

West Sadsbury Township Supervisors Meeting

July 11, 2023

Pledge of Alliance

Chairman DeVoe called the meeting to order. This meeting will be recorded and proper protocol is requested.

In attendance was Chairman Darren DeVoe, Vice Chairman Ed Haas, Member John Keesey, Chief Ed Moore, Roadmaster Jason Chapman, Solicitor Helen Esbenshade, Engineer Casey Kerschner and Sec/Treas. Patti Piersol.

The Chairman said that they were going to swear in the new Police Chief and his two new full-time Police Officers.

Judge Gill was in attendance to do the official duty. Judge Gill started with Police Chief Ed Moore. Mrs. Moore, their daughter and son were in attendance. Next, was Officer Nicole Delikat, her mother, son and other family members were in attendance. Officer Paul McCullough was third; Mrs. McCullough and their two daughters were here for his swearing in. Many local officers were also in attendance for the event.

Chief Moore gave the June Police report. He then invited all who were there for the swearing-in event to the Police station for refreshments.

Judge Gill was thanked for coming to swear in the Officers.

Ed Haas stated that we should thank the officers that attended. He also thanked past Police Chief Luke Fidler. Luke said that he was proud of his former Officers in catching the Citadel Bank robber in three hours.

There were no questions on the agenda items

The minutes for 6/19/2023 were posted to the website. Mr. Haas made a motion to approve, seconded by Mr. Keesey.

Treasurer's report:

June 2023, Income for June was \$210,913.87; Expenses for June \$148,820.98; net income for June was \$62,092.89. The year-to-date income was \$608,281.70; year to date expenses \$742,982.17, which yields a net loss is \$134,700.47 Mr. DeVoe made a motion to accept the Treasurer's Report, seconded by Mr. Keesey, motion carried.

Invoices to be paid were reviewed and approval for payment.

There were two invoices to be added to the report, which Mrs. Piersol added to the end of the reports. Also not on the list is the second and final payments to be made to Keystone Fire District. She also needs approval to pay Chester County Planning Commission for the Comprehensive Plan work of \$2,768.00. This payment was not on the list as she doesn't have access to the account. She will have to get Amy Beaudoin, the Township Bookkeeper, to enter it so, she needs Board approval. Motion by Mr. Haas, seconded by Mr. Keesey to approve payment of the invoices and payment to the Chester County Planning Commission, motion carried. Reports are on file

Zoning officers report:

Mr. DeVoe read the June report from Bill Beers.

- The cleanup of 629 Gap Newport Pike has started: several cars have been removed and dismantling of the old trailers has started. The dogs are still on the property. Mr. Beers has notified the dog warden. Mr. DePew claims he cannot get help for at least 60 days. The property owner was sent an enforcement notice.
- Mr. Beers is still investigating the complaint of Quarry Road regarding driveway widening and renewed business activity on the property. He needs the details from a previous Zoning Hearing Board decision that would apply to the activities allowed by the Zoning Hearing Board for this property. The Zoning Officer's report was approved and is on file.

Keystone Valley Fire Company:

Chief Brian Gathercole gave the June report, copy on file.

Roadmaster report:

Mr. Chapman read the report, report on file. Chairman DeVoe asked Jason and Casey Kerschner to provide an update on the Limeville Road project: they provided a summary of the project, and are currently finalizing the plans. The job will be going out on Penn Bid to solicit bids.

Tax Collector's report:

Mr. DeVoe read the report, report on file.

Engineer's Report:

- Freedom Life Church:

At the recommendation of the Township Engineer, Mr. Haas made a motion to approve a waiver/modification related to §28-311.C.1.(a)[3] related to the requiring 12" of pipe cover between the top of the stormwater pipe and the bottom of paving subbase stone, since the pipe material is reinforced concrete and will be privately owned by the church. Seconded by Mr. Keeseey, motion carried.

Also, At the recommendation of the Township Engineer, Mr. Haas made a motion to authorize on-site excavating and bulk earthwork, allowing the installation of E&S structures and controls per the current plan and NPDES permit, conditioned upon the applicant's consultant addressing SWM comment no. 6 in the Becker Engineering Review Letter, dated July 7, 2023, and the posting of financial security in a sum acceptable to the Township, with the full understanding that no work shall be completed within the Township ROW, and that if the outstanding comments and issues are not addressed to the satisfaction of the Township by the time on-site excavating and bulk earthwork is completed, the project may be at a standstill. Seconded by Mr. Keeseey, motion carried.

- Stormwater Management Plan for 3979 Cemetery Road – Leroy Beiler.

There are four motions for the Board to consider:

:#1 To approve a waiver/modification of §28-303.A.1.a and §28-404.B of the West Sadsbury Township Stormwater Ordinance, omitting the need to provide an Erosion and Sedimentation Control Plan Adequacy Letter from the Chester County Conservation District.

#2 To acknowledge that a financial security cost estimate has not yet been submitted, but when submitted, can be reviewed and ultimately deemed acceptable by the Township Engineering representative, and then established with the Township in that agreed-upon amount, prior to commencing any construction activities.

#3 To conditionally approve the plan, conditioned upon the applicant's consultant addressing the comments in the Becker Engineering Review Letter No. 1, dated July 10, 2023.

#4 To authorize signatures of the Operation, Maintenance, and Inspection Plan (O&M) Agreement, Financial Security Agreement, and the plan, when executed by the applicant, and upon meeting all conditions of the Becker Engineering Review Letter No. 1, to the satisfaction of the Township and Township Engineer.

A motion was made by Mr. Haas to approve the four motions, seconded by Mr. Keeseey, motion carried.

Mrs. Hosier asked why the Township was not concerned about the neighboring property, because there is uncertainty about the boundary lines between the properties. It was stated that issue is not pertinent to this decision, and that issue is a private matter between property owners, not the Township.

- 3360 Strasburg Road, Brian Newswanger, (SWM Plan – Modified Requirements for Agricultural Structures)

There were two motions for the Board to consider:

Motion #1, To conditionally approve the SWM Plan for 3360 Strasburg Road, conditioned upon the applicant addressing all items outlined in the Becker Engineering Review Letter No. 2, dated July 7, 2023.

Motion #2, To authorize the Board of Supervisors to sign the Operation, Maintenance, and Inspection Plan (O&M) Agreement when executed by the applicant. Mr. Haas made a motion to approve the two motions, seconded by Mr. Keeseey, motion carried.

- Mahlon J. Dienner (As-Built Plan):

Mr. DeVoe made a motion to authorize the Board of Supervisors to sign the Amended and Restated Stormwater Operation, Maintenance, and Inspection (O&M) Plan Agreement and the As-Built Plan, when executed by the applicant. Seconded by Mr. Keeseey, motion carried.

- 4991 Church Road – Sam King (SWM Plan). Mr. DeVoe made a motion to authorize a \$6,500 release in the current financial security, resulting in a remaining financial security of \$0, seconded by Mr. Keeseey, motion carried.

3852 Upper Valley Road.

Financial Security Release discussions based on meeting attendance by Ed Flinton of Clayton Homes. Becker had previously visited the site with the Township Roadmaster on May 24, 2023, and issued email follow-up on May 25, 2023. Clayton Homes wants their escrow returned because they are not the cause where that property owner has had fence installed, installed livestock pens, a chicken coop and a shed in the front yard. Mr. DeVoe said that he would call the Zoning Officer, Bill Beers, in the morning. They will set up a meeting with the property owner, and Mr. Flinton wants to attend.

Old Business:

The Board is continuing to work on language in the Police Chief's contract.

Public Hearing on Wawa's request for approval of selling liquor at their West Sadsbury Township location is set for July 19th at 7:00 PM.

Pet waste information follow-up from the June meeting was provided by Mr. Kerschner, who found there are already enforcement regulations in the Township's codes. The Board should ask the Zoning Officer to send a letter informing Mr. Mayo of the ruling.

Eagle Disposal: Many people are having problems with their trash haulers. Eagle Disposal did not pick up the Township Buildings trash for a month. Our Roadmaster found another company to pick up the trash. Mrs. Piersol sent an email to cancel the Eagle account.

New Business:

Police personnel: The Board accepted the resignations of Officer Gerald F. Cavanaugh, Jr. , and Officer Joseph O'Keefe. The Board decided to continue this meeting until Monday evening, July 17th at 7 PM to discuss personnel.

Keystone Valley Fire Department resolution for billing for EMS calls was tabled.

Mrs. Piersol said that she found money for the Township on the Pennsylvania Unclaimed Property list. She suggested everyone to check this list.

Comcast has asked for the Township's support for a capital project funds grant application. After some discuss, the Board agreed to support this application as long as it does not cost the Township anything. They found that there are 44 homes in the Township that do not have access to the cable TV service, and Comcast believes that they can provide the service.

Citadel Business Banking: Mrs. Piersol and Mrs. Beaudoin met with the Business Banking Representative. She helped us with our log-in problems. She is going to check if the Township can use Citadel for the escrow accounts. She also said that the account signors need to updated.

Chester County sent a report on the current Open Space lands in the Township, which also shows possible future property for open space.

The Township received a request for their position on Senate Bill 753. This bill recommends several technical amendments to the parole code, and replaces the current provision in the code regarding accumulation and collection of garbage and other materials in a new chapter of solid waste collection and disposition.

Also, there is a similar request for support of Senate Bill 694 on firework sales, titled Three Agricultural as it pertains to fireworks sales. This bill reported unanimously out of the Legislative and Rural Affairs Committee by 11 to zero vote.

PECO has notified the Township that it has over charged on a few of the Township bills and we will see the refunds soon.

Updates from Chester County: They have a new project relating to Homeowner's Associations (HOAs) and the Health Department has added 2 new Sewage Enforcement Officers.

Public comments on non-agenda items: Roxanne and Mrs. Palmer of local libraries thanked the Township for their past support, and hope for continued financial support.

The meeting was continued until Monday, July 17, 2023 at 7:00 PM.

Mr. DeVoe called the meeting to order at 7:10 PM. In attendance were Chairman DeVoe, Vice Chairman Haas and Board Member Keeseey, Solicitor Helen Esbenshade and Sec/Treas. Patti Piersol.

Mr. DeVoe made a motion to appoint Ed Haas as the Police Liaison, the motion was seconded by Mr. Keeseey.

Mr. Haas made a motion to adjourn the meeting, motion carried.

Respectfully submitted,


Patti Piersol, Sec/Treas.