

August 4, 2021  
 7182 White Oak Road  
 Christiana, PA 17509

The regular meeting of Sadsbury Township Board of Supervisors was called to order by Chairman Ranck at 7:00 P.M. at the Municipal Building. Members and staff present were Eugene Lammey (Gene), Jeff Priddy, and Michele M. Neckermann.

- PUBLIC COMMENT:** A few residents voiced concerns about the permitting process and misinformation.
- APPROVAL OF MINUTES:** **Motion Gene Lammey seconded by Jeff Priddy and approved to dispense with reading of the minutes and approve July 6, 2021, as written.**
- TREASURERS REPORT:** **Motion Jim Ranck seconded by Jeff Priddy and approved to accept the Treasurers Report.**
- PAYMENT OF BILLS:** Manager reviewed the bills with the board. **Motion Gene Lammey seconded Jeff Priddy and approved to pay the bills and any others that come in throughout the month.**
- MANAGER'S REPORT:** **Motion Gene Lammey seconded by Jeff Priddy and approved. to publish the 2020 Audit Legal Notice.** The Manager updated the Board of Supervisors on Eagle Trash Collection complaints; Bartolo's Stormwater and U&O matters; and 32-40 hours was donated to the Authority for sink hole repair.
- PUBLIC WORK'S REPORT:** The Board received the report. **Motion Jeff Priddy seconded by Jim Ranck and approved to repair or replace tarp on Western Star.**

#### **OLD BUSINESS**

1. 65 SADDLER DRIVEWAY AGREEMENT  
 No action was taken as Ms. Mullray was not in attendance to discuss her concerns with the Board of Supervisors.
2. 4-WAY STOP AT UPPER VALLEY, WHITE OAK, & VALLEY ROADS.  
 Tabled to the next meeting when the Township will have received the LTAP report.

#### **NEW BUSINESS**

1. RESOLUTION 11-2021 SAM FISHER PLANNING MODULE 92 WINDY TOP  
**Motion Jeff Priddy seconded by Gene Lammey and approved to sign the Planning Modules for 92 Windy Top for second dwelling.**

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New Business Continued

2. SAM KING 612 NOBLE ROAD  
**Motion Gene Lammey seconded Jeff Priddy and approved to 612 Noble Road Field Change which has no change in the escrow, however the owner will have to revise O&M agreement and prepare as built at completion of improvements.**
3. 76 AMY DRIVE  
**Motion Jeff Priddy seconded by Gene Lammey and approved conditional approve proposed improvements for 76 Amy Drive; execute O&M agreement prepared by Solicitor; accept escrow for improvement in the amount of \$21,188.75.** The Owner needs to obtain sewage permit from Chester County and comply with zoning issues. The escrow was discussed the Owner stated they would post a cash escrow.
4. 330 NOBLE ROAD  
Tabled until RAV letter documentation was received.
5. 655 NOBLE ROAD - JUNKYARD  
No action was taken by the Board of Supervisors, the Manager will discuss with the Solicitor.
6. ZONING HEARINGS  
No Action Taken.
7. CHRISTIANA AVE NOISE COMPLAINTS  
No Action taken by the Board of Supervisors.
8. 5559 STRASBURG ROAD COMPLAINTS  
**Motion Jim Ranck seconded by Gene Lammey and approved to have Solicitor prepare Violation Notice.**
9. SAM KING WEDDING VENUE  
**Motion Gene Lammey seconded by Jeff Priddy and approved to make no changes to the zoning for a Wedding Venue.**
10. ENOLA TRAIL GRANT  
The Board agreed Mark Wilson can apply for the Grant if the Township Staff is not needed.
11. TRACTOR REPAIR – OPERATOR ERROR; BENT ARM  
Jim Ranck asked the Board to consider purchasing a new mower.
12. SUNSHINE LAW AMENDMENTS  
**Motion Gene Lammey seconded by Jim Ranck and approved to rescind previous motion regarding Friday Agenda deadline. Motion Jim Ranck seconded by Gene Lammey and approved to establish a deadline one week prior to a meeting by 2 pm all items must be submitted to Manager to be on the agenda due to new Sunshine Act amendments.**

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New Business Continued

13. LASERFICHE SCANNING

**Motion Jim Ranck seconded by Jeff Priddy and approved to start the next step of scanning old documents and storing them in Laserfiche.** The Manager estimated 30-40 file draws remain and will see if this can be completed by the end of the year but end of first quarter of 2022 might be more realistic.

14. ZONING HEARING BOARD ALTERNATE APPOINTMENT

**Motion Jim Ranck seconded by Gene Lammey and approved to appoint Bill Reilley from Noble Road to the Zoning Hearing Board as Alternate.**

15. EMC APPOINTMENT

**Motion Jeff Priddy seconded by Gene Lammey and approved to appoint Jack Mahala from Carolyn Drive as EMC.**

16. BOND AMOUNT

**Motion Jim Ranck seconded by Jeff Priddy and approved to set the Managers Bond at 2 million.** The Manager will complete the necessary documents.

17. TOWNSHIP STAFFING

**Motion Jim Ranck seconded by Jeff Priddy and approved to move into and executive session to discuss Employment Matters. Motion Jim Ranck seconded by Jeff Priddy and approved to end the executive session. Motion Gene Lammey seconded by Jim Ranck to terminate Adam Planamento effective immediately for excessive call offs with most recent being this Thursday.** Adam has informed the manger he is taking off on Thursday August 5 and cannot work past 11 on Friday, August 6 therefore Adam will have called off another 9 hours. The Manager will inform Adam Wednesday morning when he reports to work, he has been terminated. **Motion Jim Ranck seconded by Jeff Priddy and approved to increase the current Part-Time CDL Drivers (Donald, Brian, and Mark) from \$21.75 per hour to \$30.00. Motion Jim Ranck seconded by Jeff Priddy and approved with Gene Lammey opposing to increase Greg Neckermann from \$25.25 to \$26.50 effective immediately.**

All business complete, **motion Gene Lammey to adjourn, seconded by Jim Ranck**, meeting adjourned at 10:58 PM.

Respectfully Submitted,

Michele M. Neckermann  
Township Manager