

East Bradford Township Board of Supervisors Work Session Meeting Minutes November 10, 2020

The November work session meeting of the East Bradford Township Board of Supervisors (BOS) was held on November 10, 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 September 28, 2020. The agenda and dial in numbers were posted on the Township website at <https://www.eastbradford.org/government/boards-commissions/> on November 9, 2020.

Board members present:

John Snook, Vice Chair
J. Patrick Davis, Member

Board members absent: None

Vincent M. Pompo, Esquire, Chair

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

Staff/Professionals absent:

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

Approximately 15 guests (including applicants) were in attendance.

CALL TO ORDER: The meeting was called to order at 6:00 p.m. by Vice Chair Snook.

PUBLIC COMMENT: Andrew Semon inquired about the status of the Jefferis Bridge (Allerton Road) replacement. Ms. Cantlin responded that the County has not made much progress during the pandemic. They are considering sending a written update to the people that attended the public meeting last winter. Mr. Davis noted that the County could be waiting for the outcome of the budget, too.

BUSINESS

1. CU Application for Comerford (B&B) – The Township was in receipt of a request from the applicant to extend the deadline to commence the hearing to March 31, 2021. Mr. Davis made a motion to grant the time extension. Mr. Snook seconded the motion. There was no discussion and no public comment and the motion passed unanimously.
2. SD #641 West Chester Crossing (DLN) – The Township was in receipt of a traffic signal easement agreement to install pedestrian crossing signal at the entrance on Strasburg Road, opposite the Bradford Plaza entrance. The Township solicitor has reviewed the easement. Mr. Davis made a motion to authorize the Township Manager to execute the easement agreement. Mr. Snook seconded the motion. There was no discussion and no public comment and the motion passed unanimously.
3. Strasburg/Highland Intersection and Sconnelltown Road Drainage – Ms. Cantlin asked for the Board's input on approaches to two issues – one concerning a sight distance issue on Strasburg Road and the other a stormwater runoff issue on Sconnelltown Road.
 - a. Sight Distance Improvement at Highland Road and Route 162 – The property owner on the northeast corner owns an old hedgerow that is blocking the available sight distance to the east for motorists traveling south on Highland Road. The only way to achieve appropriate sight distance is to remove the entire hedgerow. Currently, the hedges provide a visual barrier as well as a traffic noise barrier and they would like that to be provided with the proposed replacement plantings. This is also a historic property and the plantings play a role in preserving the historic setting.

- b. Drainage Issue on Scanneltown Road – There is a property at the southeast corner of Scanneltown Road and Mount Bradford Way that has several mature trees located on it, as well as buffer plantings along the roadway. As a result, turf grasses are nearly impossible to grow and sustain on the lot. The owners indicated that they have tried to establish turf grass on their property in the past and failed due to the heavily shaded condition. During rainstorms, the topsoil from the lot runs off into the roadway drainage channels and ultimately to a culvert at a low point in Scanneltown Road. The sediments clog the roadway pipe and also disperse in a planted area at the frontage of the next downslope property owner.

Both of these issues demand some sort of resolution and neither are clear-cut enforcement matters. For that reason, staff is recommending a collaborative approach with the property owners. First, staff would like to engage TCA to provide planting recommendations for both locations. Dan Mallach at TCA estimates that it will take about three hours per property to visit the site and develop a rudimentary plan to resolve the issues. At \$135/hour that would equate to \$810 for both properties. As part of the plan, Dan would provide approximate costs for the plantings. From that point, staff would recommend that the Township purchase and install at least a portion of the plantings – maybe plantings that are within the right-of-way or planting within a certain distance from the roadway.

The Board was supportive of this approach. Mr. Snook clarified that TCA's recommendations relative to the sight distance issue should consist of plantings that will not get too large over time. Mr. Snook also inquired about a dip that is in the northwest corner of the Highland/Strasburg intersection. Mr. Lucas will convey this issue to PennDOT.

4. Professional Consultants – Mr. Davis inquired about the landscaping consultant appointment and recommended getting proposals for the service.

PUBLIC COMMENT: None.

EXECUTIVE SESSION: None.

NEXT MEETING: The next meetings of the Board of Supervisors are scheduled for November 10, 2020 at 7:00 p.m. (regular meeting). A hearing for the purpose of considering the debt ordinance is scheduled for November 11 at 6:00 p.m.

ADJOURNMENT / CONTINUANCE: At approximately 6:15 p.m. the Board unanimously agreed to adjourn the meeting. There was no discussion and no public comment and the motion passed unanimously.

Mandie Cantlin, Secretary