

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

A regular meeting of the Board of Supervisors of Sadsbury Township was conducted on Tuesday, July 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 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: For the month of June there were 669 incidents, when you take away the business patrols and the assists to other departments, the actual events were 376. This includes: 2 DOA, 88 traffic incidents, which include 52 traffic citations, there were 48 non-traffic citations, 11 domestics, 7 DUIs. The detailed report will be at the Township office.

Chief Hawley requests the Board's approval to hire Part-time Officer Matthew Gorham effective July 15th. Chief Hawley stated this is the first time ever that this department hired an officer fresh out of the academy. The Chief introduced him to all the Supervisors, the Solicitor and Engineer, the Manager and the Secretary.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to hire Matthew Gorham as a part-time officer effective July 15, 2025. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Chief also stated that the Police Department has already received calls about fire works. The Chief stated he is not a fan of fireworks. Fireworks must be used 150 feet from a residence, not on Township property, no use of drugs or alcohol and not to be used by anyone under 18 years of age. We do not want you to endanger life and property. The hope is that people who use fireworks are responsible and courteous. We will get numerous calls this weekend.

Township Manager Report: Mr. Przychodzien reported that Todd Bowers of the Public Works Department is recuperating well from his injury sustained this past May.

Hopefully he will be back soon. Work is continuing with the Township Engineer on the drainpipe on Chestnut Street. Additional research is needed to find out how a neighbor's property was connected to the drainpipe. Continue to work with Marc Meshurle, the IT contractor to move the computer equipment from the utility room to the copy room, eliminating a chance of water damage. Working in recuperating costs to the Township for the accident on Route 30 by-pass and Old Mill Road. The Carrier was XAN Systems Inc. New Market Ontario CN. The Public Works came out on a holiday to set up barriers. Mr. Przychodzien and Mr. Porter, along with the traffic consultant, are reviewing the proposed traffic control lights being installed at Washington Lane and Business Route 30. The traffic control lights will be maintained by Valley Township. A letter was written to the Valley Township Manager and Engineer about problems we foresee. Verbal communication from Representative Dan Williams's Chief of Staff, Bill Schoell, indicated there is no funds available through their office to help pay for the Octorara Bridge. Mr. Przychodzien is working with the developer for signage at the Shops of Sadsbury for traffic control on Nova Way to help stop the illegal turning. Mr. Przychodzien stated Starbucks opened on June 26, 2025 and Chic-Fil-A is scheduled to open in November.

Public Works Report: For the month of June, the Public Works Department filled in eroded road edges on Octorara Road and on Beacon Light Road with 2A Modified and R3 Riprap stone in an effort to provide structural support, improve drainage, and to help prevent edge damage from vehicles and water, contributing to a safer and more durable road surface. Potholes were repaired on Compass Road, Beacon Light Road and Holstein Drive. Fifteen road signs were upgraded with high reflective faces, approved by PENNDOT. If anyone has a concern or questions about a sign that is presently posted that they feel should be refaced, please notify the Public Works at sadsburypublicworks@comcast.net. On the evening of June 26th, the Township experienced a severe thunderstorm with heavy rains and serious winds. Several trees came down across roadways. Many of the trees fell down on power lines causing power outages and road closures. These roads were closed for a day or two. Trees that came down across roadways not involving power lines were removed by the Public Works Department and these roads were reopened quickly the following morning.

Emergency Management Report: Mr. Taylor stated that the Hasmat Team came in for the truck accident at the Route 30 by-pass and Old Mill Road. Wires were down at Old Mill Road. In a separate incident, there was a tree down at Quarry Ridge.

Westwood EMS Report: For the month of June, there were 37 calls for service, with 8 responses from the Westwood Division and 29 responses from the Wagontown Division. There were 35 medical and 2 vehicular incidents.

Keystone Valley Fire Department Report: For the month of June, 2025 The Keystone Valley Fire Department had a total of 46 incidents for: fires 7, rescue and emergency medical service, Hazardous condition 4, service call 8, good intent call 3, false alarm and false call 9. Total response by municipality: Parkesburg 9, West Sadsbury 16, Highland 5, and out of district 16. The average number of personnel per

call was 6. The average response time from dispatch to on-scene was 10:03 minutes. The total man-hours was 183.11 hours. The Keystone Valley EMS Division responded to 164 calls for service in June, 2025. There were 103 transports and 61 non-transports. The response by Municipality: Parkesburg 69, West Sadsbury 20, Highland 8, Sadsbury 42, Out of District 25.

Sadsburyville Fire Company Report: For the month of June, Sadsburyville Fire Company responded to 31 incidents for: Accidents 13, structure fires 5, wires 4, alarms 3, assist EMS 2, public assist 1, smoke/odor investigation 1, service call 2. The breakdown by municipality: Sadsbury 14, West Sadsbury 8, Valley 4, West Fallowfield 2, West Caln 2, Caln 1. There were a total of 102 firefighters responding with an average of 3.4 per call. The time in service was 24.6 hours with an average of 50 minutes per call.

Planning Commission: The Planning Commission met on June 11, 2025. Mr. Jessey and Mr. Przychodzien gave a brief update on items mentioned at the Board of Supervisors meeting.

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 \$5,921.17 on the condition they replenish their funds, for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Hanaway, to approve an Escrow Release of funds for Sadsbury Commons LP for Sadsbury Commons Phase 2 in the amount of \$5,921.17 condition their funds are adequately replenished 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 \$551.25 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 the Lincoln Crest Mobile Home Park Extension in the amount of \$551.25 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for Sadsbury Commons, LP for Sadsbury Commons Phase 3 in the amount of \$1,152.50 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 3 in the amount of \$1,152.50 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter stated he has an Engineering Escrow release of funds for AZ Parkesburg, LLC for AutoZone Store No.5703-3373 East Lincoln Highway in the amount of \$1,337.50 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, 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 \$1,337.50 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 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. Hanaway, 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.

Mr. Porter reported he has a Letter of Credit Reduction Certificate of Completion for Parkesburg Investors, for Taco Bell, 830 Octorara Trail, Parkesburg in the amount of \$447,389.25 leaving a balance of \$5,090.00 for the Board's approval.

Mr. Reynolds made a motion, seconded by Mr. Taylor, to approve a Letter of Credit Certificate of Completion for Parkesburg Investors, LLC for Taco Bell, 830 Octorara Trail, Parkesburg in the amount of \$447,389.25 leaving a balance of \$5,090.00 per Mr. Porter's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Porter reported that Chic-Fil-A is well underway.

A blasting application was submitted to the Township for Sadsbury Commons. Hershey Lane is 80 feet from the blasting and all the properties need to be notified of blasting. The permit has not been approved.

Lincoln Crest Mobile Home Park Expansion has been very quiet. Mr. Kowalski told him there have been some grading permit applications.

AutoZone is opened for business.

Concerning the Washington Lane traffic signal; Mr. Przychodzien, Mr. Porter, Jerry Baker from PENNDOT, will have a conference call with the Valley Township Manager and their Engineer.

Concerning the sink hole at the Pomeroy Post Office, it seems the concrete area had deteriorated and left a 2 inch lift from the road surface. Have the Public Works take a look at it and see what can be done.

Solicitor Report: Mr. O'Keefe stated the Township does not have a mass gathering Ordinance covering large temporary events where large amounts of people are attending. This Ordinance can make sure it is safe and the Police are aware what event is being held. Mr. O'Keefe can put an Ordinance together for the next meeting.

Mr. Reynolds stated this is not for your family bar-b-que or any event at your home with people attending.

Zoning/Building Report: Zoning for the month of June: issued 1 permit for a concrete trash pad, issued 2 permits for a fence, issued 1 permit for a paver walk way, and answered various zoning phone calls. Building permits for the month of June: issued 1 permit to replace a boiler, issued 1 permit for a road occupancy, issued 1 permit for a fire suppression system, issued 2 permits for a roof top solar panels, issued 1 permit for a sewer repair, issued 2 permits for a generator, issued 1 permit for an update on a fire alarm, issued 1 permit for a garage addition, issued 2 permits for a new manufactured home. There were 15 inspections performed for the month of June.

The complaints were: 2 high grass complaints, 1 collapsing deck, and 1 storage of a recreational vehicle in the front yard.

Chester County Airport Update: Mr. Roberts stated the Authority does not meet in July, so he has no report.

Payment of Invoices:

Mr. Reynolds made a motion, seconded by Mr. Taylor to pay the June 2025 General Fund invoices in the amount of \$275,937.39. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Public Comment:

Paul Klingman from Penrise Services asked what can he do to get the Beer Garden and the market open again. Mr. Reynolds stated the Township enjoyed what was being done with the Beer Garden. What started this was a Zoning issue which came from an inquiry, not a complaint.

Mr. O'Keefe explained the matter should be taken to the Zoning Hearing Board for the Beer Garden, the Farmers Market, and any other use. The Zoning Board would then have 45 days before a decision has to be made. A variance should be submitted for both the beer garden and the farmers market. Mr. O'Keefe believes Eric Yost from Suburban beer can do the submission to the Zoning Hearing with written permission from Mr. Klingman.

Chief Hawley stated that last month at the Board meeting he was directed by the Board to check on what was going on with the beer garden, which he did. The Chief would like to quell the rumor that the police shut them down. It was a Zoning matter.

Laurie Schlimme asked the Board to look at 530 Pine Street. She said it is an eyesore with tires and mowers and other items stored in the yard. The Board will direct Mr. Kowalski to take a look at the property.

Kelly Sweeney stated the corner of Sadsbury and Octorara Road has stormwater problem. Mr. Kowalski will be sent to take a look.

Mr. Taylor asked Mr. Porter if Giant Grocery Store is still going in at the shopping center because he heard a rumor that they pulled out.

Mr. Porter stated that yes, Giant and Target have both signed agreements for the shopping center.

Laurie Schlimme said at the corner of Washington Lane and Lincoln, there is a giant butterfly bush blocking the view.

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