

## **East Bradford Township Board of Supervisors Regular Meeting Minutes September 11, 2018**

The September regular meeting of the East Bradford Township Board of Supervisors (BOS) was held on September 11, 2018 in the East Bradford Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822.

**Board members present:**

Vincent M. Pompo, Esquire, Chair  
John Snook, Vice Chair  
J. Patrick Davis, Member

**Board members absent: None**

**Staff/Professionals present:**

Mandie Cantlin, Township Manager/ Secretary  
Mark Lucas, P.E., Township Engineer  
Melissa Needles, Zoning Officer  
Andrew Rau, Esquire, Township Solicitor

**Staff/Professionals absent:**

Michael P. Lynch, Director of Finance  
Rich Phifer, Property and Recreation Director  
John Carroll, Director of Public Works

**Others in attendance:**

Approximately 40 guests were present.

**CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Pompo. A moment of silence was held in honor of the September 11, 2001 attacks.

### **ANNOUNCEMENTS**

1. Stargazing; September 14 (7:30 p.m.) at Starr Farm Park
2. Walk in Penn's Woods; October 7 (9 a.m. and 11 a.m.) at Brandywine Meadows Preserve
3. Naturalist Walk; October 14 (9:30 a.m.) at Shaw's Bridge Park
4. Fall Foliage Field Trip; October 20 (8:00 a.m.) at Hopewell Furnace National Historic Site
5. Chester County Hazardous Waste Collection; October 13 at Government Services Center
6. Tire Drop Off; October 27 (9:00 a.m. to 12:00 noon) at the Township Building

### **PUBLIC COMMENT:**

Matt Zencey commented on the draft green energy resolution that the Board considered during the 6:00 p.m. work session. He urged the Board to adopt the resolution in October.

Supervisor Snook recognized that September 11 is an important date in history. On September 11, 1777, the largest and longest single-day battle of the Revolutionary War – the Battle of the Brandywine – took place.

### **CONSENT AGENDA**

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

1. Minutes from:
  - a. August 7, 2018 7:00 p.m. (regular meeting)
  - b. August 16, 2018 6:00 p.m. (hearing)
  - c. September 6, 2018 12:00 noon (work session)
2. Recognition of executive sessions on:
  - a. August 16, 2018 (legal)
  - b. September 6, 2018 (real estate, personnel)

- c. September 11, 2018 (personnel, legal)
3. Bills to pay for September 2018

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

**BUSINESS**

1. SD 632 Darlington Ridge – The applicant, Toll Brothers Inc., was present and represented by Andrew Semon, Toll Brothers. The preliminary/final plans are based on the settlement agreement dated December 12, 2017, which proposed 106 carriage units in addition to one single-family dwelling (current barn location).

Mr. Pompo summarized the content of Resolution 21-2018, which approves the Darlington Ridge application subject to conditions. The Resolution lists the waivers granted as part of this approval, the documents that are required prior to plan recordation, and the professional review comments that must be resolved.

Mr. Snook made a motion to adopt Resolution 21-2018, approving, subject to conditions, the preliminary/final plan (Plan) entitled “Darlington Ridge at West Chester” dated February 13, 2018, last revised August 20, 2018, consisting of 48 sheets; the Soil Erosion and Sediment Control Plan (Sheets 1 to 11 of 11), dated February 13, 2018, last revised August 20, 2018, prepared by ESE Consultants, Inc.; and the “Stormwater Management Report for Darlington Ridge at West Chester”, dated February 13, 2018, last revised August 20, 2018, prepared by ESE Consultants, Inc. The Plan provides for the development of a certain property (Property) located in East Bradford Township (Township), Chester County, Pennsylvania consisting of 107 dwelling units (106 attached units and one detached). Mr. Davis seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

2. Pension Plan – Ms. Cantlin announced that the minimum obligation for 2019 for the Township pension plan is \$118,518.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meetings of the Board of Supervisors are scheduled for October 4, 2018 at 12:00 noon (work session), October 9, 2018 at 6:00 p.m. (work session), and October 9, 2018 at 7:00 p.m. (regular meeting).

**ADJOURNMENT / CONTINUANCE:** At approximately 7:15 p.m., the Board unanimously agreed to adjourn the meeting.

**EXECUTIVE SESSION:** None

Mandie Cantlin  
Secretary

**East Bradford Township  
Board of Supervisors  
Public Hearing for Bed and Breakfast Estate  
September 11, 2018**

**CALL TO ORDER:** At approximately 7:15 p.m., Chair Pompo reconvened the public hearing to consider the conditional use application of John Marshall and Dara Gans-Marshall with respect to the property located at 415 Birmingham Road (parcel 51-7-113.1). The hearing was opened on April 10, 2018; the last hearing occurred on July 10, 2018. The hearing was held in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822.

Board members present:

Vincent M. Pompo, Esquire, Chair  
John Snook, Vice Chair  
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Mandie Cantlin, Township Manager/ Secretary  
Mark Lucas, P.E., Township Engineer  
Melissa Needles, Zoning Officer  
Andrew Rau, Esquire, Township Solicitor

Staff/Professionals absent:

Michael P. Lynch, Director of Finance  
Rich Phifer, Property and Recreation Director  
John Carroll, Director of Public Works

Others in attendance:

Approximately 40 guests, including applicants, were present.

Court Reporter Mark Hagerty was in attendance to record the complete official proceedings. Therefore, these minutes constitute only a summary of the hearing.

The following exhibits were added to the record:

Board Exhibits

B-29 Planning Commission minutes from August 28, 2018  
B-30 September 7, 2018 email containing review comments from Township Planner Thomas Comitta Associates

Party Exhibits (Craig Grear)

G-1 Calculations provided by Daniel Robins  
G-2 Video of backyard sound  
G-3 Sunrise and Sunset Times in West Chester, May 2018  
G-4 Sunrise and Sunset Times in West Chester, June 2018  
G-5 Sunrise and Sunset Times in West Chester, July 2018  
G-6 Most popular wedding dates in 2018  
G-7 2018 Newlywed Report

Party Exhibits (Carol Blair)

Blair-1 Documentation of November 17, 2016 accident at Allegiance Drive and Birmingham Road

After about two hours of testimony, the Board unanimously agreed to continue the hearing to November 13, 2018 at 7:00 p.m.

**CONCLUSION:** The hearing concluded at approximately 9:15 p.m.