

EAST WHITELAND TOWNSHIP
REGULAR MEETING
September 9, 2015

William Holmes, Chair, called the meeting to order at 7:00 p.m. John Mott, Vice Chair, William Wrabley, William Lincke, 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 August 12, 2015 meeting. Mr. Wrabley seconded and the vote was unanimous.

Mr. Holmes mentioned that an Executive Session was held prior to the regular meeting to discuss litigation and personnel matters.

ANNOUNCEMENTS

Mr. Holmes mentioned that surveys were mailed to residents and business for feedback on the Comprehensive Plan. If you participated in the survey, names were placed in a drawing for an iPad. The recipients were James Mog from Jimmy's BBQ and Ed Gunning, resident.

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

Aqua Pa will be upgrading their infrastructure in East Whiteland beginning September 8th with a completion date in January 2016. Contact Aqua Customer Service at 877-987-2782 for issues concerning emergencies or water quality

Township's curbside collection is scheduled for Wednesday, October 7 through Friday, October 9th. Saturday, October 10th will be the drop off day at the Old Township Garage, 158 Planebrook Road.

PUBLIC COMMENT

Richard Lolla was concerned about pension stacking and the statistics on what has occurred in the past. Mr. Holmes stated that research would be needed to be done to address his concerns. Mr. Lolla was asked to allow at least a month to gather this information.

PRESENTATION

Michael Bedient, and Jerry McInaw - Public Outreach, Williams Transcontinental Gas Pipe Line Company. Mr. Bedient discussed the New York Bay Expansion project which will impact their property on Bacton Hill Road. They will be increasing the horsepower of their existing motor at Station 200. The overall project will impact three states, however, they are currently awaiting FERC permission. Discussion ensued.

Carol Stauffer – Chester County Planning Commission – She mentioned that the County has a wealth of information on pipelines on their website. Their primary goal is to provide communication to residents. She advised that the County has minimal impact on these issues. Residents can view website: www.chescopagreen/ccpc/Pipeline/PipelineInfo.cfm. Discussion ensued.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Mark Koenig, provided the statistics for the month of August: there were 110 responses with 55 fire and 65 medical. Also, during that month there were 13 overlapping incidents.

Brough Richey, Environmental Advisory Council, spoke concerning the Bishop Tube site on south Malin Road. He stated that a representative from O'Neill attended their monthly meeting to address concerns of the Council. The Council's major concern is of the concurrent removal of the contamination and new construction. They will be meeting further with the developer. The Council is still seeking a risk assessment and the site remediation is still not finalized.

Mr. Steele, Public Works, stated that he is still working with PECO to get the natural gas line for this building as well as the fire company installed. On another topic, he mentioned that the Conestoga Road sewer project should be finished this week.

ACCEPTANCE OF THE TREASURERS REPORT

Mr. Wrabley made a motion to accept the Treasurer's report of July 31, 2015. 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 September 9, 2015. Mr. Wrabley seconded and the vote was unanimous.

OLD BUSINESS

Mr. Nagel stated that there was no specific information to report on.

NEW BUSINESS

Mr. Nagel stated that he is seeking approval for a new Public Works dump truck which is the first item under our new funding structure to use monies from the Capital Reserve Fund. This truck was originally to be purchased through a lease. The price quoted is the PA State contract amount of \$133,230. Mr. Wrabley made a motion to approve the purchase through PA State contract in the amount of \$133,230. Mr. Mott seconded and the vote was unanimous.

Mr. Holmes made a motion to advertise an amendment to the Zoning Ordinance by providing a provision in the Historic Preservation Ordinance regulating Demolition by Neglect. Tim Caban, Chairman of the Historical Commission, stated that prior to 2007 update of the zoning ordinance this provision existed. Somehow with the update to the Zoning Ordinance this provision disappeared. The trigger to review a request for demolition occurred, if a property was within 100 feet, of a historic property. Many of the historic properties are within primary locations. Discussion ensued. Mr. Mott seconded and the vote was unanimous.

Motion to authorize purchase of furniture, fixtures and equipment in the amount of \$35,036.42 for the public works. This is for shelving and equipment for the mechanic. Mr. Nagel mentioned that these are all State contract prices. Mr. Holmes requested that they be provided an itemized list. Mr. Mott made a motion to approve the purchase of furniture, fixtures and equipment per the itemized list, dated September 4, 2015. Mr. Wrabley seconded and the vote was unanimous.

Mr. Nagel stated that this resolution provides an additional retirement plan option. Therefore, a request was made to VALIC to create a Defined Contribution plan. Mr. Mott made a motion to adopt Resolution 26-2015 authorizing the creation of a Defined Contribution Plan through VALIC. Mr. Wrabley seconded and the vote was unanimous.

Mr. Nagel stated that he is requesting that the Township hire Kapoor Company to review and evaluate employee health benefits which would not exceed \$10,000. This information will be used in the upcoming contract negotiations of all three unions. Mr. Wrabley made a motion to approve an agreement with Kapoor Company to evaluate employee health benefits not to exceed \$10,000. Mr. Mott seconded and the vote was unanimous.

Mr. Mott made a motion to approve the 2016 Minimum Municipal Obligation for Township employee pension funds. Mr. Wrabley seconded and the vote was unanimous.

Mr. Holmes made a motion to authorize the advertisement of a Conditional Use Hearing for Haly Oil Parking lot at 57 Lancaster Avenue for a driveway which would impact steep slopes. Mr. Wrabley seconded and the vote was unanimous.

Mr. Holmes made a motion to authorize the advertisement of a bid for Phase 2 project at Gunkle Mill to provide structural repairs. Mr. Mott seconded and the vote was unanimous.

Mr. Steele stated that bidders for our heating oil and diesel fuel submitted a rack price for a given day and then this is used to determine awarding the bid. Mr. Steele advised that his recommendation is to award the bid for heating oil to Superior Plus and diesel fuel to be given to Riggins. Mr. Mott made a motion to award the bid for diesel fuel to Riggins and heating oil to Superior Plus. The motion was seconded by Mr. Wrabley and the vote was unanimous.

The motion to advertise the public auction sale of the township's Public Works building was tabled.

A continuance was granted to Swedesford Partners for a Zoning text and map amendment to rezone their current property located in an I-Industrial district to RHM-Medium High Density Residential District located east of Malvern Hunt until October 14, 2015.

Planebrook Partners (Celia Tract) Conditional Use hearing is to develop 64 units on 12+ acres of ground in a VMX – Village Mixed Use Zoning District. Mr. Jaros stated that the applicant has met the standards of the zoning ordinance Article 18, Section 215, e and f. Mr. Mott expressed his concerns about areas in the township zoned VMX. Discussion ensued.

Mr. Mott made a motion to approve the Conditional Use application for Planebrook Partners (Celia Tract) to develop 64 units 12+ acres of ground in VMX – Village Mixed Use Zoning District. Mr. Wrabley seconded and the vote was unanimous.

The regular meeting was recessed at 8:20 pm.

PUBLIC HEARING

The following public hearing began at 8:26 pm.

Public hearing to consider an ordinance text and map amendment for the creation of a new zoning district for Liberty Property - Great Valley Revitalization (GVR). Mr. Colagrecio stated they are still working on the ordinance updates and have been meeting with neighbors. He advised that the Planning Commission members wanted the ordinance be changed for buildings, over a certain height, be approved by a Conditional Use process. Also, that a hotel application

be permitted by Conditional Use. He stated that they are still working with Glasgow on setback issues. Discussion ensued.

Beth Richey, 1 Lapp Road, expressed the same concerns as mentioned by the Board. Also, the impact of the overall residential development will have on the school district.

Brough Richey, 1 Lapp Road, agrees that Liberty requires a revitalization but is concerned with the size of the development.

Mr. Holmes made a motion to continue Liberty's - Great Valley Revitalization ordinance hearing to October 14, 2015. Mr. Mott seconded and the vote was unanimous.

The hearing concluded at 9 pm.

ADJOURNMENT

Hearing no new business the regular meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Maureen G. Perri
Township Secretary