

East Bradford Township Board of Supervisors Work Session Meeting Minutes July 14, 2020

The July work session meeting of the East Bradford Township Board of Supervisors (BOS) was held on July 14, 2020. In an effort to minimize public exposure to COVID-19 and maintain social distancing, the meeting was held via Zoom teleconferencing. A public notice was published in the Daily Local News on June 30, 2020. The agenda and dial in numbers were posted on the Township website at <https://www.eastbradford.org/government/boards-commissions/> on July 13, 2020.

Board members present:

Vincent M. Pompo, Esquire, Chair
John Snook, 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
Mark Lucas, P.E., Township Engineer
Michael Lynch, Director of Finance
Rich Phifer, Property and Recreation Director

Staff/Professionals absent:

Randy Behmke, Director of Public Works
Rich Hicks, Building Code Official/Fire Marshal/Codes Enforcement Officer/Deputy Zoning Officer

Five guests (including applicants) were in attendance.

CALL TO ORDER: The meeting was called to order at 12:00 p.m. by Chair Pompo.

PUBLIC COMMENT: No comments were received during the meeting; no comments were received in advance of the meeting.

BUSINESS

1. SD #641 West Chester Crossing (DLN) – The applicant, Toll Brothers, was present and represented by Andrew Semon, Toll Brothers, and Lou Colagreco, Esquire. The applicant had reviewed the proposed conditions of approval and had no issues. This matter is on the regular meeting agenda.
2. Variance Application for 781 Hillsdale Road (Greimann) – The applicant, Brandon Griemann, was in attendance. The applicant is proposing to construct an accessory structure (referred to as a barn) entirely within steep slopes and prohibitive steep slopes. The property is 1.1 acre in gross size and 0.426 acres net. A single-family detached dwelling with a rear deck, shed, and a driveway exist on the property. According to the building permit that was issued when the home was constructed in 1986, the lot was zoned R-1 at that time. The zoning compliance chart attached to the permit indicates that the house complied with all required setbacks when it was constructed. The property was later rezoned to R-3. Ms. Campisi confirmed that the property is served by public sewer. Mr. Pompo inquired about the use of the term “barn” given that the subject property is only one acre. Mr. Griemann confirmed that it is just an accessory structure that will have the appearance of a barn. He also stated that he does not plan to provide bathroom facilities in the structure; hopefully water, but not a bathroom. Mr. Snook made a motion to remain neutral relative to the zoning variance. Mr. Davis seconded the motion. There was no further discussion and no public comment, and the motion passed unanimously.
3. Conditional Use Application for 724 W Miner Street (Hilker) – The Township is in receipt of a conditional use application for Jeff Hilker to secure a second use on this nonconforming property (there is a pending Zoning Hearing Board application for the same proposal). The property is zoned residential but is subject to a special exception for an institutional use. The owner would now like to use the vacant carriage house as a residential

rental structure. There is a deed restriction that limits the property to either residential or institutional use (but not both). This restriction was a condition of the Mercer's Mill conditional use approval. Mr. Snook made a motion to advertise the conditional use hearing for August 11, 2020 at 7:00 pm. Mr. Davis seconded the motion. There was no further discussion and no public comment, and the motion passed unanimously.

4. 415 Birmingham Conditional Use Hearing – The Township is in receipt of a time extension request to January 31, 2021. After discussion, the Board indicated that they would continue the hearing to January 12, 2021 at 6:30 pm when they meet on August 11. John Marshall and Dara Gans-Marshall confirmed that January 12, 2021 date was acceptable.
5. Misc. Ordinance Amendments – Ms. Campisi distributed a working draft of an ordinance amendment that would amend the definition of structure, revise the historical application procedures, establish no parking zones on Creek Road and Bridge Road, and correct the speed limit zone on Lenape Road. The ordinance is still a work in progress and not yet ready for advertisement. This will be on the Board's agenda in August. There was discussion about the Lenape Road speed (45 mph north of Tigue Road. The Board asked Ms. Cantlin to write PennDOT to request an engineering study of this portion of the road in light of the new Darlington Ridge Development and Plum Run corridor enhancements.
6. IT Support – Ms. Cantlin requested a proposal from Help Now for IT support. Help Now is able to provide support at or below budget for the remainder of the year. Mr. Davis made a motion to accept the Help Now proposal. Mr. Pompo seconded the motion. There was no discussion and no public comment, and the motion passed (Mr. Snook was not present for this action).
7. Resolution for Racial Justice – No action was taken.
8. Resolution 17-2020 for PEMA Funding – Mr. Snook made a motion to adopt Resolution 17-2020, authorizing the Township Manager to execute all required forms and documents for the purpose of obtaining financial assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (relative to costs incurred in response to COVID). Mr. Davis seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.

EXECUTIVE SESSION: The Board met in executive session along with staff from 6:40 p.m. to 7:00 p.m. to discuss legal matters.

ADJOURNMENT / CONTINUANCE: At approximately 7:00 p.m., Mr. Snook made a motion to adjourn the meeting. Mr. Davis seconded the motion. There was no discussion and no public comment, and the motion passed unanimously.

Mandie Cantlin, Secretary