

EAST WHITELAND TOWNSHIP
REGULAR MEETING
August 8, 2007

Chair, John Mott called the meeting to order at 7:00 p.m. P. Joseph Corrigan, Vice Chair, Virginia McMichael, Member, Terry Woodman, Township Manager, Kristin Camp, Township Solicitor, Eugene Dooley, Police Chief, William Steele, Public Works Director and Mary Lou Knight, Assistant Township Secretary, were present. There were approximately eleven (11) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

Ms. McMichael made a motion to approve the Minutes of the Regular Board Meeting of July 11, 2007. Mr. Corrigan seconded and the vote was unanimous.

ANNOUNCEMENTS

The Chair announced that a concert and amphitheater dedication will be held on Saturday, September 15th at Valley Creek Park. No rain date has been scheduled. The program is:

- o 6 to 7 p.m. – “Makin’ Music” a Children’s show
- o 7 to 7:15 p.m. - Dedication
- o 7:15 to 8 p.m. - “Steppin out” - a Country / Bluegrass band

Ms. Woodman suggested inviting the County Commissioners and candidates running for the County Commissioner position. Discussion ensued regarding various means of advertising this event. Mr. Steele indicated that the new fishing pier would be completed in time for the dedication.

PUBLIC COMMENT

Mr. Corrigan noted that Sue Doyle passed away. He pointed out that she was a long time advocate for the Township.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Ms. Woodman stated that Mr. Kolb could not be in attendance on behalf of the Environmental Advisory Committee (EAC). However, the Township Manager received a ten page letter from him in the form of an e-mail, which was then sent on to the Board. The letter outlines the EAC’s concerns regarding the consent decree associated with the Foote Mineral site clean-up. They feel that oversight on this clean-up was lacking. EPA’s comment period on this decree ends on August 10, 2007, therefore, the letter must be sent immediately. A representative from Whiteland Village, Jim Burnham, assured the Board that they will continue to work with the EAC. He indicated that Jim Feeney of the EPA will be in attendance at the next EAC meeting. Also, technical personnel will be available to answer the EAC’s questions. Discussion ensued regarding particulars of the clean-up.

ACCEPTANCE OF THE TREASURER’S REPORT

Ms. Woodman summarized the Treasurer’s report. Mr. Corrigan urged the Board to plan for a new building for the Public Works Department. Ms. Woodman indicated that funds have been budgeted this year for an architect to begin planning for this building. Mr. Mott noted that the expenses for 2007 are within budget. Discussion ensued regarding transfer tax revenue.

The Chair made a motion to accept the Treasurer's Report dated July 31, 2007. Ms. McMichael seconded and the vote was unanimous.

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Mott made a motion for approval of General Fund Voucher No. 2007-8G, Sewer Fund Voucher No. 2007-8S, and Payroll Fund Voucher Nos. 2007-15 and 16. Mr. Corrigan seconded. The vote was unanimous.

PLANS

Touchstone Properties Preliminary/Final Land Development Plan – Brian Funk was present representing the applicant. He summarized the plan and reviewed requested waivers. The plan has the approval of the Planning Commission. Considerable discussion ensued with input from Coffman Street resident, Andrew Laconi. Mr. Mott made a motion to approve Touchstone Properties Preliminary/Final Land Development Plan for a new 5,500 sq. ft. office building at 519 Lancaster Pike (corner of Coffman) in a FC – Frontage Commercial Zoning District subject to satisfaction of outstanding comments in Mr. Kohli's review letter dated August 7, 2007, and further granting waivers from SLDO 175-21.C(10) and 23.B(1) requiring existing features within 300 feet of the subject parcel be shown on the plan; SLDO 175-35 requiring reveal curb of 8"; and SLDO 175-23.C requiring an environmental impact assessment. Mr. Corrigan seconded the motion and it was approved unanimously.

O'Neill Properties and Wyeth Pharmaceutical - Preliminary/Final Leasehold Subdivision Plan – Lou Colagreco was present representing the applicant. He summarized the plan to provide a connector road between Wyeth Drive and Matthews Road in order to provide a new access road into the Worthington site. Mr. Colagreco indicated that language on Sheet 1, Note #7 of the plan has been changed, with the approval of Mr. Kohli. Requested waivers were discussed. Mr. Mott made a motion to approve O'Neill Properties and Wyeth Pharmaceutical Preliminary/Final Leasehold Subdivision Plan for a connector road between Wyeth Drive and Matthews Road, and further granting of waivers from SLDO Sections 175-21A, 175-21.C(8), 175-22A and 175-22.C(8), and further accepting Note #7 on Sheet 1. Mr. Corrigan seconded. The vote was unanimous.

MISCELLANEOUS

- a. Resolution 27 -2007 - Ms. Woodman summarized the Resolution and indicated that the plan revision was advertised and no comments were received. Mr. Mott made a motion to adopt Resolution 27-2007 for Plan Revision as required by the "PA Sewage Facilities Act" for the Malvern Parcel, Old Lancaster, Old Lincoln and Rt. 30. Mr. Corrigan seconded and the vote was unanimous.
- b. Advertise Conditional Use Hearing - Application of Duane Milne for an off-premises sign Mr. Mott made a motion to advertise a conditional use hearing on September 12, 2007 to consider the application of Duane Milne for an off-premises sign at 16 East Lancaster Avenue. Ms. McMichael seconded. The vote was unanimous. Mr. Corrigan noted that he felt that in order to dispel any hint of impropriety, special council should be hired to hear this matter. He also indicated he was not in favor of waiving the conditional use application fee for Representative Milne. Ms. Woodman stated that no vote would be necessary and the fee would simply be charged as with other applicants. Mr. Mott felt it was unfortunate that the applicant had to undergo all this bother in order to erect a sign.

- c. Payment Request #3 for the Lee Boulevard Pump Station Upgrade – Mr. Steele recommended payment. Mr. Corrigan made a motion to approve payment request #3 in the amount of \$53,986.79 to Dagostino Company, Inc. for the Lee Boulevard Pump Station Upgrade. Ms. McMichael seconded and the vote was unanimous.
- d. Advertise Public Hearing – Ms. Woodman indicated that an amendment to Section 1200.16.A was necessary in order to clarify language contained therein. Mr. Mott made a motion to advertise a public hearing for September 12, 2007 to consider an ordinance amending Section 1200.16.A (Off-Premises Signs) of Chapter 200, ZONING, of the Code of the Township of East Whiteland. Mr. Corrigan seconded. The vote was unanimous.
- e. Easement and License Agreement for access to a parcel across lands now owned by East Whiteland Township – This item was postponed.
- f. Service Contract for the Operation and Maintenance of the Malvern Hunt Sanitary Facilities – Ms. Woodman summarized the contract operation and maintenance of facilities to date, noting that this work has been performed by Miller Environmental, Inc. She outlined work to be continued by Miller and work to be done by the Public Works Department. The contract with Miller is for three years. Mr. Steele indicated that Miller has done a good job in operating the system. Discussion ensued regarding resident billing during the changeover from Cutler Group. Ms. McMichael questioned cost of operation versus amount of billing to residents. Ms. Woodman responded. Mr. Mott made a motion to enter into a Service Contract with Miller Environmental, Inc, Reading, PA for the Operation and Maintenance of the Malvern Hunt Sanitary Facilities. Mr. Corrigan seconded and the vote was unanimous.
- g. Resolution 28-2007 - Ms. McMichael made a motion to adopt Resolution 28-2007 establishing a new Public Sewer District D and establishing a rate of \$600.00 per year for this District. A 2% discount will also be made available. Mr. Corrigan seconded the motion and the vote was unanimous.
- h. Waiver of Fees - Mr. Mott indicated that Liberty Property Trust came to the Board at the time the vote was held on the new Zoning Ordinance and requested an amendment to that document. At that time, and at the Board's request, they agreed to make their submission at a later time. In view of that delay, the Board felt it fair that fees for an amendment be waived, up to a total of \$1,500.00. Mr. Mott made a motion to grant a waiver of fees up to \$1,500.00 to Liberty Property Trust for their Zoning Ordinance amendment request. Mr. Corrigan seconded. The vote was unanimous.

Discussion ensued regarding the drafting of a comprehensive document which addresses signage in the Township.

There being no further business, Mr. Corrigan made a motion to adjourn the meeting. Ms. McMichael seconded. The vote was unanimous and the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary

