

Board of Supervisors Regular Meeting, Tuesday, May 6, 2025

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, May 6, 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 member of the community.

A moment of silence and Pledge of Allegiance was observed.

Mr. Reynolds announced the Board met in Executive Session before this meeting to discuss Township property 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.

Public Comment on Agenda items only: There were no comments.

Police Report: Chief Hawley reported that for the month of April, 2025, there were 766 incidents. Minus the business checks and out of Township calls, there were 216 actual calls. Some of those calls were for: 8 domestics, 59 traffic occurrences, 41 traffic citations, 2 overdoses. The Township is running about 2% with the county calls.

Chief Hawley stated he would like to have the Board’s approval to hire Dallas Innes as a part-time officer effective 5/15/25.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to hire Dallas Innes as a part-time officer, effective 5-15-25 per Chief Hawley’s request. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Felice asked if this was in the budget to hire a part-time office and Mr. Reynolds answered yes.

Township Manager Report: Mr. Przychodzien reported he is continuing to work with the Engineer on the drain-pipe on Chestnut Street. The pipe was scanned and several joints were leaking and also found a drain-pipe from a neighbor property was connected to the pipe. Additional research will be needed to determine how and why the pipe was connected. Mr. Przychodzien is working with the Township IT person Marc Meshurle, to move all the computer equipment from the utility room to the copier room. The equipment will be installed on a computer rack and secured; eliminating a chance of

damage from water. Mr. Przychodzien worked 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 and the mulch for the islands. The Public Works is continuing to work on several projects around the Township Building and Township Park getting ready for the summer season. The Township was notified on April 25, 2025 that PENNDOT was closing the bridge on Octorara Road as it had failed inspection. Signs were installed and notices went out to all surrounding municipalities. A total of 9,957 residents received an e-mail message. The information is also on the Township website and the police Facebook page.

Mr. Przychodzien made a request to the Board for approval not to exceed \$4,000 to purchase material and equipment for the closing of Octorara Road, ie, barricades and signage.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve \$4,000 for Mr. Przychodzien to purchase material and equipment for the closing of Octorara Road. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Przychodzien stated he met with the Developer and Engineer for Sadsbury Commons on redirecting some of the existing roadway to accommodate Chick-fil-A pod. Mr. Przychodzien attended the Pennsylvania State Association of Township Supervisors in Hershey, PA on May 4th and 5th.

Public Works Report: For the month of April, the Public Works Department spent time to clean up from the winter season and prepare the Township owned properties for mowing. At the main Township Building the pruning, removal of woody debris, grading and re-seeding were completed. At Sadsbury Park trash and other debris were removed. At Bert Reel Park and Taylor's lot, fallen tree limbs were removed and trash and debris picked up. After all these tasks were completed, they were mowed for the first time this season. The Department also inspected numerous storm drains and if needed cleared them of debris. Street signs were repaired and in some cases, replaced. Vehicle maintenance checks were performed on all vehicles and equipment. The department cleared all the islands on Lincoln Highway of trash and debris, mulched then planted flowers. New delineators and signage on all the islands were also installed. Lastly, PENNDOT ordered Sadsbury Township to close the bridge located on Octorara Road at the Buck Run Creek due to its deterioration. The Department was instructed to obtain signage, lighting barricades and implement them, closing the bridge until repairs are made.

Emergency Management Report: Mr. Taylor stated that he was going to talk about the closure of the bridge, but it was already discussed. Mr. Reynolds stated that there is an agreement with Keystone Fire Department to take the emergencies on their side of the bridge.

Keystone Fire Department Report: Keystone Valley Fire Department responded to 41 incidents for the month of April, 2025. The average number of personnel per call was 9 people. The average response time from dispatch to on-scene was 5:53 minutes. The total man-hours were 123.46 hours. The total response by Township: Parkesburg 11, West Sadsbury 14, Highland township 3, Out of District 14. The Keystone Valley EMS Division responded to 148 calls for the month of April 2025. There were 85 transports and 63 non-transports. The average response time from dispatch to on-scene was 6:56 minutes. The response by municipality: Parkesburg 41, West Sadsbury 30, Highland 11, Out of District 15.

Sadsburyville Fire Company Report: There were 31 fire responses for April 2025: accidents 11, fire alarms 7, structure fire 3, brush fire 3, FP requests 2, chief Notification 2, gas leak 1, Misc 1, fuel spill 1. The Municipalities: Sadsbury 17, West Caln 6, Coatesville 1, Highland 1, Valley 3, W. Sadsbury 2, W.Goshen 1. There were a total of 180 miles traveled, averaging 5.8 miles per call. There were 156 fire fighters responding with an average of 5.0 per call. The time in service was total 30.0 hours with an average of 56 minutes per call.

Westwood EMS Report: Westwood EMS responses from Westwood Division were 5, and from the Wagontown Division there were 30.00. The types of calls in Sadsbury Township were medical 33, fall 2.

Township Planning Commission Report: The Sadsbury Township Planning Commission met on Wednesday, April 9, 2025. The meeting had no agenda items and consisted of announcements, correspondence and public comment.

Engineer Report: Mr. Porter reported he has an Engineering Escrow release of fund for Sadsbury Commons, LP for Sadsbury Commons Phase 2 in the amount of \$1,777.50 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 \$1777.50 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 Lincoln Crest Management, LLC for Lincoln Crest Mobile Home Park Expansion in the amount of \$1,113.75 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 Park Expansion in the amount of \$1,113.75 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 Engineer Escrow release of funds for AZ Parkesburg, LLC for AutoZone Store No. 5705-3373 East Lincoln Highway in the amount of \$1,476.25 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 \$1,476.25 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 \$697.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve an Engineering Escrow release of funds for Lafayette Square Partners, L.P. for Lafayette Square Phase II& III in the amount of \$697.50 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 XARIS Property Group, LLC for Sadsbury Park Phase 1, Clover Hill at Sadsbury Park in the amount of \$260.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, 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 \$260.00 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 Parkesburg Investors, LLC for Taco Bell Buck Run Condominium, Unit 4 in the amount of \$260.00 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 \$260.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Commercial updates:

Mr. Porter stated there will be minor adjustments to access on Nova Way in Sadsbury Commons.

Lincoln Crest Mobile Home Park will install buffers that were requested by a resident . Lafayette Square waiting for as built plans

Taco Bell just needs to tie up ends in landscaping some trees.
AutoZone will have a June or July opening.
Stormwater plans for Sadsbury Park are in the office for Mr. Przychodzien.

Solicitor Report: Mr. O'Keefe reported that last month CSG 1, LLC had a Conditional Use Hearing. Mr. Hanaway had a question concerning an emergency response to handle this type of solar development. Mr. Watts from CSG 1, LLC stated the system is monitored 24-7 and the system can be shut down in an emergency. He will put an emergency plan together and continue education of first responders.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve the Conditional Use Application of CSG1, LLC with the following conditions: must be consistent with the Township Zoning Ordinance, Subdivision and Land Development Ordinance and all other provisions of the Township Code. The driveway on the property shall be paved instead of gravel. Perform a site line analysis of the residents on the South side of Valley Road and install vegetative screening, affix "No Trespassing" signs on the fence and fencing material and style to the Township satisfaction. Applicant shall provide a decommissioning Bond in the amount of \$5000,000 and furnish a Land Development Application. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated the Conditional Use approval is good for 6 months. The applicant is asking for 18 months.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to extend the Conditional Use approval for CSG1, LLC to 18 months. With there being no questions from the public, the Board voting "Aye, the motion passed unanimously.

Mr. O'Keefe asked the Board to approve Ordinance 2025-04, the Rental Permit Ordinance to go into effect in July.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve Ordinance 2025-04, The Rental Permit Ordinance to go into effect in July. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe asked the Board for approval of the Sadsbury Commons RACP Project Management proposal. Mr. O'Keefe stated this is a requirement from the state that Sadsbury Township be the Grantee and Sadsbury Commons, LP be the Sub-Grantee. The Township has zero liability.

Mr. Reynolds made a motion, seconded by Mr. Taylor to approve the Sadsbury Commons RACP Project Management Proposal. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. O'Keefe stated he has a waiver request from curb height requirements from Sadsbury Commons. They are asking for more flexibility on the height of the curb from

the required eight inch to reduction in the area of the “junior box” layout (between the proposed Target and the proposed grocer (Giant) to 6 inch. The 6 inch curb will allow more flexibility in making up grade transition between parking lot asphalt and storefront, while maintaining positive drainage away from the buildings. The six inch curb will allow traditional flexibility in stepping the finished floor elevations of each of the stores between Target and Giant, while also allowing traditional ADA ramps along the Store frontages.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve Sadsbury Commons waiver request from curb height requirements. With there being no questions from the public, the Board voting “aye” the motion passed unanimously.

Zoning/Building Report: Zoning for the month of April: issued 1 permit for a shed, 2 permits for fences, 4 permits for sign packages, and answered various zoning phone calls and e-mails.

Building permits for the month of April: Issued 1 permit to replace an oil tank, 1 permit for a temporary fireworks tent, 3 permits for decks, 2 demo permits for manufactured homes, 1 permit for a new manufactured home, 1 permit for a generator, 1 sewer lateral repair, 1 for a road opening, 1 for kitchen electrical work, 1 for commercial type 2 exhaust hood, 1 permit for the Verizon fit-out, 1 for the chick-Fil-A restaurant, and 1 permit for the new Target Store.

Performed 16 inspections for the month of April.

Chester County Airport Update: Mr. Roberts stated the Airport Authority met today, but he was unable to attend.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to pay the April, 2025 General Fund Invoices in the amount of \$369,700.82. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

New Business:

Mr. Joe Rosella from Howell Engineering gave a rundown of the CTDI Subdivision application in the Belair Corporate Center. He stated there will be a retaining wall with fencing on the North Side. Keith Montone from CDTI stated they bought the remaining parcels in Belair. They are taking the first step in developing the Industrial Park with 125,000 square feet. They do not need now, but will have it if needed. They are not going under Development tomorrow, they are trying to find business to fill the lots. Mr. Reynolds stated that other businesses with loading docks know that from 10:00 pm to 6:00 am, there are no trucks backing up. Mr. O’Keefe asked Mr. Porter if he is comfortable granting approval for the subdivision application. Mr. Porter stated he has some stormwater questions, which can be addressed. They are meeting peak volume. They did a good job grading the parking lot as to Handicap Accessibility. The retaining wall, parking lot curbs, guideway protection, and fencing are acceptable. Mr. Rosella

stated that they would be 260 feet from residents with 6 to 8 feet of buffer. He stated the operating decibels levels will be well within the Noise Ordinance.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to grant CTCI preliminary/final approval conditioned upon; 1) Applicant's compliance with all outstanding comments in Township consultants' review letters, including those of the Township Engineer, Township traffic consultant, Township landscape consultant, and Township lighting consultant, including those that have not yet been issued; 2) Applicant's performance of an impact assessment report to the satisfaction of the Township; 3) Applicant's compliance with The Township Noise Ordinance; 4) Applicant's addressing any and all of the Township Engineer's stormwater comments and concerns; 5) Applicant's addressing any and all of the Township Engineer's comments and concerns with respect to the proposed retaining wall on the property. 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 waiver request from Sections 303.C.3, 427.F(1)(c), and 421.F(1) (d) of the Township Subdivision and Land Development Ordinance. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds stated that every year the Tax Collection Committee asks for delegates.

Mr. Reynolds made a motion, Seconded by Mr. Taylor, to have Dave Reynolds, John Hanaway, and Tony Przychodzien to the Tax Collection Committee for the 2025 year. With There being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Reynolds asked Mr. Porter to get a cost to have a sign placed at the front of the building stating "POLICE DEPARTMENT" and, also sidewalk repair.

Old Business:

Chief Hawley stated the police conducted numerous traffic stops at Lincoln Avenue and Pine Street. Their presence will continue. Traffic is cutting through to avoid the Traffic Light at Lincoln Hwy.

Chief Hawley stated that all the Police Departments are involved with Mutual Aid with the County. The Mutual Aid contract will be coming into place before the end of the month.

Public Comment:

Michelle Falcone stated that going left a Route 10, the light is dangling.

Kelly Sweeney would like to know if there will be an actual detour around Octorara Road.

Mr. Przychodzien stated Sadsbury Road will be closed because of the Pipe Line. He will get the message out to residents.

Mr. Felice stated that the Octorara Bridge funding and the Compass Bridge ultimately falls on the Township. The Township is in big financial trouble.

Mr. Felice also stated the Township should hire someone to do a forensic analyses on the budget. He does not like to pay expensive taxes. Farm out the Road Department. Why do we need all these trucks? If you are over 65, make them go on Medicare.

Mr. Reynolds stated that if taxes are raised, he also pays them.
Mr. Przychodzien stated a good job was done on the budget for 2025.

Mr. O'Keefe stated it would be more expensive to farm out the Road Department. People do not show up and they are extra hard on the equipment.

Mr. Reynolds stated things have been done to cut down on expenses in the Township. The ballpark at Bert Reel Park has been eliminated because it was too expensive to maintain.

Leanne Davis wants to know when the approved Renters Ordinance goes into effect. Mr. O'Keefe stated it goes into effect in July. We have to come to agreement on a rental inspection fee and a fee application.

Ms. Davis also asked who approved plastic flowers in the islands on Lincoln Highway.

Mr. Reynold stated that everything so far that has been planted in the islands has been run over and the plants die.

Michelle Falcone volunteered to do the island next year at no cost to the Township.

Simon Jessey said the HOA at Sadsbury Park puts together a plan for the future of things that may be necessary 10 years from now.

Mr. Jessey said there is no internet and he is running ZOOM through his phone

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

