

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
March 12, 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 Director
Joseph Antonelli, Planning & Zoning Director
Matt Bush, Engineer
Kristin Camp, Solicitor
Jack Law, Fire Chief
Pamela Henrichon, Administrative Assistant

CALL TO ORDER

Mr. Hines called the meeting to order at 7:00 p.m.

Mr. Hines announced that the Board met in executive session on Wednesday, February 28, 2024, from 3:00 p.m. to 4:00 p.m. and Tuesday, March 12th from 5:30 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.

MINUTES

Mr. Houghton made a motion to approve the February 13, 2024, Meeting Minutes as presented, second by Mrs. Abele. 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. Mrs. Abele made a motion to pay the bills as presented and ratify the payroll, second by Mr. Houghton. 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. Ordinance #22-02 – Design Review Committee

Mr. Hines opened the hearing for Ordinance #22-02 – Design Review Committee.

Solicitor Camp explained the proposed Ordinance, the legal process followed for adoption, and introduced exhibits B1 – B6 for the record. There was no public comment.

Mr. Hines closed the hearing.

Mr. Houghton made a motion to adopt Ordinance #22-02 updating the Design Review Committee. Second by Mrs. Abele. Motion carried 3-0.

B. Ordinance #23-08 – Property Maintenance Code and adding Zoning Definitions

Mr. Hines opened the hearing for Ordinance #23-08 – Property Maintenance Code and adding Zoning Definitions.

Solicitor Camp explained the proposed Ordinance, the legal process followed for adoption, and introduced exhibits B1 – B6 for the record.

Mr. Hines called for public comment.

Mrs. Susan Boswell – 1790 Beacon Hill Road – raised concern with Section 4 450-6 and wanted to specify section A to avoid confusion. Mrs. Boswell was concerned with section 5 regarding pools in the front yard and Section 8 to change the wording to make it clear.

Mrs. Helen Wood – 1165 Glenside Road – had some questions regarding tree and road maintenance.

Mr. Hines closed the hearing.

Mrs. Abele made a motion to adopt Ordinance #23-08 updating the Property Maintenance Code and adding Zoning Definitions, second by Mr. Houghton. Motion carried 3-0.

C. Ordinance #23-09 – Fire Code Update

Mr. Hines opened the hearing for Ordinance #23-09 – Fire Code Update.

Solicitor Camp explained the proposed Ordinance as well as presented a series of exhibits to be included in the record.

Mr. Hines called for public comment. There was no public comment.

Mr. Hines closed the hearing.

Mr. Houghton made a motion to adopt Ordinance #23-09 updating the Fire Code, second by Mrs. Abele. Motion carried 3-0.

D. Ordinance #23-10 – Official Map

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

Solicitor Camp explained the proposed Ordinance, the legal process followed for adoption, and introduced exhibits B1 – B6 for the record.

Mr. Hines called for public comment.

Mrs. Helen Wood – 1165 Glenside Road – sought assurance that the stream, once traversing her property, be officially acknowledged as no longer in existence.

Mrs. Susan Boswell – 1790 Beacon Hill Road – raised concerns about the use of the Official Map and her property.

Miss Roberta Ekdahl – 1751 West Strasburg Road – raised concern about the use of the Official Map.

Mr. Hines closed the hearing.

Mrs. Abele made a motion to adopt Ordinance #23-10 – Official Map, second by Mr. Houghton. Motion carried 3-0.

E. Resolution #24-03 – Setting the Tap-in Fees for Strasburg Corridor

Mr. Houghton made a motion to adopt Resolution #24-03 setting the tap-in fees for the Strasburg Corridor Wastewater Treatment Facility, second by Mrs. Abele. Motion carried 3-0.

F. Resignation

Mrs. Abele made a motion to accept the resignation of Carol Crothers from the Recreation Commission effective February 13, 2024, second by Mr. Houghton. Motion carried 3-0.

G. Codes Clerk

Mr. Houghton made a motion to ratify the hiring of Samantha Barbeau subject to a six-month probationary period. Miss Barbeau will be an at-will employee, second by Mrs. Abele. Motion carried 3-0.

H. Public Works – Laborer / Equipment Operator

Mrs. Abele made a motion to ratify the hiring of Jake Flynn subject to a twelve-month probationary period. Mr. Flynn will be an at-will employee, second by Mr. Houghton. Motion carried 3-0.

SUBDIVISIONS

I. Utilities Inc. – Chestnut Lane Pump Station - Land Development Plan #23-02

Mr. Houghton made a motion to approve Resolution #24-05 to approve the preliminary/final Land Development Plan #23-02 for Utilities Inc. – Chestnut Lane Pump Station, second by Mrs. Abele. Motion carried 3-0.

J. 1242 Shadyside Road – Shared Driveway and Woodland Disturbance Replacement

The Board of Supervisors will revisit this request when more information is provided by the applicant.

NOTICES

- The Board's next scheduled meeting is on Tuesday, March 26, 2024, at 7:00 p.m. if needed.
- The Historical Commission will meet on Thursday, March 21, 2024, at 7:30 p.m.
- The Recreation Commission will meet on Monday, March 18, 2024, at 6:30 p.m.
- The Land Preservation Committee on Monday, April 1, 2024, is cancelled.
- The Planning Commission meeting on Tuesday, March 19, 2024, at 7:00 p.m. is cancelled.

There being no additional business, at 8:30 p.m., Mr. Houghton made a motion to adjourn the meeting, second by Mrs. Abele. Motion carried 3-0.

Respectfully submitted,

Justin V. Yaich
Township Secretary