

EAST WHITELAND TOWNSHIP  
REGULAR MEETING  
September 11, 2013

Virginia McMichael, Chair, called the meeting to order at 7:05 p.m. John Mott, Vice Chair, William Holmes, Member, Bareth Graeff, Township Solicitor, Terry Woodman, Township Manager, Eugene Dooley, Police Chief, William Steele, Public Works Director and Maureen Perri, Township Secretary, were present. There were twenty (20) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

A moment of silence was observed in memory of those who passed away on September 11, 2001.

REGULAR MEETING

Mr. Mott made a motion to approve the minutes of the Regular Meeting of August 14, 2013. Mr. Holmes seconded the motion and the vote was unanimous.

ANNOUNCEMENTS

- a. ROAD CLOSURE: From mid-September through December, Mill Lane from Rt. 401 to Sidley Road, will be closed for the construction of Phase 1 of the Sidley Road Sewer Replacement Project
- b. FALL 2013 BULK TRASH PICK-UP:  
**October 9th** - Curbside collection at your home  
**October 12th** - Drop off at Public Works Garage between 7 am - 2 pm  
 All residents who would like to dispose of items containing Freon, (i.e. - refrigerator, freezer, air conditioner and dehumidifier) must call the Township prior to Tuesday, Oct. 8<sup>th</sup> at 610-648-0600 ext. 210.  
 The Township is no longer able to accept computers or televisions. Contact Chester County Solid Waste Authority at 610-273-3771 x-228 or [www.ChesterCountyswa.org](http://www.ChesterCountyswa.org) for proper disposal.  
 For additional information, about the type of materials that will be collected please check the Township website.

- c. The 2012 EAST WHITELAND ANNUAL FALL CAR SHOW will be held Sunday, **October 6<sup>th</sup>** 2 p.m. to 6 p.m. (Rain or Shine) at 181 Lancaster Avenue. This is a Fundraiser for the East Whiteland Volunteer Fire Company and the Chester County Hero Fund.
- d. The next HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT will be held on Saturday, **October 12<sup>th</sup>** at the Government Services Center, 601 Westtown Road, West Chester, PA 19380. **Electronic waste will be accepted at this collection.** For additional information about the type of materials that will be collected please check the [www.ChesterCountyswa.org](http://www.ChesterCountyswa.org) website.

### PUBLIC COMMENT

Chuck Clayman – 8 Deer Run – addressed the Board concerning the Deer Run Trail project and suggested that the Board place the trail access as a ballot option in the upcoming election in November. He was advised by Mr. Holmes about the need to re-institute the Municipal Authority, owner of the property, to handle the transfer of property before the Township can proceed.

Walter Lynn – 346 N. Warren Avenue - discussed his attendance at the Zoning Hearing Board and Planning Commission meetings relative to the applications of CubeSmart at Old Lincoln and Old Lancaster. Mr. Foster of CubeSmart, met with him and other residents regarding the landscaping and signage. Mr. Lynn asked whether any special policing will be done with these storage units. Board members replied “no.” He then asked about the process of resident notification for the Zoning Hearing Board meetings. Mr. Lynn was advised to direct his questions concerning notice of Zoning Hearing Board meetings to the Zoning Hearing Board Solicitor.

Mr. Lynn also asked the Board is they were aware of possible developments in Malvern Borough of hundreds of residential units along the ridge line adjacent to Warren Road. Ms. Woodman advised him that Ms. Kelley, Malvern Borough Manager, said no applications have been made at this time and when such an application is made, the Borough will provide us with copies for review. Discussion ensued.

Peter Hutchinson – 9 Lantern Lane – said his property is bisected by streams that start in the Borough and said he is dealing with heavy stormwater runoff travelling downhill and across his property. He expressed his frustration with the expense of restoring his property due to damage from this runoff. He attended some of the Borough meeting and feels that they will adopt zoning changes which will permit more development and compound his problem. Discussion ensued.

Jeannie Leaman – 42 Old Lancaster Rd – has issues with the sidewalk, landscaping and fencing for CubeSmart at Old Lincoln and Old Lancaster Road. Ms. Woodman informed her that she met with Greg Newell P.E. and Eli Kahn concerning the continuation of the sidewalk that currently deadends in the middle of Old Lancaster Road. Ms. Leaman said she would prefer to see more landscaping and not the sidewalk.

Daniel Reider – 48 Old Lancaster Rd – his concern is with the landscaping and coverage of the CubeSmart property. He was advised to contact Mr. Foster relative to the plantings.

Jeff Lee – 32 Old Lancaster Rd – expressed his dismay with the ingress/egress of the CubeSmart property onto Old Lancaster Road. He is also concerned with the landscaping of the property.

Sharon Connor – 95 Village Way - inquired about the Bishop Tube property status and development. She was advised that the property is up for auction and that the Township is not aware of any development of the property.

#### REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

None

#### ACCEPTANCE OF THE TREASURER'S REPORT

Ms. Woodman summarized the Treasurer's Report. Mr. Holmes made a motion to accept the Treasurer's Report dated August 31, 2013. Mr. Mott seconded the motion and the vote was unanimous. The Treasurer's Report balance totals as of August 31, 2013 are as follows:

General Fund	\$ 5,530,702.95
Street Light Fund	20,598.89
Sewer Fund	5,307,104.20
Sewer Fund Reserve	5,531,670.74
Park Development Fund	324,433.01
Capital Improvement Fund	2,277,752.60
Dare Fund	592.25
State Fund	121,141.34

#### APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Mott made a motion to approve the General Fund Vouchers No. 2013-9G, Sewer Fund Voucher No. 2013-9S, and Payroll Fund Vouchers No. 2013-18, and 2013-19 which included two check runs. Mr. Holmes seconded the motion and the vote was unanimous.

## PLANS

### MALVERN SCHOOL PARKING

Neal Camens represented the owner of this property at 385 Lancaster Avenue which is immediately adjacent to the Malvern School, a day care facility, located at 383 Lancaster Avenue. Both are in an FC – Frontage Commercial District. The subject property is improved with a small office building and parking lot. The applicant is proposing to use this parcel to support the activities of the Malvern School by providing 25 additional parking spaces. He mentioned that no other structures are proposed. He stated that there were no outstanding engineering issues.

Mr. Holmes made a motion to approve Preliminary/Final Land Development Plan submitted by The Malvern School, for the redevelopment and expansion of an existing parking lot to create 25 parking spaces to support an existing one story office building located at 385 Lancaster Avenue in an FC – Frontage Commercial Zoning District. The motion was seconded by Mr. Mott and the vote was unanimous.

### FRIENDS OF EAST WHITELAND FIRE AND AMBULANCE ASSOCIATION

Mr. Fenza represented the Friends of the EW Fire and Ambulance Association for the Final Land Development Plan. They propose a new 17,974 sq. ft. fire house with 36 parking spaces on the southwest corner of the intersection of Mill Lane and Conestoga Road (Rt. 401) in an INS – Institutional Zoning District. He stated that the current facility was built in 1958 and is obsolete and out of code. Their primary concept was to build a building with low maintenance and low operating costs. Currently, they have commitments for \$1.3M, promises from local contractors for labor and the remaining funds will be financed.

Mr. Mott made a motion to approve the Final Land Development Plan submitted by the Friends of the EW Fire and Ambulance Association, for a new 17,974 sq. ft. fire house with 36 parking spaces on the southwest corner of the intersection of Mill Lane and Conestoga Road (Rt. 401) in an INS – Institutional Zoning District. The motion was seconded by Mr. Holmes and the vote was unanimous.

## OLD BUSINESS

### APPOINTMENTS TO BOARDS AND COMMISSIONS

Zoning Hearing Board - Anthony Plitnik submitted an application for the vacancy as a result of a resignation. His term of office will expire on January 4, 2016. Ms. McMichael made a motion to appoint Mr. Plitnik. The motion was seconded by Mr. Mott and the vote was unanimous.

Municipal Authority – Owen Carr and Darren Caterino were appointed to the Municipal Authority and their term will expire on January 6, 2014. Ms. McMichael made a motion approving the appointment for each applicant. The motion was seconded by Mr. Mott and the vote was unanimous.

#### NEW BUSINESS

- a. Mr. Steele advised the three bids were received for heating oil and diesel fuel. The lowest bid was submitted by Superior Plus Energy in Exton, Pa. Mr. Holmes made a motion to award the bid for 3,000 gallons of heating oil and 7,000 gallons diesel fuel to Superior Plus Energy per the memorandum of September 4, 2013. The motion was seconded by Mr. Mott and the vote was unanimous. A copy of the memorandum is attached hereto.
- b. Ms. McMichael made a motion to authorize the advertisement of a public hearing to be held on October 9, 2013 to consider amendments to Section 200-89.1 of the Zoning Ordinance establishing standards for LED signage in the ROC/R - Regionally Oriented Commercial/Residential Zoning District. The motion was seconded by Mr. Mott and the vote was unanimous.
- c. Mr. Steele stated that change order request No. 479-012 for Ronca & Sons was to allow for stone within the fence at Mill Lane site. The amount is for \$7,830.40. Also, an additional change order was received No. 479-013, which was to change the wiring for the auto dialers in the amount of \$1,402.74. Mr. Holmes recommended approval of changes order No. 479-012 in the amount of 7,830.40 and No. 479-013 in the amount of \$1,402.74. Ms. McMichael seconded the motion and the vote was unanimous.
- d. Ms. Woodman advised that Barbacane Thornton had been appointed for a three year contract for which they conducted an audit up through 2012. She is requesting that they be re-appointed for one year. The quote is for \$21,250 for the 2013 audit process. Mr. Mott made a motion to appoint Barbacane Thornton to complete the 2013 financial audit. The motion was seconded by Mr. Holmes and the vote was unanimous.
- e. Resolution No. 14-2013 – Ms. Woodman advised that Immaculata University plans to add new student housing and PADEP requires the submission of a Sewage Facilities Planning Module to demonstrate that the University has sufficient capacity in their sewage treatment plant to handle the additional flow. The Township is aware of this additional capacity. Mr. Mott made a motion to approve Resolution No. 14-2013 for Immaculata University acknowledging the existence of sufficient capacity at their sewage treatment plant. The motion was seconded by Mr. Holmes and the vote was unanimous.

- f. Ms. McMichael made a motion to authorize the advertisement of the Township's intent to received bids for the Sidley Road Sewer Replacement Project Phase 2. Mr. Holmes seconded the motion and the vote was unanimous.
- g. Minimum Municipal Pension Obligation – Annually the governing body of the municipality must be advised of the Minimum Municipal Obligation for the following year. By State statute, this notification has to occur by the last business day in September. Ms. Woodman has distributed to the Board members worksheets for the Township Police Pension Plan Obligation for 2014, the Non-Uniform Pension Plan Obligation for 2014, and the Firefighters Pension Plan Obligation for 2014. Ms. Woodman indicated that the Township is reimbursed a portion of the monies from the state but the exact amount of the reimbursement is not known until the end of August 2014. The figures as shown on the worksheets will appear in the 2014 Budget.
- h. Motion to authorize the Township Manager to sign a Highway Occupancy Permit application for the driveways that will serve the new Fire House. Ms. McMichael seconded the motion and the vote was unanimous.
- i. Ecology Park Trail – a resident requested that a sidewalk be added to the continuation of along Mill Lane to continue the sidewalk on the bridge over Rt. 202 to Ecology Park. Members were reminded that the property is owned by the Municipal Authority. Mr. Holmes made a motion to authorize staff to include in the 2014 budget numbers for the design and construction of a path to the Ecology Park. The motion was seconded by Mr. Mott and the vote was unanimous.

The meeting was adjourned at 9:45 pm.

Respectfully submitted

Maureen G. Perri  
Township Secretary