

## East Bradford Township Board of Supervisors Regular Meeting Minutes January 11, 2022

The January regular meeting of the East Bradford Township Board of Supervisors (BOS) was held on January 11, 2022, at 7:30 p.m. in the East Bradford Township McCardle Meeting Room, 676 Copeland School Road, West Chester, PA, 19380. A public notice was published in the Daily Local News on December 27, 2021. The agenda was posted on the Township website and at the Township building on January 10, 2022. Copies of the agenda were available for attendees.

Board members present:

John Snook, Chair  
Bruce W. Lavery, Vice Chair  
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Andrea Campisi, Director of Planning and Zoning/Codes Enforcement Officer  
Mandie Cantlin, Township Manager/Secretary  
Peggy Lennon, Director of Finance

Staff/Professionals absent:

Randy Behmke, Director of Public Works  
Mark Lucas, P.E., Township Engineer  
Rich Phifer, Property and Recreation Director

No guests were in attendance.

**CALL TO ORDER:** The meeting was called to order at 7:30 p.m. by Chair Snook.

**PUBLIC COMMENT:** None

**ANNOUNCEMENTS:**

1. Parks and Recreation (<https://eastbradford.org/departments/parks-open-space-trails/events/>)
  - a. Winter History Hikes; Harmony Hill Nature Area; 2 pm – Jan 13 and Feb 26
2. Public Service (<https://eastbradford.org/services/refuse-recycling/>)
  - a. Christmas Tree Collection; 6 am – Jan 15 and Jan 22

**CONSENT AGENDA:** Mr. Davis made a motion to approve the consent agenda, consisting of:

1. Minutes from:
  - a. December 14, 2021 6:00 pm (work session)
  - b. December 14, 2021 7:00 pm (regular meeting)
  - c. December 28, 2021 12:00 pm (special meeting)
  - d. January 3, 2022 7:00 pm (organization meeting)
2. Recognition of Executive Sessions on:
  - a. January 11, 2021 (personnel)
3. Bills to Pay and Financial Report for December 2021

Mr. Lavery seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

**BUSINESS:**

1. SD #641 West Chester Crossing
  - a. Consider development sign – The Township was in receipt of development signage for West Chester Crossing. The Code stipulates that proposed signage be reviewed by the Planning Commission whose comments are then presented to the Board of Supervisors for action. The Planning Commission reviewed the sign at their December 21, 2021 meeting. They recommended approval subject to a condition that the applicant remove the words “by Toll Brothers” upon the last settlement in the development. Mr. Davis made a motion to approve the signage as presented. Mr. Lavery seconded the motion. There was no discussion and no public comment and the motion passed unanimously.
  - b. Escrow release correction – Toll Brothers submitted Escrow Release #1 dated October 15, 2021 listing the release amount as \$1,013,730.00 and the escrow balance at \$784,597.32. After review and recommendation by Carroll Engineering, the Board approved the request at the November 3 work session. After Board approval, the Township sent a letter to the surety company authorizing release. However, the surety representative raised a question about the calculations. Right now, Toll is reviewing. If there is a change in the release amount, it will have to go before the Board for approval. However, to date there has been no conclusive determination.
2. Marshall Conditional Use #2 – The Township is in receipt of a time extension request from the applicant to permit the hearing to be held no later than July 30, 2022. Mr. Davis made a motion to grant the time extension request. Mr. Snook seconded the motion. After brief discussion about the status of the application, the motion passed unanimously.

**ITEMS NOT ON THE AGENDA:** None

**PUBLIC COMMENT:** None.

**EXECUTIVE SESSION:** None.

**NEXT MEETING:** The next meetings of the Board of Supervisors are scheduled for:

1. February 1, 2022 at 6:30 pm (work session)
2. February 8, 2022 at 6:30 pm (work session)
3. February 8, 2022 at 7:30 pm (regular meeting)

**ADJOURNMENT / CONTINUANCE:** At approximately 7:40 p.m., the Board unanimously agreed adjourn the meeting.

Mandie Cantlin, Secretary