

East Bradford Township Board of Supervisors Work Session Meeting Minutes July 5, 2022

The July meeting of the East Bradford Board of Supervisors was held on July 5, 2022, at 6:30 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 July 1, 2022. Copies of the agenda were available for attendees.

Board members present:

John Snook, Chair (via phone)
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

Approximately three guests were in attendance.

CALL TO ORDER: The meeting was called to order at 6:30 p.m. by Vice Chair Lavery.

PUBLIC COMMENT: None.

BUSINESS

1. Recognition of Executive Session – The Board announced an executive session that occurred on June 14, 2022 for the purpose of discussing personnel and real estate.
2. Planning and Land Development
 - a. Darlington Ridge – The staff requested an update but has not received a response from Toll.
 - b. West Chester Crossing – Ms. Cantlin reported that 31 units (55%) have sold, and 15 units (27%) have settled.
 - c. Brandywine Battlefield Historic Interpretation Plan – The Township is in receipt of the final draft of this planning document. The County grant requires sign-off by all participating townships before Birmingham, as lead, can receive the grant reimbursement. Supervisor Snook, who sat on the steering committee, offered several comments:
 - i. The Plan is an excellent document overall although, from an East Bradford perspective, it essentially focuses on new proposed Heritage Interpretation Centers in Thornbury, Birmingham, and Chadds Ford, and only mentions the Strodes Barn Interpretive Center as “underway.”

- ii. The Open Space Preservation Map (1-1) as well as Maps 1-2 and 1-3 appear accurate overall, but do not seem to show all lands protected from further subdivision by recorded subdivision restrictions, such as the Marshall property and the former Folchman property. This is a minor issue, and Mr. Snook would not suggest delaying approval in that regard.
- iii. The Heritage Center design standards, while repetitively focused on the proposed new heritage centers, should be reviewed by Mr. Phifer in regard to Strodes Barn, for the sake of consistency.
- iv. Similarly, the recommendations, cost estimates, and funding sources are all focused on the proposed new heritage centers but have potentially valuable input to the Township's efforts at Strodes Barn.

Mr. Snook made a motion to approve and accept the Brandywine Battlefield Historic Interpretation Plan as presented. Mr. Davis seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

- d. Complete Streets – This item was postponed until July 12.

3. Codes / Zoning

- a. Miscellaneous updates – Ms. Campisi provided updates on a variety of code enforcement matters:
 - i. 1098 Birnam Place – There has been gradual progress.
 - ii. Cottage and River Bend Lanes – Updates on the status of violations were received from all but three owners earlier this month.
 - iii. Picnic Park – The new owners acknowledged receipt of the Township's letter, which requires compliance within the same timeframe as Cottage and River Bend properties.
 - iv. 171 S. Bridge Road – The property owners plead not guilty to the recently filed citations and a court date has been set for July 27, 2022.
 - v. 1370 Bridge Road – Still waiting on other issues to settle in court.
- b. Strasburg/Highland Intersection – The Township issued a notice of violation on June 2, 2022 requiring the property owner to eliminate the sight obstruction at this intersection. The property owner requested a time extension via email on July 5 because the fencing they plan to install (in lieu of the hedges) is not in stock. The Supervisors granted a time extension until August 15, 2022 but stressed that the property owner is assuming increased liability associated with this hazard. They urged the owner to significantly trim/reduce the hedges at the corner in the interim.
- c. Enforcement and Codes Enforcement Billing – This item was postponed until July 12.
- d. 709 W. Miner Street (HR #170) – Historical Commission (HC) Member Jean Renshaw was in attendance for this matter. The Historical Commission considered a proposal to remove existing stucco from the east elevation of the home and repoint the exposed stone as needed. The Commission recommended denial of the application if there is evidence that the east side of the home was originally stucco per Section 5.2.25 of the Design Guidelines. This section states that many masonry structures were originally roughly laid and covered with a lime plaster which should be preserved or replaced rather than removed. Ms. Renshaw observed that it is not uncommon for the east side of a home to have stucco even if other sides are pointed stone. She also shared that she removed stucco on the east side of her house years ago and experienced water problems as a result. The applicant was not in attendance and did not attend the HC meeting last month. The Board postpone this item to July 12 to give the applicant time to respond. Otherwise, the Board is inclined to follow the recommendation of the HC.

- e. 190 Blue Rock Road (HR #117) – Historical Commission Member Jean Renshaw was in attendance for this matter. The HC considered a proposal to remove stucco from a later addition on the home and replace it with fiber cement lap siding with a wood grain finish in either tan or off-white to match the rest of the house. The Commission recommended approval of the application under the Design Guidelines, which state that fiber cement siding is an appropriate material for additions to historic buildings. Mr. Davis made a motion to approve the proposal, as recommended by the Historical Commission. Mr. Lavery seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

4. Legislation

- a. Wireless Ordinance – This item was postponed until July 12.

5. Parks, Recreation, & Trails

- a. Starr Farm Conservation Easement – This item was postponed until July 12.
- b. Starr Farm Trail Easement – Mr. Phifer distributed a draft trail easement for review and discussion. The Supervisors have no further comments and are supportive of having the solicitor review the document.
- c. Plum Run Trail – McTish Kunkel has updated the Plum Run Trail plans in accordance with what the Township indicated it wanted to see changed (minimize impervious coverage, remove as much trail from the floodplain as possible, and add one extra parking spot at the Lenape Road parking area). Nonetheless, the Township understands that the plans will require variance(s) from the Zoning Hearing Board (ZHB) for impacts to the floodplain and riparian buffer. The Township is proceeding in the direction of seeking ZHB relief. Consequently, staff is resubmitting revised plans to the Chester County Conservation District for NPDES permits. McTish Kunkel will provide out-of-scope services on an hourly basis to assist the Township in navigating and completing the permitting and variance processes. Mr. Phifer provided McTish Kunkel's estimate for costs that will be accrued out-of-scope and a chart of their hourly rates. The Board accepted McTish's proposal up to a maximum of \$20,000.
- d. Mercer's Mill Trail – This item was not discussed.

6. Public Works, Roads, Facilities

- a. ARLE Grant – The Board was in receipt of a second amendment to the ARLE Grant Agreement for the pedestrian crossing project. The purpose of the amendment is to extend the deadline of the agreement. Mr. Snook made a motion to adopt Resolution 10-2022, authorizing the Township Manager to sign the amended agreement. Mr. Davis seconded the motion. There was no discussion and no public comment. The motion passed unanimously.
- b. Refuse and Recycling Contract Renewal – The Board was in receipt of a draft contract for the next bid. Ms. Cantlin clarified that this will be a new bid and not simply an extension of the current contract. The Board commented that they have been pleased with Blosenski's service and asked what type of increases other municipalities are seeing as they rebid contracts. Ms. Cantlin reported that other increases are in the range of 30-40%. The Board had no further comments/suggestions and authorized the staff to send the documents to the solicitor for review.

7. Other

- a. Historical Commission Membership – The Historical Commission is recommending Brad Roeder to fill the remaining vacancy on the Commission. Mr. Roeder was in attendance. After thanking Mr. Roeder for his willingness to volunteer, Mr. Davis made a motion to appoint him to the Historical Commission. Mr. Lavery seconded the motion. There was no discussion and no public comment. The motion passed unanimously.
- b. Good Fellowship Ambulance – This item was postponed until July 12.

ITEMS NOT ON THE AGENDA: None.

PUBLIC COMMENT: Ms. Renshaw asked for an update on the truck study in the southern region of the Township. The Traffic Committee (TC) reviewed the study in June and ultimately opted to have several TC members meet with police and Gilmore reps so that they could better understand the study recommendations. Mr. Lavery noted that it seemed like most of the roads in the southern portion of the Township would be restricted, which begs the question: where will trucks go? After this separate meeting, the topic will move back to the TC before ultimately moving to the Supervisors for consideration.

EXECUTIVE SESSION: The Board met in executive session from 7:15 p.m. to 7:45 p.m. with staff to discuss litigation and real estate matters.

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

- July 12, 2022 at 6:30 pm (work session)
- July 12, 2022 at 7:30 pm (regular meeting)
- August 2, 2022 at 6:30 pm (work session)

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

Mandie Cantlin, Secretary