

Board of Supervisors Regular Meeting, Tuesday, September 1, 2020

In order to comply with the Stay at Home Order issued by Governor Wolf, minimizing public exposure to COVID-19 and maintain social distancing, the Sadsbury Township Board of Supervisors is conducting the September meeting remotely via ZOOM. Chairman Dave Reynolds called the meeting to order. Present was Supervisor John Moore and Supervisor Earl Taylor. Township Solicitor, Mr. O'Keefe and Township Engineer/Zoning Officer, Mr. MacCombie. There were several members of the public attending.

The moment of silence and Pledge of Allegiance was waived.

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.

Police Report: Chief Hawley reported that in August, the calls for service were 407, which was slightly down from July. The bulk of the activity was business checks and proactive police activity. During August, the State Police answered 36 incidents; more than half self-initiated. Included safety checks, road hazards and animal debris. The State Police numbers are decreasing. The criminal arrests were: 1 possession of narcotics, 1 drug paraphernalia, 1 flight to avoid arrest, and 2 DUIs. There were a number of traffic offenses. The busiest time for the police is 9 to 11 a.m. and 6 to 8 p.m. 35% of the police activities are proactive, such as business checks. There were 30 traffic stops. There were 14 domestics and 11 cardiac arrest calls. Chief Hawley would like to give a shout out to the stellar work Max O'Keefe did on the trial work on 7 Middle Street. Mr. O'Keefe did much preparation. The Township received a good decision from the court, which had almost word for word of Mr. O'Keefe's presentation. We now have a plan moving forward and can keep a careful check on the property not being occupied. Chief Hawley stated the gas generator is still on site and should be removed before there are problems. Chief Hawley also reported Compass Road is still being watched for speeders. The bulk of the new uniforms have arrived. The ballistic carriers take the weight off the waist of the officers. A full complement of riot gear has been delivered, with the hope we will never have to use it. Chief Hawley asked the Board to consider the status or plans for the municipal renovation of the police area. The police report is available at the Township upon request. Chief Hawley has received more than 25 but less than 30 applications for 2 part-time officers. This will decrease the overtime hours for the full-time officers. There are good candidates with experience. There will be more information at the next meeting.

Officer Ryan Barr and Officer Alan Halderman have been promoted to Patrolman 1st. Class in recognition of their hard work in the department. Chief Hawley has seen a boost in department moral.

Public Works Report: For the month of August, the Public Works Department maintained Township owned properties, right of ways, buildings, signs, and equipment. Maintenance checks are done regularly on equipment and vehicles. All roadside mowing throughout the Township was completed during the month along with vegetation control along signs, guiderails, bridges, and at intersections. The baseball infield at Bert Reel Park was sprayed, groomed and an erosion issue corrected. The dump body boards on all trucks were removed, sanded, routed and painted. Several “watch children” signs were installed within the Township and other signs have been repaired. Several drains were repaired within the Quarry Ridge Development. On August 4th the Township experienced Tropical Storm Isaias, with luckily minimal impact. Sadsbury Township roadways did experience major flooding with several roads completely submerged, resulting in temporary road closures and a few small trees coming down resulting in power outages. Electrical power was out for several days for some residents. No real damage to any Township infrastructure occurred during the storm and very little overtime associated with manpower needed. Equipment hours were 9.1 and vehicle miles were 464.2.

Emergency Management Report: Mr. Taylor had nothing to report.

Keystone Valley Fire Department Report: July-Keystone Valley Fire Department responded to 21 calls for service: fire 5, rescue/medical assist 6, hazard 4, service 1, good intent 1, false 4. The response by municipality: West Sadsbury Township 7, Highland Township 2, Parkesburg Borough 7, Sadsbury OOD 0, Out of District 5. The response by personnel per call was 7 with a total of 144 personnel for combined response hours of 69:27 hours. The average time from dispatch to on scene was 10:24 minutes. For the month of July, the Keystone Valley EMS Division responded to 117 calls: treated/transported BLS 34, treated/transported ALS 34, no service required 21, patient refusal (treat, no transport) 20, public service 2, Dead at scene 2, recalled 4. The break-down by municipality is as follows: Parkesburg Borough 34, West Sadsbury Township 31, Highland Township 11, Sadsbury Township 34, Christiana Borough, Lancaster County 1, Londonderry Township 1, West Fallowfield Township 5.

Engineer Report: Mr. MacCombie reported he has a Letter of Credit Reduction Certificate of Completion for Lafayette Square Partners, LP for Lafayette Square Phase 2 and 3, Release #5 in the amount of \$64,026.16 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 Lafayette Square Partners, LP for Lafayette Square Phase 2 and 3, Release #5 in the amount of \$64,026.16 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 Lafayette Square Partners LP for Lafayette Square Phase II & III in the amount of \$2,576.25 for the Board's recommendation.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$2,576.25 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 Commons, LP for Sadsbury Commons Connector Road Site Work in the amount of \$2,137.50 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 Sadsbury Commons Connector Road Site Work in the amount of \$2,137.50 per Mr. MacCombie's approval. 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, LP for Sadsbury Park Phase 3A in the amount of \$1,668.75 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 LP for Sadsbury Park Phase 3A in the amount of \$1,668.75 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 LP for Sadsbury Park Phase 3B in the amount of \$105.00 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 LP for Sadsbury Park Phase 3B in the amount of \$105.00 per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie reported that Sadsbury Commons has started construction last week on the Connector Road. He tried to reach out to Mr. Reynolds or Mr. Taylor about the location of hydrants. Mr. Reynolds is open to where they want them. Send the information to him and he will review.

The resurfacing project will start September 14th. Mr. MacCombie will get a PennDOT number for the Liquid Fuels. The Oil and chip will start soon.

Mr. MacCombie stated that Mr. Jessey reached out to him about deed restricted properties in the Township for the Zoning Ordinance update. Mr. MacCombie and Mr. O'Keefe were in agreement as to deed restrictions on private property do not involve the Township unless the Township is a party to the restriction. Mr. O'Keefe suggested the only way to find all deed restrictions on private property is to go over every parcel on the Recorder of Deeds website.

Solicitor Report: Mr. O'Keefe stated that a couple meetings ago Eric Carlson asked for an extension of his preliminary Land Development for Phase 2 thru 4 for a period of 3 years. The Planning Commission had no objections and Mr. MacCombie stated he is okay with the extension.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to grant an extension to Eric Carlton for Phases 2 thru 4 of the Sadsbury Park Development for a period of 3 years. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe also stated he has Ordinance 2020-01 and Resolution 2020-09, both deal with the International Property Maintenance Code. The Ordinance regulates and governs the conditions and maintenance of property and buildings and structures in the Township and the Resolution provides for a Board of Appeals.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Ordinance 2020-01 amending the Code of Ordinances of Sadsbury Township by repealing and replacing Chapter 53 "Buildings Unsafe" in order to adopt the 2015 edition of the International Building Code. 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 2020-09 which creates a Joint UCC/IPMC Board of Appeals. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated this Ordinance is a safety and welfare issue, not for trimming bushes or painting your house.

Mr. O'Keefe stated that Michael Quinn, owner of the Stottsville Hotel asked for an extension from the Zoning Hearing Board to apply for building permits pursuant to the approved variance to build an addition. He would like an extension until May 2021.

Mr. Reynolds made a motion, seconded by Mr. Moore, to grant Michael Quinn an extension to May 1, 2021. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. O'Keefe stated there was a court hearing last month about 7 Middle Street. The Chief, Board Members, and Codes Enforcement attended. The owner did not show. The result was there can be work done on the property from 7am to 7pm., but no

occupancy. If there is occupancy, the police can remove them. Mr. O’Keefe would be cautionary about boarding the property, it would be better to place “no trespassing” signs. Mr. O’Keefe feels that getting people out who don’t belong and potential legal issues is a topic for further discussion in Executive Session.

Planning Commission Report: Mr. Jessey reported the August 13th meeting was held on Zoom. The three new members to the Planning Commission were welcomed. Mr. Joseph Russella, Jr. and Mr. Christopher Daily of D.L. Howell, gave a presentation on behalf of Rock Holdings, LLC for the proposed development of a new building at John Rock, Inc., accompanied by Dough Howe, of D. Howe and Sons construction, Inc. Mr. Eric Carlson of Arcadia Land Company appeared before the Commission to seek a recommendation for approval to the Board of Supervisors for a three-year extension to the existing Preliminary/Final Development approvals for the undeveloped phases of the Sadsbury Park Development. A motion was made and passed to make a recommendation to the Board for this extension.

Zoning Report: Mr. MacCombie has nothing to report on Zoning. Mr. Biloon received an application from John Rock for a new building. Mr. MacCombie does not approve of how they did the application. Mr. MacCombie will look at this cautiously. There is a problem with drainage, soil is suspect, and waiver from trees. Mr. MacCombie is hesitant about the plan, the Board never voted on approval and the building side is closer to residential properties.

Mr. Reynolds stated that whatever Mr. MacCombie feels is the right way to go; that is how it will work. The Board trusts Mr. MacCombie. If Mr. MacCombie just wants Preliminary, that’s what it will be. We need to make sure to do the right thing because this will have an impact on the surrounding residents on Morris Lane and Lincoln Highway.

Chester County Airport Update: No report.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the August 2020 General Fund invoices in the amount of \$190,815.83. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

The Zoning Hearing Board has requested to use the meeting room at the Township Building for a live and in person hearing. They will wear mask and socially distance and have a limited number of people in the room. The Board will allow them to have the meeting in the meeting room as long as they adhere to the rules.

Tammy Russell, Treasurer, the Freightliner truck has been delivered. This truck was ordered in 2020 to have delivery in 2021. There are two finance options from Daimler Truck Financial, and Ms. Russell recommends option #2 with lower interest rate for 5 years. The first payment would be due in 2021.

Mr. Reynolds made a motion, seconded by Mr. Taylor to finance the 2021 M2-106 Freightliner truck with Daimler Truck Financial, selecting Option #2. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mrs. Doris Chisolm and Ms. Vickie Mesley from Sadsbury Park would like to address the Board on their complaints about Spotted Lantern Flies. They are currently invading the community and are in great number, eating leaves of trees and plants, and landing on people's body parts and clothing. They would like to know what the Township can do for them. Mr. Reynolds stated he has heard of nothing truly effective against them. Eric Carton, of Sadsbury Arcadia Associates says he has heard the resident's complaints, and the Home Owners Association has not taken proactive measures to rid the area of them. Mr. Reynolds stated the Township has not taken any measures to rid the Township of them. Ms. Mesley stated Maple trees were planted and they should be replaced by the HOA, it should not be the owner's responsibility. Mr. Carlson will speak to Ms. Chisolm and Ms. Mesley to explain how the trees are planted in person.

Old Business:

Mr. Reynolds stated the Cupola on the Township building roof will be repaired in place for less than \$2,000. He is waiting for cooler weather.

Mr. MacCombie stated he is having a Zoom meeting with PennDOT and the owner of Belair. They are in the process of preparing the opening of Belair with the Township as the applicant. To keep trucks going to toward the tunnel on Old Wilmington Road, there could be some overhead signage stating "no left turn". Mr. Carlson offered to help with open space at Sadsbury Park, but Mr. MacCombie stated they probably have enough PennDOT right away; but will call Mr. Carlson if they need more.

The Sadsbury Square Development received PennDOT Highway permit. They are waiting for wetlands permit for the walkway MPDS permit from the county.

Sadsbury Park Phase 1 has to get their finances together with the Township.

John Lymberis has landscape designs for all the highway islands. The lighting is in process. The Township sign at the end of the Village was replaced by Mr. Lymberis. Mr. MacCombie will see the landscape plan soon. Mr. Carlson stated the islands will need to be maintained after they are landscaped. Mr. Reynolds stated the Board will see that they are maintained.

Public Comment

Mr. Carlson would like to install wooden posts with the row on N. and S. Harner Blvd. between Old Wilmington Road and Fox Trail. Residents can't seem to stay on the road in these locations and installing wooden posts off the edge of the road is an attempt to provide a visual cue to stay on the road. There are already trees along the edge of the road, but some wooden posts should help as well. Mr. Carlson would want to be generous with Township trucks during snow plowing. The wooden posts would not make the road any narrower. These first installations would be a test run for possibly doing them the entire lengths of N and S Harner. Mr. Reynolds stated if the Township has problems, they would have to be removed. No member of the Board of Supervisors is opposed to installation of wooden posts. Mr. Carlton thanked the Board and if this is successful, he will come to the Board to see if it can be extended.

Anthony Clark stated he sees construction in the Township being done without a permit. The Township needs to hire someone who can do zoning effectively.

Todd Wilson stated he submitted plans earlier in the week. They were received in the mail by the Township this morning. Mr. MacCombie will review the sketch plans.

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 unanimously.

Respectfully Submitted,

Linda Shank
Secretary