

Board of Supervisors Regular Meeting, Monday, January 6, 2025

A regular Meeting of the Board of Supervisors of Sadsbury Township was conducted on Monday, January 6, 2025 following the Re-Organizational Meeting. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Hanaway and Mr. Taylor was present by telephone. Also present was Melissa Rheinstadter in place of Mr. O'Keefe, Township Solicitor, Township Engineer, Mr. Porter, Police Chief, Michael Hawley, and Township Manager, Mr. Przychodzien, and member of the community.

Mr. Reynold made a motion, seconded by Mr. Taylor, to include the four Solicitor items that were not included in the agenda posted on the web page. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Hanaway to waive reading 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 There were no comments on the agenda items. The Board asks that you stand and state your name.

Police Report: Chief Hawley reported that for the month of December, 2024 there was a grand total of 604 calls for service. Of this total there were 244 business checks and 144 were patrol checks, which leaves 216 actual calls for service. There were 48 traffic stops, 10 domestics, 1 alcohol overdose. The busiest day of the week for December was on Monday. Mr. Taylor asked the Chief if he knew how many Narcam uses there were for the year. The Chief will get back to Mr. Taylor.

Township Manager Report: Mr. Przychodzien reported the Octorara Road Bridge and Compass Road Bridge projects have been submitted for grants. Mr. Przychodzien will work with Mr. Porter to work on additional grants. The heater for the Public Works garage was installed and is operational, it was tested last week. Mr. Przychodzien worked with the Public Works to install the dividing line for the two handicap parking spots on North Harner Blvd. Mr. Przychodzien is working with Mr. O'Keefe on a handicap parking Resolution for the Township. The new roof on the Township Building is completed. Mr. Przychodzien stated the small snowstorm that occurred in December tested the equipment and the salt supply. Additional salt has been ordered: two loads were ordered on Wednesday. The 2025 trash billing invoices and newsletter are in the mail to the residents. Mr. Przychodzien is requesting the Board allow him to contact water service for the Public Works building. The cost is \$69.00 per month and \$828.00 for the year. This will cut back on the purchases of bottled water. Mr. Przychodzien met with CTDI about the Public Works garage.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to allow Mr. Przychodzien to contact the water service for the public Works building at a cost of \$69.00 per month. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public Works report: No Report due to inclement weather.

Emergency Management Report: Mr. Taylor reported the year had no emergencies. There were a couple road closures with problems of people moving the cones. There are concerns for the Octorara Road Bridge.

Keystone Valley Fire Department: For the month of December 2024, the Keystone Valley Fire Department responded to 137 calls for service: BLS Transports 51 and ALS transports 40. Transport Data: Pt. Refusal 25, Standby 0, no service 6, DOA 1, recalled 8.

Sadsburyville Fire Company: For the month of December, 2024, the Sadsburyville Fire Company responded to 26 call for service for: structure fire 5, motor vehicle accident 3, automatic fire alarm 8, brush 1, Odor/smoke investigation 1, Assist EMS 1, gas leak 1, electrical fire 1, Chief Notifications: 2, Accidental dispatch 1. The breakdown by municipality: Sadsbury 11, Valley 3, West Caln 2, West Sadsbury 5, East Fallowfield 2, Parkesburg 2, East Nottingham 1. There were a total of 118 miles traveled with an average of 5 miles per call. The total firefighters responding were 101 with an average of 4 persons per call. The time in service was 16.18 hours with an average of 39 minutes per call.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to appoint Adam Grossman as Sadsbury Township Fire Marshall. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Westwood EMS Report: The Westwood Fire Company EMS responded to 38 calls in Sadsbury for the month of December 2024 as follows: medical 36, fall 1, assault 1. 30 responses were from the Westwood Division and 30 responses were from the Wagontown Division.

Planning Commission Report: The Planning Commission met on December 11, 2024. Mr. Brian Nagle, representing Dan and Harold Mast requesting a change to the Zoning Ordinance of Article IX Western Gateway District. Section 1103.B.2.a- to be amended to read “Gross area: 20 acres minimum. Section 1103.3B.3e- to be amended to read “No building shall be closer than 100’ from tract boundary. Section 1103.B.6.a- to be amended to read “Gross density shall be no greater than 10 units per acre.

The Planning Commission recommends to the Board of Supervisors that the Amendment to the Zoning Ordinance be adopted as proposed.

Mr. Todd Wilson appeared before the Commission to discuss the possibility of a Zoning Map change that would reclassify parcels 37-4-25 and 37-4-25-1 to be part of the Sadsbury Village District. These parcels run along Octorara Road and abut existing SVD properties.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$3,031.25 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$3,031.25 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 of funds for Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$736.25 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 Lincoln Crest Mobile Home Expansion in the amount of \$736.25 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 of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$153.75 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II & III in the amount of \$153.75 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 Parkesburg Investors, LLC for Taco Bell Buck Run Condominium, Unit 4 in the amount of \$1,840.62 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Parkesburg Investors LLC for Taco Bell Buck Run Condominium, Unit 4, in the amount of \$1,840.62 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 Site Improvement Escrow release of funds for Sadsbury Commons Phase 2, WaWa in the amount of \$561, 692.45 Bond 107806946 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Site Improvement Escrow release of funds for Sadsbury Commons Phase 2, WaWa, in the amount of \$561,692.45, Bond #107806946 Per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter has some updates on construction projects.

Minor comments were received from DEP about the Octorara Road Bridge project. The Daniel Esh Subdivision Application has satisfactory reply on Engineer Comments. Sadsbury Commons Phase 2 will soon begin Chic-fil-a Sadsbury Commons Phase 3 will have stormwater Management testing coordinated by Chester County Conservation District and Mr. Przychodzien. Mr. Porter is reviewing Sadsbury Park as built plans and will release funds next month. Verification with legal council to make changes to the Ordinance for the Western Gateway District.

Solicitor Report: Mr. Reynolds made a motion, seconded by Mr. Hanaway, to enact Ordinance 2025-01: setting trash and recycling collection fees. 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 approve the Land Development Application for 356 Compass Road/Samuel Esh;.on condition of compliance with the MacCombie letter dated November 12, 2024. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the Stormwater Operations and Maintenance Agreement for 356 Compass Road/Samuel Esh. 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 authorize Mr. O'Keefe to advertise Ordinance 2025-02: creating a Handicapped Parking Policy. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Zoning Report: For the month of December 2024 Zoning: issued 2 permits for sheds, 2 permits for fences, 1 commercial permit for sign and answered various Zoning phone calls. Building: Issued 1 permit to replace an oil tank, issued 2 deck permits, 1 permit for residential heat pump, 1 permit for a generator, 1 permit for an alarm system, 1 permit for a tenant fit out for Starbucks. Mr. Kowalski performed 9 inspections for the month of December.

Chester County Airport Update: Mr. Roberts stated the Authority meets tomorrow.

Payment of invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the December 2024 General Fund invoices in the amount of \$244,670.50. 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. Hanaway, to adopt Resolution 2025-02; appointing Certified Public Accounts 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. Taylor, to adopt Resolution 2025-03; the Township fee schedule for 2025. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Christmas trees will be picked up by the Township on January 17th and January 24th. All ornaments and lights must be removed, or they will not be picked up.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to reappoint Amanda Stewart to the Planning Commission for a term to expire December 31, 2028. 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 reappoint Ron Zanoni to the Planning Commission for a term to expire December 31, 2028. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to reappoint David Petreides to the Zoning Hearing Board for a term to expire December 31, 2027. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Old Business:

Mr. Brian Nagle, representing Dan and Harold Mast presented the Board with a sketch plan for a 55+ housing development. They are seeking a zoning map change for the only parcel in the Gateway District suitable for the development. The development consists of 4 levels of housing. It is not determined as of yet if they will be rentals or for purchase. They appeared before the Planning Commission and are now asking to be on the February 4th Board of Supervisors Meeting to request the Zoning map change. Ms. Rheinstadter will let Mr. O’Keefe know.

Public Comment:

Mr. Trimble of 13 Chestnut Street, Pomeroy is having an issue with a stormwater drain that runs through his property. He spoke with Nate MaCombie but is having a hard time getting back to him. He would like to know who to have a meeting with about this problem. Mr. Reynolds told him to call the Township tomorrow and the Secretary will give him the phone number to speak with Dave Porter.

With there being no further business, Mr. Reynolds made a motion, seconded by Mr. Hanaway 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