

East Bradford Township Board of Supervisors Work Session Meeting Minutes October 4, 2022

The October work session meeting of the East Bradford Board of Supervisors was held on October 4, 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 September 30, 2022. Copies of the agenda were available for attendees.

Board members present:
John Snook, Chair
Bruce W. Laverty, 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
Peggy Lennon, Director of Finance
Mark Lucas, P.E., Township Engineer
Rich Phifer, Property and Recreation Director

Staff/Professionals absent:
Randy Behmke, Director of Public Works

Four guests were in attendance.

CALL TO ORDER: The meeting was called to order at 6:02 p.m. by Chair Snook.

PUBLIC COMMENT: None.

BUSINESS

1. Recognition of Executive Session – Ms. Cantlin announced an executive session that took place on September 13, 2022 for the purpose of discussing real estate, personnel, and litigation.
2. West Chester Public Library – Mary Brooks, Board President, and Victoria Dow, Director, were in attendance on behalf of the library. They thanked the Township for 30 years of support and provided a variety of updates. They spoke about the increasing popularity of e-materials, which are more costly for the library to procure. Programs for children, teens, and adults (including STEAM and story time) continue to draw members. They are asking their municipal partners to increase their contributions from about \$1 per capita to about \$3 per capita to cover the cost of purchasing materials and to increase base compensation from \$12 per hour to \$15 per hour over several years. They estimate that East Bradford residents make up about 10 percent of their membership.

Later in the meeting, the Board agreed to increase the library contribution line item in the budget from \$10,000 to \$30,000 but left the distribution between West Chester and Downingtown open for a later discussion.

3. Planning and Land Development

- a. SD #655 Starr Farm – This matter is slated for consideration and action on October 11 (7:30 pm). Mr. Phifer discussed an issue that has arisen with the slope of the existing driveway. The survey crew is assessing the issue to see if an adjustment is needed.
- b. Darlington Ridge – The Township requested an update from Toll Brothers, but has not received a response.
- c. West Chester Crossing – Toll Brothers reported that 27 houses have settled and eight have sold but not yet settled. Twenty-one lots are remaining (neither sold nor settled). The developer is working to complete the trail this month.
- d. West Bradford Open Space Plan – East Bradford is in receipt of a proposed amendment to the West Bradford Township Open Space, Recreation, and Environmental Resources Plan (part of the Comprehensive Plan). The primary goals of the update are to identify opportunities for future open space preservation; identify current and potential future demands for recreational parks and facilities; and provide a vision for a bicycle and pedestrian transportation that connects residents to parks, schools, cultural amenities, and local businesses. The Supervisors did not have any comments.

4. Codes / Zoning

- a. Miscellaneous updates – Ms. Campisi provided a brief update on several enforcement matters.
- b. St. Agnes Enforcement – Last month, the Board asked Ms. Cantlin to reach out to the Fire Company to discuss the topic. Ms. Cantlin reported that the Fire Company has not had any recent discussions with Mr. Gavin (St. Agnes representative), but they are not opposed to a time extension given the circumstances. Mr. Davis made a motion to grant a further extension through December 31, 2023. Mr. Lavery seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.
- c. Cottage Lane, River Bend Lane, and Picnic Park Clean-up – The staff will revisit the status of the properties this month.
- d. 1104 Allerton Road (HR #105) – The property owner is seeking permission to install solar panels on the existing Class 1 barn. The Historical Commission reviewed the proposal in September. There are two barns on the property – one that is identified as a contributing historic resource and one that is not historic. The Commission recommended that all proposed solar panels be mounted on the non-historic barn, or in the alternative, that the panels be placed on the ground rather than the roof of the historic barn. Absent the applicant following those recommendations, the members recommended approval of the application subject to the existing roof not requiring replacement due to the installation of the solar panels and the preservation of the three existing ridge ventilators. The members also questioned whether the existing roof on the barn is the original, and if so whether a structural analysis has taken place to document that the roof can accommodate the panels. If the roof on the historic barn must be replaced to accommodate the panels, that may require a separate review by the Commission. Since a quorum of members was not present, no formal motion was made. Ms. Campisi commented that the applicant has not yet responded to the Commission's inquiries. The Supervisors opted to postpone consideration until October 11 to allow the applicant more time to respond.

5. Legislation

- a. County Stormwater Ordinance – The Township solicitor just finished compiling the Stormwater Ordinance with input from Mark Lucas and Carroll Engineering. Mr. Lucas will review the draft in preparation for October 11. Jean Renshaw asked whether the threshold for stormwater management would change. Mr. Lucas replied that it would not – the 1,000 sf threshold would remain the same.
- b. Childhood Cancer Awareness Proclamation – Mr. Lavery made a motion to adopt Resolution 14-2022, proclaiming support for Childhood Cancer Awareness Month. Mr. Davis seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

6. Public Works, Roads, Facilities, Stormwater

- a. Truck Study; Southern Portion of Township – Jean Renshaw and John Cornwell were in attendance on this matter. In May 2021, the Township received correspondence from resident Linda Thomas expressing concern about truck traffic on North Creek Road. Upon review and recommendation from the Traffic Committee (TC), the Supervisors authorized a truck study, which was completed in October 2021.

The study, which was prepared by Gilmore Associates, supported a truck restriction on Creek Road. The Traffic Committee considered the report results in November 2021 and four nearby residents were in attendance. While some residents spoke in favor of the restrictions, others expressed concerns about where truck traffic would migrate to if it were restricted on North Creek Road. Ultimately, the Traffic Committee recommended that the Board of Supervisors advance a broader study of truck traffic in the southern portion of the Township before enacting any restrictions. The Board of Supervisors authorized this expanded truck study on December 8, 2021.

The expanded study, which was completed in June 2022, evaluated ten roads and ultimately recommended that truck traffic be restricted on eight road segments. West Bradford Township expressed opposition to restrictions on roads that extend into their jurisdiction (namely Lucky Hill, Cann, and North Wawaset). After extensive consideration, the TC recommended that the Board enact the restrictions recommended in Gilmore's report when they met in September.

Jean Renshaw is supportive of the restriction and wants to see all restrictions implemented simultaneously. John Cornwell is interested in coordinating signage and restrictions with the County bridge project, but that project is several years from completion. Mr. Davis expressed support for the effort but recognized the importance of applying restrictions simultaneously. Mr. Snook agreed, noting that Cann and Wawaset could be excluded from the list of roads to be restricted given how little of their length is in East Bradford. Mr. Lavery would like more time to review the study to gain a better understanding of the scope of the restriction. In the meantime, Ms. Cantlin will revisit the topic with West Bradford with the goal of gaining their cooperation.

- b. Property Maintenance – In October 2021, East Bradford Township awarded the bid for property care of Township lawns, planting beds, trees, and shrubs to M&M Landscaping, LLC. The agreement and its term extend from January 1, 2022 to December 31, 2022, with optional renewals for 2023 and 2024, at the Township's sole discretion. The Township has opted not to renew the current agreement for the optional years and is planning to rebid the service.

The Board was in receipt of the Request for Bid for Property Care. Mr. Davis made a motion to authorize bidding the property care work. Mr. Lavery seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

- c. Greene Countrie SWM – In November 2020, the Township notified the owners of 696 Sunset Hollow Road that the stormwater management facility on their property was in complete disrepair. The Township did not receive any response and the property sold in December 2020. The Township notified the new owners of the deficiency in June 2021 and asked them to submit a plan outlining their plan to restore the facility to its original condition.

Meanwhile, Mr. Lucas brought this matter to the Supervisors in March 2022. He noted that while the property owners are technically responsible for the maintenance of the basin, the repair will be quite costly. Further, the original design of the basin is not desirable and future challenges are likely. For this reason, he contacted Aaron Clauser to see whether there might be a better approach. The Board agreed to cover the costs for Clauser Environmental to evaluate options.

The Supervisors considered Clauser's findings in April 2022. Dr. Clauser was of the opinion that it would be feasible to restore the basins to the 1970s condition, but a modern design approach would likely have greater environmental benefits. He recommended that restoration of this area focus on best management concepts similar to installing a regenerative step pool storm conveyance system (SPCS) in the stream channel that includes regenerative concepts and provides grade control within the channel. Mr. Lucas suggested looking into options that would enable the Township to take TMDL credit for a project. The Board agreed to pause enforcement actions and investigate this option further.

In April, the Township learned about a County grant program that was being funded via the American Rescue Plan receipts. The Township submitted a grant application to assist in this project, but the County notified the Township in September that they are postponing consideration of stormwater-related projects due to their technical complexity.

Mr. Lucas discussed the scope of Township responsibility relative to the repair and maintenance to the stormwater management facility. While the Board recognizes the extensive nature of this repair and is amenable to offering support in the form of professional assistance and/or grant funding, they agreed that repair and maintenance of the facility is ultimately the responsibility of the property owner.

7. Parks, Recreation, & Trails

- a. Starr Farm Sale – The bid opening for this sale will occur on October 11, before the Board meeting.
- b. Starr Farm ZHB application – Ms. Cantlin confirmed that the staff is preparing to submit a variance application to the Zoning Hearing Board for the purpose of seeking relief for agricultural use of the proposed lot.
- c. Plum Run Corridor ZHB application – The staff is also preparing the Zoning Hearing Board application for the Plum Run corridor.
- d. Mercer's Mill Trail – The Mercer's Mill community is requesting that in the trail easement there be a clause stating that if the pedestrian bridge over Blackhorse Run is not built within five years of the easement execution date, the easement would have to be renewed by the HOA at that time or otherwise would terminate. Recognizing how long the

planning and permitting processes can take and that cost and funding is unknown, the Board would prefer a ten-year timeframe.

- e. Eagle Scout Project – Eagle scout candidate Jack Messaros presented a project proposal to the Parks and Recreation (P&R) Board in September. The P&R Board recommended approval of Jack’s project to construct and install two park benches for East Bradford Township. One bench would be located along the meadow trail at Mt. Bradford Preserve, overlooking the Blackhorse Run valley. The other bench would be located at the new Plum Run Trail parking area / trailhead located on Tigie Road. The Supervisors were supportive of the project.

8. Other

- a. ABC Term Expirations – Based on responses received from current advisory board and committee members, it appears there will be vacancies on:
 - i. Brandywine Valley Scenic Byway Commission (1)
 - ii. Historical Commission (HC) (1)
 - iii. Parks and Recreation Board (1 or 2)

There are two people who have expressed interest in the HC. No one has voiced interest in Parks and Recreation or the BVSBC, but notices can be posted on Facebook.

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:

- October 11, 2022 at 6:30 pm (work session)
- October 11, 2022 at 7:30 pm (regular meeting)
- November 1, 2022 at 6:30 pm (work session)

ADJOURNMENT / CONTINUANCE: At approximately 8:00 p.m. the Board agreed to adjourn the meeting.

Mandie Cantlin, Secretary