

Board of Supervisors Regular Meeting, Tuesday September 6, 2022

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, September 6, 2022 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Moore. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief Michael Hawley, and members of the community. Supervisor, Mr. Taylor was absent.

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. Moore, 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

Simon Jessey wanted to comment on Sean Patterson of 613 Chamberlain Street and his request to be on the Planning Commission. Mr. Jessey stated there would be a majority of Sadsbury Park residents on the Commission; he thinks the membership should be spread out more to different sections of the Township.

Mr. Reynolds stated we will discuss this more when we get to that topic.

Police Report: Chief Hawley reported there were 706 calls for service in August 2022. 462 of these calls were for business checks or patrol checks. The actual number of calls were 244. There were 6 domestics, 4 warrant hits from 3 vehicle stops, 70 traffic stops, 1 overdose resuscitation, 1 DUI, 2 DUI's resulting from a vehicle accident. both the driver and the passenger. 27 calls were for police departments outside of Sadsbury Township. The full Police Report is at the Township Building.

Public Works Department Report: no report.

Emergency Management Report: Mr. Taylor has a number of college credits and he would like to use them toward Emergency Management courses.

Keystone Valley Fire Department: The Keystone Valley Fire Department responded to 32 calls for the month of August for: auto accident 5, fires(other) 2, automatic fire alarm 4, building fires 4, power lines down 1, forcible entry 1, Assist EMS 8, fire police (assists) 3, gas leak 1, search detail 1, helicopter landing 1, public assist 1. The response by municipality: Parkesburg 14, West Sadsbury 7, Highland 2, Coatesville 1, Oxford 1, Valley 3, Wallace 1, West Caln 1, West Goshen 1. The average personnel

per call were 6-8 people. The time spent in service was 39 hours. The average response time from dispatch to on scene was 6:00 minutes. The total man hours were 35 hours. The Keystone Valley EMS Division reported there were 141 calls for service in the month of August for: ALS-abdominal pain 3, allergic/med reaction 1, cardiac problems 10, cardiac/respiratory arrest 2, emotional disorder 1, exposure to heat/cold 1, fall 3, hypotension 1, injured person 1, respiratory difficulty 15, seizure 4, syncope 1, unconscious person 1, unresponsive person 2, accident 2, BLS- accident 6, entrapment 3, BLS medical 2, abdominal pain 8, assault 2/injury 2, DOA 1, emotional disorder 6, exposure to heat/cold 1, hemorrhaging 1, injured person 13, overdose 4, sick person 21, standby event 3, standby fire 5, fire-other type rescue 1. The response by municipality: Parkesburg 41, Highland 5, West Sadsbury 21, Sadsbury 30, Out of District 44.

Sadsburyville Fire Company Report: For the month of August, 2022 The Sadsburyville Fire Company responded to 27 calls for: auto accident 6, automatic fire alarm 5, assist EMS 3, brush fire 2, house fire 2, wires fire 2, debris 2, vehicle fire 1, electrical fire inside 1, relocate 1, elevator rescue 1, mulch fire 1. The response by municipality: Sadsbury 13, West Caln 3, Valley 3, Caln 2, East Fallowfield 1, West Sadsbury 1, Honey Brook Borough 1, Highland 1, Parkesburg 1, South Coatesville 1. There was an average of 8 firefighters per call. There were 175 miles traveled with an average of 6.48 miles per call. The time in service was 22 hours and 17 minutes with an average of 49.5 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 \$2,960.00 for the Boards 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 \$2,960.00 per Mr. Porters 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 \$2,877.50 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 \$2,877.50 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 Sadsbury Arcadia Assocites, L.P. for Sadsbury Park Phase 3A in the amount of \$175.00 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 3A in the amount of \$175.00 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 4B in the amount of \$175.00 for the Board 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 4B in the amount of \$175.00 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 4A in the amount of \$175.00 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 4A in the amount of 175.00 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 Associates, LP for Sadsbury Square in the amount of \$5,645.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve an Engineering Escrow release of funds for Sadsbury Associates, LP for Sadsbury Square in the amount of \$5,645.00 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 Lincoln Crest Management, LLC for the Lincoln Crest Mobile Home Park Expansion in the amount of \$7,395.53 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 the Lincoln Crest Mobile Home Park Expansion in the amount of \$7,395.53 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 \$360.00 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, LLC for John Rock Building 2 in the amount of \$360.00 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 a Letter of Credit Certificate of Completion for Lafayette Square Partners L.P. for Lafayette Square Phase II & III in the amount of \$18,055.31 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 \$18,055.31 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 a Letter of Credit Certificate of Completion for XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$21,401.99 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for XARIS Property Group, LLC for Clover Hill at Sadsbury Park in the amount of \$21401.99 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 a Letter of Credit Certificate of Completion for Sadsbury Commons L.P. for Sadsbury Commons Connector Road in the amount of \$244,844.22 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for Sadsbury Commons, L.P. for Sadsbury Commons Connector Road in the amount of \$244,844.22 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 a Letter of Credit Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$244,160.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for Sadsbury Associates, L.P. for Sadsbury Square in the amount of \$244,160.25 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 a Letter of Credit, Certificate of Completion for Rock Holdings PA, LLC for John Rock Building #2 in the amount of \$142,895.41 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Moore, to approve a Letter of Credit Certificate of Completion for Rock Holdings PA, LLC for John Rock Building #2 in the amount of \$142,895.41 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 his office has received the documents from DiRocco Brothers and they will start paving the last week in September. Sadsbury Commons will continue night work through September. PECO and other contractors also doing state highway work. Liquid Fuels has been verified for Independence Way plus the other dedicated streets on the agenda tonight. The Survey plans for Bert Reel Park fencing are complete. Sadsbury Square will need to borrow fill from the area on Octorara Road. The rest will be used for the soccer field. Around February or March 2023 Octorara Road will be paved along with PENNDOT.

Simon Jessey stated the on Blackberry Lane, the "no parking" sign has been ripped out by the construction crew and they are parking their vehicles there.

Mr. Porter stated the Octorara Bridge Project report to FEMA is completed and are now looking for a grant to help with the bridge. The cost should be \$1,000,000 for the bridge and material. The bridge should be closed for about a month.

Solicitor Report: Mr. O'Keefe stated he would like the Board to consider Resolution 2022-10 authorizing disbursement of ARP funds to Westwood Fire Company. This transfer of funds was voted on last month, this resolution is for record keeping.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-10 authorizing disbursement of ARP Funds to Westwood Fire Company. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe would like the Board to consider Resolution 2022-11, accepting Deed of Dedication for South Harner Blvd. and Fox Trail.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-11, accepting Deed of Dedication for South Harner Blvd. and Fox Trail. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe would like the Board to consider Resolution 2022-12, accepting Deeds of Dedication for North Harner Blvd. and Folin Street.

Mr. Reynolds made a motion, seconded by Mr. Moore to adopt Resolution 2022-12, accepting Deeds of Dedication for North Harner Blvd and Folin St. With there being no questions from the public, the Board voting "aye" the motion passed unanimously.

Mr. O'Keefe would like the Board to consider Resolution 2022-13, accepting Todd Wilson ROW Dedication.

Mr. Reynolds made a motion, seconded by Mr. Moore, to adopt Resolution 2022-13, accepting Todd Wilson ROW Dedication. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe state he has Ordinance 2022-03 for the Board's consideration for enacting the amended Stormwater Management Ordinance.

Mr. Reynolds made a motion, seconded by Mr. Moore, to Adopt Ordinance 2022-03, enacting the amended Stormwater Management Ordinance. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated that Joe McKenna would like to answer some questions concerning John Rock. He said he received videos from Michelle Falcone, and he was sent a copy of the Noise Ordinance. He wants to be a good neighbor and the noise on the video was early. Could the Township accept the hours of 6 am to 9 pm. Mr. O'Keefe stated the Ordinance does not say you cannot make noise before 7am, it just can't be unreasonable noise that would disturb residential neighbors. Mr. McKenna stated John Rock has been here since 2003 and want to be good neighbors. He does not allow trucks to idle, has toned down the back-up beep. They have done everything the Township has asked. Michelle Falcone stated she has video on her phone of trucks going back and forth at 2 am. Mr. McKenna stated that trucks run 24 hours a day. He will give Ms. Falcone his e-mail and cell phone number to contact him, as every time Mr. O'Keefe or Mr. Porter are contacted, it costs the Township. Mr. O'Keefe stated he hopes something can be worked out between neighbors. Michelle Falcone will send Mr. McKenna a thumb drive of her videos.

Planning Commission Report: Mr. Jessey stated there was no meeting in August. The SALDO Committee will meet next week. Simon stated that he and John Lymberis agreed on the tribute bench.

Zoning Report: Mr. Kowalski reported for the month of August 2022, he received 4 Zoning Applications for 3 patios and 1 sign. He sent out 2 violation notices and handled various phone calls.

Mr. Reynolds stated the house next door to the Mulvaney house is for sale. The Mulvaney house has multiple vehicles in front and in back of house. He is an elderly man with no means to clean up or mow grass. Mr. Kowalski will contact his sister to see if she can help. Mr. Reynolds stated that at some time the Township will have to take action.

Chester County Airport Update: Mr. Roberts stated the Authority met today. Basically all operations are normal. Last evening an airplane was hit by a deer, with minimal damage. A hunter will be coming to the airport to thin out the herd. Mr. Reynolds stated he and Westwood Fire Department went to the gate and it opened with the pre-empt device. Mr. Reynolds would like to take Sadsburyville Fire Company truck up to the Airport, as a learning process.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Moore, to pay the August 2022 General Fund Invoices in the amount of \$236,732.20. 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 appoint David Petreides of 18 Whitetail Lane, as Alternate to the Zoning Hearing Board. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board decided to table the appointment of Sean Patterson of 613 Chamberlain Street to the Planning Commission since there are several members from the Sadsbury Park Development.

Public Comment:

Simon Jessey stated the Zoom has to be figured out.

Mr. Reynolds suggest to have Tammy Russell contact Gail to have administrative rights to the web page.

Stephanie DalFarro stated there are aggressive solicitation sales people coming into Sadsbury Park. She wanted to know if they needed a permit from the Township to solicit. They do need to have a permit and show it at any time. There have been no solicitor permits issued by the Township.

Karen Griffith stated there is high grass at 7 Middle Street. It looks like the house is not lived in and the mailbox is on the front porch. Mr. Kowalski will investigate.

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