

EAST WHITELAND TOWNSHIP
REGULAR MEETING
May 13, 2015

William Holmes, Chair, called the meeting to order at 7:00 p.m. John Mott, Vice Chair, William Wrabley, Bereth Graeff, Esquire, Township Solicitor, John Nagel, Township Manager, Gene Dooley, Police Chief, Cathy Palmer, Finance Director, Bill Steele, Public Works Director, and Ken Battin, Director of Codes and Life Safety were present. There were thirty (30) people in the audience at the start of the meeting.

Everyone recited the Pledge of Allegiance.

ANNOUNCEMENTS

- The first Chester County Household Hazardous Waste Collection Event of 2015 will be held on Saturday, May 16th between 9am and 3pm at the Owen J. Roberts Middle School, 981 Ridge Road, Pottstown, PA 19460. **NO Electronics will be accepted at this collection event.** For more information on “acceptable” waste check out www.chestercountyswa.org
- Conestoga Road will continued to be closed between 9 am to 3 pm from Deer Run Lane to westbound Swedesford Road as Phase 3 of the sewer project continues. Lane closures will continue for approximately four weeks.

EMPLOYEE RECOGNITION AND PROMOTIONS

Police Department Promotions:

Detective Sergeant Patricia Doyle – Chief Dooley acknowledged Detective Doyle’s ten year career history here. The last five years she has served as our Detective and at the Chester County District Attorney’s office. During that time, she has been involved with investigating child abuse, sexual abuse and drug trafficking cases. As a result of her service career, Chief Dooley is recommending her promotion to Detective Sergeant.

Detective T J Ralph – Chief Dooley outlined Detective Ralph’s career whereby he served in County Sheriff’s Office and as a Township officer on a part-time and full-time basis. Therefore, Chief Dooley is recommending that Detective Ralph be promoted to Detective.

Officer Nate Woodland – Chief Dooley stated that Officer Woodland has worked at the County Sheriff’s Office as well as serving here on a part-time basis. Therefore, he is recommending that Officer Woodland be promoted to full-time status.

Public Works Recognition: Mr. Holmes expressed his appreciation to the employees for providing outstanding service during a sewer main break on Route 401 at Malin Road.

Codes & Life Safety Recognition: Mr. Battin stated that the career staff and volunteers provided outstanding support during a traffic incident where a truck overturned on Phoenixville Pike and for the apartment fire support in Malvern Borough. They also provided assistance to Downingtown Borough for strip mall fire. Mr. Battin also wished to acknowledge the work of the Fire Police during these events.

PUBLIC COMMENT

Mr. Cockerham asked how the township goes about selling older vehicles. He would be interested in a particular model that is owned by us. Mr. Holmes suggested that he meet with the Township Manager and Fire Marshal concerning the process.

OLD BUSINESS

Malvern Meetinghouse Restaurant update – Ms. Graeff stated that the property is listed for Sheriff's sale on May 21st. Mr. Holmes asked that the Mr. & Mrs. Laconi be kept apprised.

Status of Birch Road Property – Ms. Graeff stated that neighbors are concerned about the structural condition of the home. The structural engineer's report indicated that the property was not in danger of collapsing. To date, we do have a lien on the property due to the expenses incurred by the township. The property owner has again been issued a Notice of Violation for the maintenance of the grass.

Mr. Battin stated that the issue of high grass affects at least 12 other properties. Ken suggests that the township hire a landscaper to provide lawn service. Mr. Nagel felt that this is a policy issue that the Board should be aware of and he offered to develop standards to handle this issue.

NEW BUSINESS

Chester Valley Knoll Connector Path – Mr. Holmes made a motion to authorize the advertisement of a request for bids to construct the trail path for the Chester Valley Knoll Connector Path. Mr. Wrabley seconded and the vote was unanimous.

Superpave Asphalt Materials Bid – Mr. Steele advised that a request for bids was advertised in the Daily Local and the bids were opened on May 4, 2015. The two bids submitted were from: 1) Allan Myers and 2) Glasgow. Mr. Mott made a motion to accept the awarding of the Superpave Asphalt Materials bid to Allan Myers LP per Bill Steele's memorandum dated, May 5, 2015. A copy of which is attached hereto. Mr. Wrabley seconded and the vote was unanimous.

Draft Feasibility Study for the Devault Trail – Mr. Churchill, Chairman of Devault Trail Feasibility Study from Charlestown Township stated that several grants were received to

determine, if it was possible, to provide a “Rails to Trail” from Phoenixville which would connect to the Schuylkill River Trail down to Devault. Then to further connect the trail to Chester Valley Trail at the Warner spur. Discussion ensued. Mr. Nagel suggested that Bill Steele and Darrell Becker meet to review the feasibility.

Villa Maria Academy Conditional Use Hearing - Mr. Holmes made a motion to authorize the advertisement of a Conditional Use Hearing to be held on June 10th to consider parking lot improvements on the campus at 1140 King Road, INS – Institutional Zoning District. Mr. Mott seconded and the vote was unanimous.

Appointment of Thomas Comitta Associates - They are our consultants to update the new Comprehensive Plan. Their purpose would be for them to review new development proposals to ensure that it complements the Township overall plan. Mr. Holmes made a motion to appoint Thomas Comitta Associates as consultants to review new proposed development plans. Mr. Wrabley seconded and the vote was unanimous.

Motion to direct the Township Engineer to develop a cost proposal of the Argus (Willits) property proposal to connect to our Mill Lane pump station. Mr. Nagel stated that a meeting was held to discuss the sewer construction whereby they would construct 42 dwellings. Mr. Steele stated that this would be the completions of the Whiteland Village connection. The missing sewer link is from Mill Lane pump station to Church Road. Argus is asking for an easement across the property thereby providing for a trunk line to the western portion of the township.

Mr. Mott made a motion to direct our Township Engineer to develop a cost proposal for connecting a sewer line from the Argus (Willits) property for 42 single family dwellings through to the Mill lane pump station. Mr. Wrabley seconded and the vote was unanimous.

PLANS

Liberty Property Limited Partnership Final Land Development – 6 Great Valley Parkway

Mr. Colagreco mentioned that their proposal would be to demolish the building known as 5 Country View Road and replace it with a new 119,977 sq. ft. office building with 639 parking spaces. The proposal involves redesigning the existing right hand turning lane from northbound Rt. 29 and eliminating the right hand turning “pork chop” going to a more traditional turning lane configuration. A parking structure will be built to meet the number of parking spaces required by the Zoning Ordinance, but the applicant is asking to hold 259 spaces in reserve, not to be built until there is a demonstrated need for them. A sidewalk is proposed for all three road frontages, and the applicant will be addressing the road crossing of both east Great Valley Parkway at Rt. 29 and the crossing across Rt. 29 on the north side of Great Valley Parkway. A concrete pad and walkway will be added on the east side of Rt. 29 from the existing bus stop to Great Valley Parkway.

Mr. Mott made a motion to approve the Liberty Property Limited Partnership Final Land Development Plan – 6 Great Valley Parkway for a new 119,977 sq. ft. office building with 639 parking spaces, formerly known as 5 Country View Road, in an O//BP – Office/Business Park

Zoning District subject to Arro's review letter date, April 14, 2015. Mr. Wrabley seconded and the vote was unanimous.

20 Moores Road Associates Final Land Development Plan – Buildings 4 & 5

Mr. Colagreco stated the applicant proposes to construct two three-story office buildings at 20 Moores Road comprising 198,000 sq. ft. with 137 parking spaces held in reserve on a property of approximately 62 acres. Both buildings had been approved in 2002 but never built. Their intention now is to shift building 4 away from the residential area for better visibility along Route 202. This property is located in a PO-Professional Office Zoning District on the southwest corner of Moores Road and Sidley Road. They were granted Preliminary Plan approval by the Board of Supervisors on February 11, 2015.

At their initial approval in 2002, an offer was made to improve the intersection of Rt. 401 and Moores Road by entering into an Off-Site Contribution Agreement. Since then PennDOT has constructed those improvement at the intersection of Moores Road. Therefore, the applicant is offering to provide traffic improvements at Phoenixville Pike and Sidley Road. An amended Off-Site Agreement is on file between the township and the applicant.

Mr. Rakowski advised the Board that within the property that there will be a wood chip trail along Mill Lane which would allow individuals to connect to the bridge crossing over Route 202. This would be a help for those wanting to connect to the Chester Valley Trail.

Mr. Mott made a motion to approve the 20 Moores Road Associates Final Land Development Plan for Buildings 4 & 5 to construct two three story office buildings comprising 198,000 sq. ft. with 137 parking spaces held in reserve in a PO – Professional Office Zoning District subject to Arro's letter, dated April 2, 2015. In addition, the Board prefers the traffic improvements at Sidley Road and Phoenixville Pike in lieu of the monetary contribution Agreement, dated May 9, 2007. Mr. Wrabley second and the vote was unanimous.

Planebrook Partners Final Land Development Plan for 51 Townhouses

Mr. Kelly stated that he represents the Cockerham property owners who are proposing 51 townhouses on 25.731 acres at 150 Planebrook Road in a RM – Medium Density Residential Zoning District. He stated that they received Preliminary Plan approval in October, 2014 and Final approval from the Planning Commission on March 25, 2015. Mr. Jaros, Esquire advised that this tract is a "by right" plan. He, however, represents the connecting property owner which is the Celia Tract.

Mr. Kelly informed the Board that they have conducted the required environmental and traffic studies. The studies were also reviewed by McMahan Associates, Township Traffic Engineer. He stated that they are providing 1,800 feet of trail on 20 acres and open space is planned. They are working with Township staff on developing a regional sewer pump station on this tract. This would allow for sewers to be available for the surrounding neighborhood. Mr. Becker, Township Engineer, stated that since his review letter of March 18, 2015 that some of the issues mentioned have been addressed by the developer. However, some issues in that letter were related to the sanitary sewers which are in the design process.

Residents along Elk Drive, Frame Avenue and Golf View Lane expressed their concern with the additional traffic which they feel will be generated. They expressed their displeasure in not knowing that this development was being considered in their area. Also there was concern with the impact on the school district. Discussion ensued.

The Board asked Mr. Kelly to present to the Township Engineer the necessary plans for his updated review.

APPROVAL OF MINUTES

Mr. Mott made a motion to approve the Minutes of the April 8, 2015 meeting. Mr. Wrabley seconded and the vote was unanimous. Mr. Holmes stated that the minutes of the Special Meeting of May 5, 2015 should reflect that Mr. Holmes called the meeting to order at 6:30 pm and all members were present. Mr. Holmes made a motion to approve the Special meeting of May 5, 2015. Mr. Wrabley seconded and the vote was unanimous.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Mr. Dore, Historical Commission, stated that repairs to Gunkle Mill to support the flooring and stairways are completed which will allow public access. These repairs were completed came in under the \$30,000 budget. An Open House was held on April 12th.

He outlined the additional repairs which are need to the front steps need, walls need to be stabilized, there is a drainage problem in the front of the building, and some rot around the window frames. Roof repairs are needed also as well as stabilization to the second floor. He is proposing working with an engineering firm which they will develop cost of these repairs. He is requesting \$10,000 to prepare the cost estimates.

Mr. Mott made a motion to authorize the Historic Commission to enter into an agreement with Structural Design Associates for repairs not to exceed \$12,500 for the continued services on Gunkle Mill per their estimate dated, February 12, 2015. Mr. Wrabley seconded and the vote was unanimous.

Ken Battin, Fire Marshal, advised that they responded to 118 calls, 58 fire and 47 medical incidents for April. There were 77 incidents in East Whiteland Township, 17 in Charlestown Township and 24 in other Townships.

The training on the Foam trailer is ongoing but there are some re-adjustments being made to it which would provide for a more efficient use. He has received a \$30,000 donation of foam to be used for stockpiling.

The Child Abuse Policy is to be implement across the career staff as well as volunteers. The effective date should be by July.

The County is switching over their radio dispatch system and computers. The focus will provide for one channel for municipalities in addition to the fire and police.

Bill Steele – Public Works Director – stated that there was a collapse under the island on Route 401 at Malin Road. The break was contained within an hour and was monitored for 48 hours. Mr. Steele advised that the Conestoga Road Sewer replacement project is in Phase 3 and vehicle traffic is getting use to the new construction project signs. On another note, due to PennDOT’s requirement to have compaction testing done there will be a change order in the amount of \$5,000.

Public Works facility – Mr. Steele advised the project is estimated to be completed by the end of August. There are change orders of \$2,181.63 for Perrotta and \$18,218.75 due to unsuitable soils.

Mr. Mott made a motion to authorize the Public Works Director to execute change orders and only require the Board’s authorization, if cost changes exceeds \$19,000. Mr. Wrabley seconded and the vote was unanimous.

Mr. Martin Lutz inquired about fluid from the manholes running along Mill Lane and whether there will be a cleanup. He stated that water flowed ran from the intersection of Mill Lane to Lapp Road. Mr. Steele stated that he would investigate to determine what the cause may have been.

ACCEPTANCE OF THE TREASURER’S REPORT

Mr. Nagel stated that he prepared a Treasurer’s Report & Cash Statement indicating conditions to monitor. Ms. Palmer summarized the Treasurer’s Report. Mr. Mott made a motion to accept the Treasurer’s Report dated April 30, 2015. Mr. Wrabley seconded the motion and the vote was unanimous. The Treasurer’s Report balance totals as of April 30, 2015 are as follows:

General Fund	\$ 5,676,041.00
Street Light Fund	30,684.59
Sewer Fund	2,820,993.35
Sewer Fund Reserve	6,449,546.28
Park Development Fund	315,053.82
Capital Improvement Fund	7,900,437.26
State Fund	288,034.08

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Mott made a motion to approve General Fund Voucher No. 2015-5, Sewer Fund Voucher No. 2015-5S, and Payroll Fund Voucher Nos. 2015-9, and 2015-10, which included two check runs. Mr. Wrabley seconded the motion and the vote was unanimous.

PUBLIC HEARING

The regular meeting was continued at 9:15 pm. for the following public hearings which began at 9:25 pm:

A Conditional Use hearing was opened to consider the application of Planebrook Partners, LLC to construct 64 townhouses on 12 ± acres on the northeast corner of Frame Avenue in a VMX – Village Mixed Use Zoning District.

This hearing was continued at 11:05 pm.

The hearing was opened at 11:07 pm for the fire service ordinance consideration:

This is an Ordinance regarding an Inter-Municipal Agreement between Charlestown Township, East Whiteland Township and the East Whiteland Volunteer Fire Association to provide fire services was considered.

ADJOURNMENT

Hearing no new business the regular meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Maureen G. Perri, Township Secretary