

Board of Supervisors Regular Meeting, Tuesday, April 1, 2025

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, April 1, 2025 commencing at 7:00 p.m. Chairman, Mr. Reynolds called the meeting to order. Present was Supervisor, Mr. Hanaway and Mr. Taylor was present by telephone. Also present was Township Solicitor, Mr. O'Keefe, Township Engineer, Mr. Porter, Police Chief, Michael Hawley, Township Manager, Mr. Przychodzien, and members of the community.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds announced the Board met in Executive Session on March 10, 2025 to discuss personnel issues.

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

Comment on Agenda Items Only: There were no comments.

Mr. O'Keefe stated there are a couple hearings on the agenda this evening recorded by a Court Stenographer.

Public Hearing on Zoning Ordinance Amendment 2025-03; Amending Section 1103

- Exhibit #1: Copy of Ordinance 2025-03
- Exhibit #2 Public Notice of advertisement 3/18 and 3/24
- Exhibit #3 Proof of Publication
- Exhibit #4 Review by the Chester County Planning Commission

Earl Taylor made a motion, seconded by Mr. Reynolds, to adopt Ordinance 2025-03, Amending the Code of Sadsbury Township Chapter 129, Zoning Section 1103.B to measure minimum lot size gross acreage; and to measure maximum density in terms of gross acreage and to provide that no building shall be closer than 100 feet from a tract boundary. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Conditional Use Hearing on Application C-1-25 Sadsbury CSG 1 LLC

- Exhibit #1 Notice of advertisement 3/18 and 3/24
- Exhibit #2 Proof of publication
- Exhibit #3 Planning Commission approval

CSG 1, LLC is under purchase agreement with D&S Developers at 2108 Valley Road. This hearing is recorded by a court stenographer.

After the hearing, Mr. O'Keefe stated the Board has up to 45 days to formally issue a decision on the Conditional Use Hearing. A decision could be reached by the May meeting.

Police Report: Chief Hawley reported that for the month of March there were 795 logged incidents. 515 consisted of business checks and patrol checks. 18 were out of Township responses, which leaves a total of 262 events of record for the month of March. There were 88 traffic citations and 106 traffic encounters, 6 domestics and 1 DOA from natural causes. The county year to date police calls are just under 97,500 and the Township year to date calls are under 2,400. Sadsbury Township calls are around 2.4% of the county. Police service calls will continue to grow with the construction in Sadsbury Township.

Township Manager Report: Mr. Przychodzien requested the Board to sign the Application for the public Fire Hydrant service for Sadsbury Commons. The developer has added a hydrant for Hershey Lane per the request of the Fire Marshall and the Deputy Emergency Management Coordinator/Township Manager. The application is in the Manager's office.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the application for public fire hydrant service for Sadsbury Commons at Hershey Lane per the request of the Fire Marshall and the Deputy Emergency Management Coordinator/Township Manager. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Przychodzien worked with the Township Engineer on the drain-pipe on Chestnut Street. The pipe was scanned and several joints were leaking and also found a drain-pipe from neighbors property that is connected to the pipe. Additional research is needed as to how the pipe was connected.

Mr. Przychodzien is requesting to purchase a replacement radio from Metropolitan Communications in the amount of \$800.00 for the Township pick-up truck. The old radio was unable to be programed.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve the purchase of a replacement radio from Metropolitan Communications in the amount of \$800.00 for the Township pick-up truck. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Przychodzien reported the restoration of the utility room is complete. Marc Meshurle, our IT contact, will move the computer equipment from the utility room to the copier room. The equipment will be installed in a computer rack and secured, eliminating the chance of damage from water.

Mr. Przychodzien is working with the Public Works Department to restore the signage and flowers for the islands on Lincoln Highway. A donation is being made to purchase flowers for the islands. Street sweeping was completed in all the curb developments for the spring. The Public Works Department is working on several projects around the Township Building and Township Park getting ready the for summer season.

All the new lighting around the Township Building is complete.

Mr. Felice asked how the budget is coming along after three months. Mr. Przychodzien stated the Township is over budget now, but will be under budget when Berkheimer money comes in.

Public Works Report: For the month of March, the Public Works Department worked on removal and storage of 90% of our winter equipment. Before each plow was stored away , it was inspected for any damage or worn parts. The department also inspected all trucks and found them to be in particularly good condition as well. Also, this month, because of the nicer weather, the department began preparing some of the properties that the Township owns for mowing by cleaning up numerous tree limbs, other vegetative debris, and trash. The department also repaired and replaced many street/road signs, inspected and cleared storm drains, worked on organizing the inside of our garage, inspected, maintenance and testing of all generators used to power traffic lights in emergency situations. All emergency equipment such as chainsaws and barricades, were inspected. The department also had a communication radio with antenna installed in one of our trucks.

Emergency Management Coordinator Report: Mr. Taylor reported there were no emergencies in the Township in March. Mr. Taylor is currently working on a Facebook page for Township emergencies along with Public Works. He would like the Chief to write a mission statement for the Facebook page. He would also like to schedule a road inspection and he would like to ride along.

Keystone Valley Fire Department Report: Keystone Valley Fire Department responded to a total of 34 incidents for the month of March, 2025. The average number of personnel per call was 9 people. The average response time from dispatch to on-scene was 10:40 minutes. The total man hours were 127.50 hours. The total response by Township: Parkesburg 11, West Sadsbury Township 17 Highland Township 2, Out of

District 14. There were 5 training nights held in March with the average attendance being 18 members attending. Keystone Valley units operated at a two-alarm fire in Coatesville City.

Sadsburyville Fire Company: For the month of March, the Sadsburyville Fire Company responded to 29 incidents for: bush fire 8, accidents 6, alarms 5, structure fire 4, appliance fire 1, trash fire 1, Assist EMS 1, fuel/oil spill 1, smoke/odor investigation 1. Municipalities: Sadsbury 11, West Caln 11, Coatesville City 1, East Fallowfield 1, Highland 1, Newlin 1, West Fallowfield 1, Nottingham 1, West Sadsbury 1. There were 168 miles traveled with an average of 6.2 miles per call. There were a total of 128 firefighters responding with an average of 4.7 per call. The time in service was a total of 16.4 hours with an average of 36.5 minutes per call.

Westwood EMS Report: For the month of March, there were 46 total responses for Sadsbury Township. There were 11 responses from the Westwood Division and 35 responses from the Wagontown Division. Call types: Medical 41, vehicle accident 3, fall 1, fire stand-by 1.

Township Planning Commission Report: The Planning Commission met on Wednesday March 12, 2025. The Planning Commission discussed the CTDI project with many questions. A motion was made and seconded to recommend the Board of Supervisors that the Preliminary/Final Land Development plan be approved, with conditions. Sadsbury CSG 1 LLC Solar Project appeared before the Planning Commission with their plan to install a ground-mounted 3 megawatt solar array at 2108 Valley Road. A motion was made to inform the Supervisors that the Planning Commission had no objections to this proposal.

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 \$756.25 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 \$756.25 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 the Lincoln Crest Mobile Home Park Expansion in the amount of \$1,065.00 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 \$1,065.00 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 AZ Parkesburg LLC for AutoZone Store No. 5705-3373 East Lincoln Highway in the amount of \$3,705.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Engineering Escrow release of funds for AZ Parkesburg, LLC for AutoZone Store No. 5705-3373 East Lincoln Highway in the amount of \$3,705.00 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, LP for Lafayette Square Phase II & III in the amount \$35,750.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Lafayette Square Partners, LP for Lafayette Square Phase II & III in the amount of \$37 750.00 Per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Susan Bankert stated her property butts up next to the Lincoln Crest Trailer Park Extension. A homeless person was living in the woods behind her house and she wanted to know is Lincoln Crest was going to put up fencing. Dave Porter will look into the fencing.

The pad is ready for Chick-fa-lay. Starbucks is doing inside work. Pad 3 will be for Chase Bank – working with traffic engineer. The storm water testing redesigned modification with DEP permit. Lincoln Crest has been silent this month and Mr. Porter will find out about the fencing. Mr. Porter is reviewing as built plans for Taco Bell. Target plans are in the works. Mr. Porter met with Mr. O'Keefe and Simon Jessey to work on the SALDO. Mr. Porter is working on design plans for the Compass Road Bridge. Will hold off on bid package for the Octorara Bridge concerning Township budgeting.

Solicitor Report: Mr. O'Keefe has a Cooperative Agreement to be signed by the Chairman for the Township to act as Grantee, and Sadsbury Commons to act as Sub-Grantee to complete an application to the Commonwealth's Office of the Budget for a grant through the Commonwealth's Redevelopment Assistance Capital Program (RACP). There will be no obligation on the Township.

Mr. O'Keefe would like the Township to consider approving Resolution 2025-06; approving Sadsbury Commons RACP Grant Agreement.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve Resolution 2025-06, approving Sadsbury Commons RACP Grant Agreement. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe would like the Board to authorize the advertisement of Ordinance 2025-04, a Rental Permit Ordinance.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to authorize Mr. O'Keefe to advertise Ordinance 2025-04; a Rental Permit Ordinance. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Zoning/Building Report: Zoning: Answered various Zoning phone calls. Building: issued 1 permit to replace a furnace and air conditioner. Issued 1 permit to replace a boiler. Issued 1 permit for a road opening. Issued 1 permit for roof top solar panels.

Mr. Kowalski was out on medical leave most of the month, but Commonwealth Code Inspection Services performed 10 inspections.

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

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor, to pay the March, 2025 general fund invoices in the amount of \$279,427.06. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

New Business:

Mr. Przychodzien requested the purchase of equipment to be installed on the new pickup trucks that would prevent the trucks from shutting off. The mounted lights would cost \$750.00 for both trucks.

Mr. Reynolds made a motion, second by Mr. Hanaway, to purchase lights for the Public Work trucks in the amount of \$750.00 total for 2 trucks. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

Theresa Alferez of Washington Lane stated traffic speeds up to 50 miles an hour on Lincoln Avenue and Washing Lane at times. Traffic blows through stop signs. A police present is needed there. Chief Hawley stated a number of traffic citations have been written there in March. This is a popular cut-through. Ms. Alferez stated she works from home and does not see the Township police in Pomeroy Heights at any time.

Michael Pro lives on Lincoln Avenue where traffic is also bad. Putting lines on the road makes no one stop or slow down. Something has to be done to make traffic slow down and stop at stop signs.

Susan Bankert lives on Lincoln Highway and states that no one is monitoring speeding on Route 30.

Nancy Shurkoff from Quarry Ridge sees a very large police presence in her development..

A resident of Washington Lane asked about speed bumps. Mr. Reynolds stated that even on Township owned roads, PENNDOT regulations have to be followed, which makes it almost impossible to have speed bumps. It also is dangerous for the plows to remove snow in the wintertime.

A resident of Lincoln Avenue stated there are two major times of day that is very dangerous. The times children are getting off the school bus and walking in the neighborhood to get home. Between the hours of 3 O'clock to possibly 4:30 , that is when police should be there. Chief Hawley stated he will make adjustment at what time of day to patrol the area.

Jacqueline from 3009 Lincoln Highway is having a problem with neighbors and other strange people using her driveway. Some being very abusive. She states her landlord is not a good landlord.

Chief Hawley states he is familiar with the area. Chesco Views shows the driveway is shared and does not show property lines. Until the property lines can be enforced, this would be a civil matter. He said he is very familiar with the property as he has been there many times for many things. Mr. Reynolds stated the first thing is to get the property surveyed.

Susan Bankert stated that the owner is storing items in the back of the house. Mr. Reynolds will have Codes go to see what is stored.

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