

EAST WHITELAND TOWNSHIP  
REGULAR MEETING  
July 8, 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, Bill Steele, Public Works Director, were present. There were twenty (20) people in the audience at the start of the meeting.

Everyone recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Mott made a motion to approve the Minutes of the June 10, 2015 meeting. Mr. Wrabley seconded and the vote was unanimous.

ANNOUNCEMENTS

- The Chester County Household Hazardous Waste Collection Event of 2015 will be held on Saturday September 12<sup>th</sup>, Oxford School Dist. Admin Bldg., 125 Bell Tower Lane, Oxford, PA between 9am and 3pm at the. **NO Electronics will be accepted at this collection event.** For more information on “acceptable” waste check out [www.chestercountyswa.org](http://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.

PUBLIC COMMENT

None

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Mr. Steele advised that the plans for the Chester Valley Trail connector have been received and the notice will be advertised in the Daily Local News on July 15<sup>th</sup> and 22<sup>nd</sup>. Interested parties should obtain the plans and submit their bid through [www.PennBid.net](http://www.PennBid.net).

The Conestoga Road sewer project has all of the piping installed to date. Mr. Steele mentioned that they will now begin working on road and lawn repairs. He expects that the project may be completed in about two weeks.

Mr. Steele stated that the restoration at Valley Creek Park House is about 90% complete. It included work to the cornices, installation of gutters, window repairs and other structural items.

On the matter of the Public Works building, Mr. Steele requested the Boards' approval of three change orders as follows:

1. PECO electrical revisions	\$26,442.50
2. Unsuitable soils at building	\$29,179.90
3. Access Controls	\$39,665.00
Total	\$95,287.40

Mr. Holmes made a motion to approve the Public Works contract change orders totaling \$95,287.40. Mr. Wrabley seconded and the vote was unanimous.

Mr. McLaughlin, Reynolds Solutions, presented a status report of the new Public Works building project. He stated that the overall cost is \$6.9 million dollars. He advised that there have been few change orders submitted to date. He estimated August 31<sup>st</sup> as the completion date.

Ken Battin, Fire Marshal, advised that the fire company responded to 140 calls, 60 fire and 80 medical incidents in June. There were 95 incidents in East Whiteland Township, 20 in Charlestown Township and 25 in other Townships. Mr. Battin mentioned that of that number 22 incidents were overlapping. He advised that the Fire Company has occupied the new facility about two weeks ago.

He suggest that residents sign up for "ReadyChesco.org" so that they may be apprised of emergency situations and weather events.

Mr. Nagel suggested that the Township contract with a public information consultant to provide a monthly electronic newsletter which he hoped would improve communications with residents. He felt that GaileyMurray could serve in this capacity and advised that the cost to be \$750 monthly.

Mr. Holmes made a motion to approve retaining GaileyMurray as our public information consultant whose cost will be \$750 per month. Mr. Mott seconded and the vote was unanimous.

Mr. Nagel announced that he has scheduled a meeting with Verizon to acquire a government access channel so that Township meetings can be viewed by residents.

Also, he stated that articles have been submitted to the "In the Great Valley" magazine which should be mailed to residents within the next week.

As part of the update to the Comprehensive Plan, residents have been asked to participate in a survey concerning the Township. The survey can be found on our website.

### ACCEPTANCE OF THE TREASURERS REPORT

Mr. Nagel asked that the report be deferred until August 12<sup>th</sup> meeting to permit the Finance Director to prepare an analysis of the budget year for the first six months. Mr. Holmes made a motion to table the Treasurer's report until August 12<sup>th</sup>. Mr. Mott seconded and the vote was unanimous.

### RATIFICATION OF BILLS

Mr. Mott made a motion to ratify the payment of bills and payroll of July 8<sup>th</sup>. Mr. Wrabley seconded and the vote was unanimous.

### PLANS

The Board reviewed the request for approval of the as-built plans for Cubesmart, 5 Old Lancaster Road. The plans required re-approval for recording purposes with the County. Mr. Wrabley made a motion to approve the As-built plans for recording purposes for Cubesmart, 5 Old Lancaster Road. Mr. Mott seconded and the vote was unanimous.

### OLD BUSINESS

Malvern Meetinghouse Restaurant update – Mr. Graeff stated that the property is now owned by the bank and a discussion with them has been initiated. They have been issued additional Notices of Violation for this property located 536 Lancaster Avenue.

Status of Birch Road Property – Ken stated that the property is currently being maintained by the homeowner. He notified the Board that the township has not been involved with any lawn maintenance. Ms. Heckman, a neighbor asked about the future and safety of the property. Discussion ensued

### NEW BUSINESS

Mr. Holmes made a motion to advertise a public hearing to amend the Parking Regulations Ordinance for Handicapped parking (in fire lanes). Mr. Mott seconded and the vote was unanimous.

Mr. Holmes made a motion to advertise a public hearing to amend the Township's Burning Ordinance requiring the addition of "recyclable materials" to Section E. Mr. Wrabley seconded and the vote was unanimous.

Mr. Holmes made a motion to advertise a public hearing to amend the Township's Solid Waste Ordinance specifying monthly leaf collection in Section 4-F. Mr. Mott seconded and the vote was unanimous.

Mr. Nagel advised the Board that the Firefighters agreed to extend their current union contract for an additional year. The salary increase to be provided is 3.5%. Mr. Nagel stated

that reviews are being done to evaluate the changes to health care cost which will impact the Township in 2018. Mr. Mott made a motion to approve the extension of the Firefighters contract for one year ending in 2016. Mr. Wrabley seconded and the vote was unanimous.

The regular meeting was recessed at 7:55 pm.

### PUBLIC HEARING

The regular meeting was continued at 7:55 pm. and the following public hearing began at 8:00 pm:

The continued Conditional Use hearing began at 8:05 pm 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. The hearing was closed at 9:25 pm.

The continued Conditional Use hearing began at 9:25 pm to consider the application of Villa Maria Academy's proposed parking lot improvements, 1140 King Road, INS – Institutional Zoning District was continued from tonight's meeting at the request of the applicant. Mr. Wrabley made a motion to approve the Conditional Use application for parking lot improvements at 1140 King Road, INS-Institutional zoning district. Mr. Mott seconded and the vote was approved unanimously. The hearing was closed at 9:46 pm.

Swedesford Partners hearing opened at 9:45 pm to consider the request for a Zoning Ordinance Text & Map amendment to rezone their current property located in an I-Industrial district to RHM-Medium High Density Residential District east of Malvern Hunt for a townhouse community. The hearing was closed at 10:45 pm.

A hearing was opened at 10:45 pm to consider the adoption of an Ordinance Accepting the Certificate of Termination of East Whiteland Township Municipal Authority. Mr. Mott made a motion to terminate the Township's Municipal Authority. Mr. Holmes second and unanimously approved. The hearing was closed at 10:45 pm.

The hearing concluded at 10:47 pm.

### ADJOURNMENT

Hearing no new business the regular meeting was adjourned at 10:47 p.m.

Respectfully submitted,

Maureen G. Perri, Township Secretary