

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION**  
**Thursday, May 5, 2005**  
**7:30 AM**

**Those in Attendance:**

David A. Kirkner, Chairman  
Jay G. Fischer, Vice-Chairman  
Hudson L. Voltz, Member  
Scott T. Piersol, Township Manager  
Matthew T. VanLew, Roadmaster  
Norann King, Secretary  
Mary Beth Smedley, Secretary/Treasurer

The Board of Supervisors met in Work Session on Thursday, May 5, 2005.

**Opening of Meeting**

Chairman Kirkner opened the Meeting at 7:30 A.M.

**Public Comment for Non-Agenda Items**

Chairman Kirkner asked if there were any comments on non-agenda items. There were none.

**Township Municipal Complex**

At last night's Planning Commission meeting, concerns were raised about the Township's plan to use a material called EIFS (Exterior Insulation and Finish Systems) that is similar to drivit, as a stucco alternative for the outside of the Township portion of the proposed building. A portion of the building that will house the Brandywine Regional Police will be constructed with stucco for security reasons. Architect, Patrick Szustak provided the Supervisors with information to review regarding use of this material. Mr. Szustak stated that problems with using EIFS in the past were primarily caused because it wasn't installed correctly. If properly detailed and the right product is used for this region of the country, there shouldn't be a problem. The Planning Commission did ask Township Engineer Al Giannantonio to investigate the use of this material and provide his input prior to the May 18<sup>th</sup> Board of Supervisor's meeting.

**Conditional Use Hearing Notification Procedure Discussion**

Mr. Piersol discussed this issue with the Board since there was a recent issue regarding proper notification of a Conditional Use Hearing. He said that the Municipalities Planning Code (MPC) does not require notification to adjoining property owners for conditional use hearings, only for zoning hearings.

This issue was discussed with Township Solicitor, John Halsted. He stated that very few municipalities provide notification by mail to property owners for conditional use hearings since these are essentially uses as of right, which the Board may attach reasonable conditions to the use approval. It was his recommendation that East Brandywine Township not change its policy for conditional use hearings. He indicated that if mailed notices were important for conditional uses, the MPC would require such notice.

The Supervisors decided not to create a formal policy regarding notice to residents for Conditional Use applications, rather to decide on a case by case basis whether to send notices to adjoining residents.

### **Ordinance Task Force Items for Submission to the County Planning Commission for Act 247 Review**

The Planning Commission voted to recommend changes on Landscaping issues in §350-8 Definitions, §350-54 and §350-53. Mr. Piersol requested that the Supervisors authorize these proposed amendments be forwarded to the Chester County Planning Commission for review. He will also submit these items for Mr. Halsted to review. Vice-Chairman Fischer made a motion to authorize Mr. Piersol to forward the above changes to the Chester County Planning Commission and advertise for adoption. Mr. Voltz seconded the motion, with all voting Aye.

### **Roadmaster's Report**

#### Buck Road Bridge

Mr. VanLew reported that bids were received from two companies for replacement of Buck Road Bridge. The bids were opened on Friday, April 29, 2005 at 4:00 P.M. The bid package was separated into two primes. The first is for bridge materials, crane rental and setting the bridge in place; the second is demolition of the bridge, footer installation, backfill and pave. The Township will purchase and install signs and subcontract the guide rail installation. Notices will be sent to nearby residents via postcard to alert them that the road will be closed.

The bid for 2005-02 from BridgeTek of Harleysville, Pa. is \$72,830.00 and for 2005-03 from Atlantic Subsea of Bridgeport, NJ is \$129,000.00 for a total of \$202,830.00.

Mr. VanLew is obtaining prices for guide rail and construction signs.

Mr. VanLew recommended that we accept the bids from BridgeTek of Harleysville, Pa. for \$72,830.00 and from Atlantic Subsea of Bridgeport, NJ for \$129,000.00. Vice-Chairman Fischer made a motion to accept the bids as outlined by Mr. VanLew. Mr. Voltz seconded the motion, with all voting Aye.

#### Bondsville Mill

Proposals were requested from six engineering firms and three proposals were received.

The RFP requested a proposal for bridge inspection, weight rating, and evaluation. The report was to include, but not be limited to, condition of structure, photographs, weight rating, and maintenance recommendations. The inspection should conform to PennDOT and NBIS criteria.

The first proposal was from Yerkes Associates, Inc. Yerkes proposed to change the scope of work to perform an initial study to determine if both bridges will remain. They did not include weight rating or a list of qualifications. Yerkes would be subcontracting the work at a cost of \$5,200.00 for a general inspection and \$3,500.00 for hydraulic evaluation for a total cost of \$8,700.00.

Hunt engineering Company included weight rating, development of maintenance recommendations at a cost of \$8,700.00.

Cassio Engineering, Inc has submitted a proposal for \$2,250.00 for inspection, load rating and evaluation of the bridges. Bob Luebbers from Cassio sent his firm profile and project examples.

Mr. VanLew contacted Dave Bailey of GEO-Technical Services, engineer for New Garden Township, where Mr. Luebbers performed emergency replacement of a bridge. Mr. Bailey said he has worked with Mr. Luebbers on a number of PennDOT and SEPTA projects, and he was satisfied with his work.

He also spoke to Jeff McClintock, Caln Township Engineer. Mr. McClintock said that Cassio is well qualified for this type of project and has done numerous bridge inspections for Caln Township. He has also done work for PennDOT. The only problem he has had is timeliness of getting reports due to Cassio work load.

Mr. VanLew recommended that East Brandywine Township sign the proposal dated April 18, 2005 from Cassio Engineering, Inc. of Downingtown at a cost of \$2,250.00. Vice-Chairman Fischer made motion to accept the proposal of Cassio Engineering in the amount of \$2,250.00 contingent upon beginning the project within 30 days of receiving the signed proposal. Mr. Voltz seconded the motion, with all voting Aye.

#### Report from PennDOT

On April 13, 2005, PennDOT awarded Allan A. Myers the overlay of Rock Raymond Road from 322 in Caln Township to Hopewell Road. We have not received an anticipated start date.

We have received a letter from Dennis Sterling of PennDOT in reference to their surface improvement program for this year.

PennDOT is proposing a 1 ½" overlay on SR282 Creek Road from Springton Road in Wallace Township to Crawford Road. They are also proposing a 1 ½" overlay of North Guthriesville Road and Corner Ketch Lyndell Road within the Township.

We have received PennDOT's twelve year transportation plan for Chester County. Included in the plan for East Brandywine Township are minor safety and capacity improvements for Horseshoe Pike from Downingtown to Lancaster County. They are proposing to complete engineering in five to eight years and construction in nine to twelve years.

PennDOT has included the replacement of the bridge over Culbertson Run on Little Washington Road at an estimated cost of \$410,000.00. This work is shown within their one to four year plan.

The Chester County Planning Commission has included the bridge over Beaver Creek on Hadfield Road in their one to four year plan for engineering and five to eight years for construction. The County Engineers have rated this bridge as fifteen on their priority list. The estimated cost for replacement is \$1,475,000.00. The County completed replacement of the other bridge on Hadfield Road in 2002 at a cost of \$493,988.21. The Township contributed \$52,034.00 which included 20% to the project plus some roadway costs.

The County has listed the bridge over the East Branch of the Brandywine on Reeds Road for engineering in nine to twelve years for replacement.

#### 580 North Guthriesville Road

Mr. VanLew met with Mr. Walker on April 13<sup>th</sup> to discuss drainage issues on his property.

Part of Mr. Walker's property is the drainage basin for most of the south portion of Cross Keys. His main complaint is he cannot mow his meadow for most of the year. There are approximately five stormwater end pipes that drain toward his property. Most of the wooded area between Holly Drive and Briarwood Drive is Mr. Walker's property. This area is mostly wooded with

briars and some meadow, small trees and brush. There is a small stream bed that appears to be spring fed. The end pipe on the south end of the property has about two hundred feet of erosion channel that is approximately twelve to eighteen inches in depth and then spreads out over the meadow area.

Mr. Walker's asked that the Township consider installing a basin on his property and extends all the drainage pipes to the new basin. He also mentioned that he may be able to get a tax break by having this basin on his property. Mr. VanLew suggested that Mr. Walker allow this area to return to meadow and mow twice a year, once in February when the ground is frozen and again in late summer during a dry period.

The Supervisors supported Mr. VanLew's suggestion of allowing the area to return to a meadow. If Mr. Walker would like to change the basin it would be at his own cost and only with the approval of the Township Engineer and Board of Supervisors.

### Cumberland Ridge

Several driveways being constructed in Phase I of Cumberland Ridge have stormwater pipes under the end within the proposed right-of-way. Included in Ordinance 04-09 is a drawing showing a residential driveway paving detail according to PennDOT Pub. 408. This plan shows a cross-section of a driveway where a gutter swale is present. Mr. VanLew spoke to Mr. Piersol about this situation and he said Cumberland Ridge driveways should be built according to their subdivision plan which shows a typical driveway with two eight inch pipes.

The Developer has installed two six inch plastic pipes that are supposed to carry the water in the swale from one end of the driveway to the other. Mr. VanLew said there will be problems due to clogging with leaves, freezing in the winter and residents will block them with landscape materials. Some are already partially blocked.

Gregg Gardner from Yerkes and Mr. VanLew spoke to Jeff Morrison, Construction Operations Manager for Moser Builders about this situation. He said that the people who are purchasing these houses will not want a dip in the end of their driveways.

Gregg Gardner is scheduling a meeting with all parties to try to rectify the situation.

### **Township Municipal Complex**

Mr. Piersol reported that the Planning Commission is recommending the Board of Supervisors grant preliminary plan approval for this land development application contingent upon satisfaction of the outstanding items in the April 29, 2005 Yerkes review letter and review and comments from Mr. Giannantonio regarding the use of EIFS on the outside of the proposed building.

The applicant for the land development plan is East Brandywine Township. The property is located on the south side of Horseshoe Pike between North Guthriesville Road and Bondsville Road and is located in the Village Commercial Zoning District. Access to the site is from two driveway entrances on Horseshoe Pike.

The existing property is Lot #2 of a recently approved and recorded subdivision and has a net size of 10.487 acres. The site currently contains two paved driveway entrances, three stucco buildings, a garage, an aluminum shed, a block shed, lawn and sidewalk areas. The property will be served by public sewer and water.

All of the existing buildings on the site are to be demolished except the Township office building labeled "McCausland Hall". The plan proposed to construct a new Municipal Building incorporating "McCausland Hall" and a new seven-bay garage and salt shed toward the western end of the property. There is provision on the plan for a future salt shed and garage. The site will have access from a proposed single two-way driveway entrance intersection on Horseshoe Pike opposite Guthriesville Road. A 135-space parking lot is proposed. A stormwater management forebay/detention basin and a smaller sub-basin are proposed to control runoff. A sanitary sewer main extension is to be installed from an existing stub.

Vice-Chairman Fischer made a motion to grant preliminary plan approval for this land development application contingent upon resolving the outstanding issues in the Yerkes April 29<sup>th</sup> review letter and Mr. Giannantonio's comments and recommendations regarding the use of EIFS on the outside of the building. Mr. Voltz seconded the motion, with all voting Aye.

### **East Brandywine Fire Company**

Mr. Piersol stated that the Fire Company is requesting the use of the Community Park for the Fire Company Picnic on August 20<sup>th</sup>. There will be fireworks for public display that evening in Phase I. The Supervisors approved the Fire Company's use of the Park and approved waiving the rental fee.

### **Brandywine Wallace Elementary School**

Mr. Piersol stated that Planning Commission Chairman Bruce Rawlings asked that the Supervisors be polled to determine their support for a letter to the Downingtown Area School District requesting they formally submit their plan to the Township for preliminary plan review. To date, we have an incomplete submission due to missing information. We did agree to review portions of the plan submitted and did notify the School District in August of 2004. The Supervisors unanimously agreed that a letter should be sent requesting a formal submission of plans. No further reviews will take place until a formal submission is received.

### **Pension Committee**

The Non-Uniform Pension Committee will meet Thursday, July 7, 2005 at 8:30 A.M. in McCausland Hall

### **Volunteer Appreciation Dinner**

The Volunteer Appreciation Dinner will take place Friday, October 28, 2005 at 7:00 P.M. at St. Anthony's Lodge.

East Brandywine Township Board of Supervisors Meeting

May 5, 2005

Page 6

**Public Comment**

Chairman Kirkner asked if there were any comments from the audience. There were none.

**Adjournment**

There being no further business, Mr. Voltz moved to adjourn the meeting. Vice-Chairman Fischer seconded the motion, with both voting Aye. The meeting was adjourned at 8:15 A.M.

Respectfully submitted,

Mary Beth Smedley  
Secretary/Treasurer  
East Brandywine Township