

## **East Bradford Township Board of Supervisors Regular Meeting Minutes March 8, 2022**

The March regular meeting of the East Bradford Township Board of Supervisors (BOS) was held on March 8, 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 January 14, 2022. The agenda was posted on the Township website and at the Township building on March 4, 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  
Mandie Cantlin, Township Manager/Secretary  
Rich Phifer, Property and Recreation Director

Staff/Professionals absent:

Randy Behmke, Director of Public Works  
Peggy Lennon, Director of Finance  
Mark Lucas, P.E., Township Engineer

Three guests were in attendance.

**CALL TO ORDER:** The meeting was called to order at 7:35 p.m. by Chair Snook.

**PUBLIC HEARING:** See following pages.

**PUBLIC COMMENT:** None.

### **ANNOUNCEMENTS:**

1. Parks and Recreation (<https://eastbradford.org/departments/parks-open-space-trails/events/>)
  - a. Orienteering; Harmony Hill Nature Area; March 12, 10 am
  - b. Trail Blazer Run; Paradise Farm Camps; June 16, Registration 5pm, Race start 6:30pm.
  - c. Summer Concert Series; East Bradford Park; 7 pm
    - i. June 30 – West Chester Swing Kings
    - ii. July 14 – 84 Glyde
    - iii. July 28 – 309 Express
    - iv. August 11– MissBehavin’ Band
    - v. August 25 – Slim and the Perkolators
2. Art Scholarship Applications – Due May 6, 2022

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

1. Minutes from:
  - a. February 8, 2022 6:30 pm (work session)
  - b. February 8, 2022 7:30 pm (regular meeting)

- c. March 1, 2022 6:30 pm (work session)
2. Recognition of Executive Sessions on: None
3. Bills to Pay and Financial Report for February 2022

Mr. Lavery seconded the motion. There was no discussion and no public comment. The motion passed unanimously. Ms. Cantlin noted that the Unruh Turner bill is actually \$2,029.50 less than what was published in the report (the higher amount included charges that were already paid).

**BUSINESS:**

1. SD #653 Grigson/Journey – The applicants, Ryan and Kelsey Journey and Carol Grigson, were present.

During the work session last week, there was discussion about the applicant seeking a waiver so that they do not have to provide a Historic Resource Impact Study. The applicant offered to submit historical documentation about the barn for the Board's consideration in lieu of completing an impact study. The Board agreed to consider this alternative. The applicant submitted this information along with current pictures on March 7.

Mr. Davis made a motion to grant approval of the Final Minor Subdivision Plan for 1355 Skelp Level Road dated July 22, 2021 (last revised January 26, 2022) consisting of six sheets. In recommending approval, Mr. Davis made a motion to grant the following waivers/modifications:

- a. Modification from Section 95-17J.2.a.2 to not provide a 12-foot wide cartway for the private road or provide the required pull off areas every 200 feet, but to instead allow the existing driveway, which ranges in width from 8-10 feet, to remain in its current condition. Two alternative pull off areas have been provided on the plan in locations recommended by the Township Engineer. The Township Engineer also noted in his review of the waivers that if the driveway were required to be widened, it would result in the loss of several large trees.
- b. Modification from Section 95-17J.2.a.3 to not improve the private road with 6-inches of 3A modified aggregate and two inches of wearing course. The Township Engineer examined the existing driveway and noted that although it is paved in some portions and stone in others, the stone is very well compacted and shows no signs of deterioration or erosion.
- c. Modification from Section 95-14C.20 to not provide the required Historic Resource Impact Study. The applicant submitted historical documentation about the barn for the Board's consideration in lieu of completing an impact study. The Board agreed to this alternative in light of the limited development proposed as part of this subdivision. In addition, if a building was constructed without a subdivision, an impact study would not be required.

Mr. Davis recommended the following conditions:

- a. The applicant shall comply with comments from the following consultant's reviews: Carroll Engineering Corporation review letter dated February 14, 2022; Glackin Thomas Panzak Associates, Inc. review letter.
- b. The applicant shall comply with all conditions contained in the Zoning Hearing Board order dated February 17, 2022 including the requirement to print the order verbatim on the Final Subdivision Plan to be recorded.
- c. The maintenance agreement for the proposed private road shall be subject to the approval of the Township Engineer and Township Solicitor. The agreement shall be recorded concurrent with the Final Subdivision Plan.
- d. A note shall be added to the plan indicating that the private road will not be offered for dedication to the Township at any time in the future.

- e. The electrical line serving the proposed home shall be shown on the plan and easements provided if applicable.
- f. The Sewage Facilities Planning Module, prepared by Evans Mill Environmental, LLC, dated July 23, 2021, last revised December 2, 2021, shall be subject to the approval of the Board of Supervisors and the Pennsylvania DEP prior to recording the Final Plan.
- g. The Zoning Data chart on sheet 1 of the plan set shall be revised to include the required minimum lot width at the street line of 50' in the R-1 zoning district.
- h. The access easement serving 1072 Spencer Drive shall be included in the new deed for Lot 2. The language of the easement shall be submitted to the Township Solicitor for review and approval prior to recording the Final Subdivision Plan.
- i. The signature block for the Planning Commission on sheet 1 of the plan set shall be revised to list the Planning Commission secretary rather than the Chairman and Member per Subdivision & Land Development Ordinance Section 95-14A.
- j. The signature block for the Chester County Planning Commission on sheet 1 of the plan set shall be revised to reference Chester County rather than East Bradford Township.
- k. The applicant shall comply with the requirements in Subdivision and Land Development Ordinance Sections 95-8C and 95-14I.
- l. A note shall be added to the Final Subdivision Plan to be recorded indicating that the applicant will provide a fee in lieu of required open space, the amount of the fee to be paid and the method of the payment as required by Subdivision and Land Development Ordinance Section 95-34.1E.
- m. The Applicant shall reimburse the Township for any outstanding bills and fees related to the application.
- n. The property owner(s) shall comply with all applicable federal, state, county, local and East Bradford Township ordinances and laws regardless of specific mention herein unless waivers have been granted.

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

**ITEMS NOT ON THE AGENDA:** None.

**PUBLIC COMMENT:** None.

**EXECUTIVE SESSION:** None.

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

- April 5, 2022 at 6:30 pm (work session)
- April 12, 2022 at 6:30 pm (work session)
- April 12, 2022 at 7:30 pm (regular meeting)

**ADJOURNMENT / CONTINUANCE:** At approximately 7:45 p.m., the Board unanimously agreed adjourn the meeting.

Mandie Cantlin, Secretary

**East Bradford Township  
Board of Supervisors  
Hearing to Consider  
Amendments to Open Burning and Traffic Regulations  
March 8, 2022**

**CALL TO ORDER:** At approximately 7:42 p.m., Chair Snook convened a public hearing to consider an ordinance amending Chapter 76 of the Code of the Township, titled "Open Burning", to define certain terms and provide regulations; and amending the Code of the Township, at §104-5, Parking, to restrict parking in the deceleration lane of Route 52, S. Bradford Avenue approaching Tacie Lynn Drive and at §104-10, Truck Traffic Restrictions, to restrict trucks on Skelp Level Road. The hearing was advertised in the Daily Local News on February 25, 2022.

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  
Mandie Cantlin, Township Manager/Secretary  
Rich Phifer, Property and Recreation Director

Staff/Professionals absent:

Randy Behmke, Director of Public Works  
Peggy Lennon, Director of Finance  
Mark Lucas, P.E., Township Engineer

No guests were in attendance.

**PUBLIC COMMENT:** None.

**ACTION:** Mr. Lavery made a motion to adopt Ordinance 02-2022 to amend provisions of the open burning and parking regulations. Mr. Davis seconded the motion. There was no discussion and no public comment. The motion passed.