to give Randy White, Sadsbury Associates, Preliminary/Final approval based on the 10 conditions of the MacCombie letter. 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, for the waiver for 2step Preliminary/Final request. 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 waive the number and location of planting required by Township Ordinance. The fee in lieu being separate and not included in the waiver. 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 waive the requirement to construct active recreation as well as 2 street lights otherwise contingent on voluntarily contributing \$54,626.00 for the Sadsburyville Enhancement Project. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Solicitor Report: Mr. O'Keefe has the Arcadia Conditional Use and Decision and Order for Sadsbury Arcadia Conditional Use that was held last month.

Mr. Reynolds made a motion, seconded by Mr. Moore, to accept the Conditional Use and Decision C 1-19 for Sadsbury Arcadia. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Township holds a sewer easement for the Nunemaker property and a Deed of Assignment for this property must be done with Pennsylvania American Water Company.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to execute a Deed of Assignment for the Nunemaker Sewer Easement to Pennsylvania American Water Company. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe reported the Township has been contributing to the Police pension plan since the beginning. There is a surplus of money on account since the original contract stipulated an officer could not contribute until employed for a year. PMRS suggested to pass a resolution to amend the Police Pension Fund administered by the Pennsylvania Municipal Retirement Law, to let the money that is already contributed go to the pension of the office already contributing, and change the one year wait.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2020-04, Amendment to the Police Pension Plan. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Zoning Report: Mr. MacCombie reported he received a letter from The Granger Firm, concerning a woman's recovery home. Mr. MacCombie stated this is permitted under our Ordinance. Mr. O'Keefe stated the legal definition of family, includes group homes. Family means different things to different people. He does have concerns though, such as on-site sewer. The letter states the house has 6 bedrooms, and includes an in-law suite in the basement with an additional 2 bedrooms. Mr. O'Keefe would like to know if permits were applied for the basement and are you allowed to occupy a basement. There is another issue with parking. Mr. MacCombie will look into this further.

Chester County Airport Update: Mr. Roberts had no report as the Authority meets tomorrow with election of new officers.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the December 2019 General Fund invoices in the amount of \$234,814.61. 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. Moore, to adopt Resolution 2020-02, appointing Barz, Gowie, Amon & Fulz LLC as the Township’s auditor for 2020 replacing the elected auditors, being duly advertised for the required 30 days. 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 Resolution 2020-03, the Township’s 2020 fee schedule. 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 set the date(s) for Christmas tree pick-up as: Friday, January 10th and Friday January 17th, weather permitting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Christmas trees must be bare of all wire, tinsel, and any decorations, or they will not be picked up and it will be up to the resident to dispose of their tree.

Mr. Reynolds tabled the discussion on the PSATS Conference in Hershey, PA May 3-6, 2020.

Mr. Reynolds made a motion, seconded by Mr. Moore, to accept the resignation of Magdalena Salewski’s resignation from the Zoning Hearing Board. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Comment

Mr. Reynolds announced public comments will be held to 2 minutes.

Linda Ranck alerted the Board that there are trees hanging over Old Wilmington Road going into Pomeroy. Mr. Reynolds replied that Old Wilmington Road is a state road but the trees may be owned by residents at Quarry Ridge. Mr. MacCombie will have conversation with PennDOT.

Ellen Rice would like the traffic light at Old Wilmington Road and Lincoln Highway at Harry's to have a turning light when making a left turn to Old Wilmington Road. You have to sit through a couple light changes before you can turn. Mr. Reynolds wants the Road Crew to get in touch with Signal Service to see if the timing is correct.

Michael Loftus has heard there will be no parking signs on Belvedere Avenue. He has family cook-outs and would like to have the signs coordinated so it does not affect his property. The problem is with Mark Krauser and the family across the street, why should other residents be penalized. Mr. O'Keefe stated the Parking Ordinance can be modified to one area. Mr. MacCombie will go to Belvedere to get exact location of the stop signs.

Simon Jessey would like to continue the discussion of the removal of the cupola on the Township Building. According to the Zoning Ordinance, architectural structures should be repaired and not removed.

Dawn Groff thanked Jerry Ranck for his years of service.

Dawn Groff also would like to volunteer to take over Magdalena Salewski's position on the Zoning Hearing Board.

Mr. Reynolds made a motion, seconded by Mr. Moore, to appoint Dawn Groff to the Zoning Hearing Board. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

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