

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
February 13, 2024**

BOARD OF SUPERVISORS

Jack M. Hines, Chair
Kevin Houghton, Vice Chair
Laurie W. Abele, Member

TOWNSHIP PERSONNEL

Justin Yaich, Township Manager
Scott Andress, Public Works Supervisor
Joseph Antonelli, Planning & Zoning Director
Matt Bush, Township Engineer
Kim Venzie, Solicitor
Jack Law, Fire Chief
Pamela Henrichon, Administrative Assistant

CALL TO ORDER

Mr. Hines called the meeting to order at 7:00 p.m. and congratulated Kevin Houghton on his recent appointment to the CCATO (Chester County Assoc. of Township Officials) Board.

Mr. Hines announced that the Board met in executive session on Tuesday, February 13, 2024, from 6:00 p.m. to 7:00 p.m. for the purposes of personnel and litigation.

PUBLIC COMMENT

Mr. Hines opened the floor to public comment.

Miss Roberta Ekdahl – 1751 West Strasburg Road – voiced opposition to Ordinance #23-08 as it related to tree maintenance in Township right of ways.

Mrs. Virginia Feathers – 1399 Piedmont Drive – inquired if the Board would consider a senior discount for refuse and recycling services.

Mr. Scott Kay – 2020 Milta Hill – spoke in favor of the West Bradford Elementary School plans.

MINUTES – January 2, 2024

Mrs. Abele motioned to approve the January 2, 2024, Meeting Minutes as presented, second by Mr. Houghton. Motion carried 3-0.

TREASURER'S REPORT

Mr. Yaich reported on fund activity for the year to date and presented a list of bills to be ratified. Mr. Yaich noted that the approval of the bills should include the withholding of a check to Minquas Ambulance until more information is obtained with respect to their financial status. Mr. Houghton motioned to pay the bills as presented and ratify the payroll, second by Mrs. Abele. Motion carried 3-0.

DEPARTMENT OF BUILDING AND SAFETY REPORT

Mr. Antonelli presented a report on the Building and Safety Department; a copy of this report is on file at the Township building.

DEPARTMENT OF PUBLIC WORKS REPORT

Mr. Andress presented a report on the Public Works Department that covered streets, refuse, sewer, and parks; a copy of this report is on file at the Township building.

FIRE COMPANY REPORT

Fire Chief Law presented a report for the Fire Company; a copy of the report is on file at the Township building.

STATE POLICE REPORT

Mr. Yaich presented a report on the State Police; a copy of this report is on file at the Township building.

BUSINESS

A. Members to the Planning Commission

Mrs. Abele motioned to make the following appointments:

- a. Carol Crothers - 4 years – term ending 12/31/27.
- b. Paul Tomczak - Ex-officio – term ending 12/31/24.

Second by Mr. Houghton. Motion carried 3-0.

B. Ordinance #22-02 – Design Review Committee

Mr. Houghton motioned to authorize the Township Manager to advertise Ordinance #22-02 updating the Design Review Committee, second by Mrs. Abele. Motion carried 3-0.

C. Ordinance #23-08 – Amending the Property Maintenance Code and adding Zoning Definitions

Mark Slouf – 416 Cann Road – stated several objections he had to the proposed Ordinance #23-08 with respect to trees in the Township right of way.

Mr. Houghton motioned to authorize the Township Manager to advertise Ordinance #23-08, updating the Property Maintenance Code and adding certain Zoning definitions, second by Mrs. Abele. Motion carried 3-0.

D. Ordinance #23-09 – Fire Code Update

Mrs. Abele motioned to authorize the Township Manager to advertise Ordinance #23-09 updating the Fire Code, second by Mr. Houghton. Motion carried 3-0.

E. Ordinance #23-10 – Official Map

Mr. Hines opened the hearing for Ordinance #23-10 – Official Map.

Mrs. Venzie explained the proposed Ordinance as well as presented a series of exhibits to be included in the record. Mr. Hines discussed adding additional open space overlays to the map and continuing the hearing until next month.

Mr. Hines called for public comment. Roberta Ekdahl – 1751 West Strasburg Road – raised concern about the use of the Official Map. Mr. Hines continued the hearing until March 12th, 2024, at 7:00 p.m.

F. Members for the Act 209 Traffic Committee for 2024

Mr. Houghton made a motion to establish the committee for the Act 209 Traffic Plan update.

- a. Mark Slouf, Planning Commission; William Cook, Planning Commission; Robert Bartilomo, Zoning Hearing Board; Matt Hammond, Traffic Engineer (resident); Edward Dunn, Planning Commission; Steve Brown, Zoning Hearing Board; and Scott Klein, Planning Commission.

Second by Mrs. Abele. Motion carried 3-0.

SUBDIVISIONS

G. Land Development Plan #23-01 – West Bradford Elementary School

Mr. Houghton motioned to approve Resolution #24-04 Preliminary/Final land development plan for West Bradford Elementary School, adding a condition to include a fee in lieu of trees consistent with the estimate provided to the Township Engineer, Matt Bush, and to correct the Traffic Impact Fee to \$1,806.00, second by Mrs. Abele. Motion carried 3-0.

NOTICES

- The Board's next scheduled meeting on Tuesday, February 27, 2024, at 7:00 p.m. is cancelled.
- The Historical Commission will meet on Thursday, February 15, 2024, at 7:30 p.m.
- The Recreation Commission will meet on Monday, February 19, 2024, at 6:30 p.m.
- The Land Preservation Committee will meet on Monday, March 4, 2024, at 7:00 p.m.
- The Planning Commission meeting on Tuesday, February 20, 2024, at 7:00 p.m. is cancelled.

There being no additional business, at 8:19 p.m., Mrs. Abele motioned to adjourn the meeting, seconded by Mr. Houghton. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich
Township Secretary