

EAST WHITELAND TOWNSHIP
REGULAR MEETING
March 9, 2016

William Holmes, Chair, called the meeting to order at 7:05 p.m. Richard Orlow, Vice Chair, Susan Drummond, Member, William Lincke, Township Solicitor, John Nagel, Township Manager, Bill Steele, Asst. Township Manager, Gene Dooley, Police Chief, Cathy Palmer, Finance Director, Scott Greenly, Director of Planning & Zoning, and Maureen Turley, Township Secretary were present. There were ten (10) people in the audience at the start of the meeting.

Everyone recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Orlow made a motion to approve the Minutes of the Regular Meeting of February 10, 2016. Ms. Drummond seconded and the vote was unanimous.

ANNOUNCEMENTS

East Whiteland Township's monthly Board of Supervisors meetings are currently broadcast on Comcast Channel 15 on Sundays at 9 am. We also stream our meeting broadcasts on www.municipalmeeting.com. We have applications in to both Comcast and Verizon to expand our broadcast frequency.

19 North Bacton Hill Road will be closed from March 14 thru 18th for replacement of the culvert. All properties will be accessible by using either Swedesford Road or Conestoga Road. All questions should be directed to the Public Works Department at 610-648-0600 ext. 211.

Duane Milne's Annual Shredding, Recycling and Drug Take Back Day is scheduled for April 30, 2016, 9 am.-1 pm at Penn State Great Valley Campus, 30 Swedesford Road, see www.DuaneMilne.com for further information.

PUBLIC COMMENT

Ms. Caparro, One Park Place presented a Petition against the proposal by Lidl to construct a supermarket adjacent to their townhouse development. They object to the proposal of using Maple Linden Drive for access onto Lancaster Avenue. Lidl's intention is to construct a 36,170 SF market.

Mr. Lutz presented a Petition relative to the Flood Hazard District along the west side of Mill Lane. St. Gobain is the current occupant. He stated that Township ordinance prohibits the removal of trees and shrubs in a Flood Hazard District. The developer has cleared the under

growth along Mill Lane. The petition requests that this area be replanted and restored. Mr. Nagel stated that the developer has submitted a concept plan; and, he plans to meet with all parties to discuss a remedy. Mr. Lutz stated that the plan in question does not address the Flood Hazard District area but relates to buffering which is a separate issue.

Mr. Brian Brook and Mr. Ken Collins also reiterated their support for restoration of the area at St. Gobain.

COMMENDATIONS

Chief Dooley stated that the department was contacted by Ms. Riepen expressing her concern for a neighbor who may be in distress during a heavy snow storm. Officers Walker & Woodland went to this neighbor's home and aroused the owner. It was later discovered that he was suffering from carbon monoxide poisoning due to a blocked chimney. Chief Dooley asked that the Board acknowledge the officers for their efforts in preventing a tragedy.

Mr. Steele stated that a sewer collapse occurred on a property off of Phoenixville Pike. Sewer department employees worked all night to repair the break in heavy rain. The break required them to contact a contractor for the repairs.

Mr. Holmes thanked various staff and agencies concerning the neglected Malvern Meetinghouse restaurant. Earlier this week the building was demolished and cleanup was ongoing.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Gary Sheridan, President of the EWT Volunteer Fire Association, stated that they responded to 127 calls, 37 fire and 90 medical incidents and 17 false alarms in February. There were 21 overlapping occurrences. The firefighters also attended 354 hours of training.

Roger Thorne and Laura Chisolm were present concerning grant applications. Mr. Thorne spoke about the Main Line Airport which existed on Swedesford Road back in the 1940's. He stated that on behalf of the Friends of the Airport, he is applying to the PA Historical Commission requesting a marker to be placed indicating its existence. He is seeking the Board's support for this marker. Mr. Holmes stated that he is willing to forward a letter to the PA Historical Commission.

Laura Chisolm, Director of Corporate Foundation at Immaculata University, advised that she is applying for a Keystone Grant to provide restoration and repair of the dome atop of Villa Maria Hall. The dome consists of an inner and outer dome. The interior dome of the building is beautiful stained glass. Mr. Holmes stated that he is willing to support her grant. Ms. Drummond made a motion to adopt the resolution in of support of their request for a Keystone Grant. Mr. Orlow seconded and the vote was unanimous.

Bill Steele stated that the move into the new building is going well. All are moved in with exception of the mechanic. He advised that a pavement management study is being reviewed to identify road repairs. Applications for the Asst. Public Works Director is closed; 25 applications were received and interviews will be scheduled soon.

Latta White, Asst. Fire Marshal, stated that the Board has the Fire Company's report which is part of their new software. He mentioned that they participated in a tabletop exercise with the Great Valley School District concerning an auto accident with hazardous materials at the high school. Mr. Nagel praised the emergency planning done by the staff.

John Nagel, Township Manager, stated that his report has been submitted to them. He stated that he is postponing the Transportation briefing for this evening and will reschedule it for April.

Messrs. Comunale and Wagenmann spoke about assisting the township in providing a workshop to enable the department heads and elected official in establishing goals and responsibilities. The workshop is about 4 hours in length with a cost of \$1,800. Mr. Holmes thought that this would also be a good exercise also for the volunteer boards. Mr. Orlow made a motion to approve the February 4, 2016 proposal for "A Framework for Successful Priority Setting". Ms. Drummond seconded and the vote was unanimous.

ACCEPTANCE OF THE TREASURER'S REPORT

Cathy Palmer, Director of Finance provided an overview of the Treasurer's report dated February 29, 2016. Ms. Drummond made a motion to accept the Treasurer's report dated February 29, 2016. Mr. Orlow seconded and the vote was unanimous.

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Orlow made a motion to accept the ratification of the payment of bills as of March 9, 2016. Ms. Drummond seconded and the vote was unanimous.

NEW BUSINESS

a. Mr. Holmes stated that Samantha Jouin submitted her application for a vacant position on the Historical Commission. Ms. Drummond made a motion to appoint Ms. Jouin to fill a vacancy for a 4 year term. Mr. Orlow seconded and the vote was unanimous.

b. Mr. Holmes made a motion to advertise a hearing for a Conditional Use Application by Great Valley Community Organization to be held on April 13, 2016 to consider disturbance of a manmade steep slope area at 19 N. Bacton Hill Road in an I-Industrial Zoning District. Ms. Drummond seconded and the vote was unanimous.

c. Mr. Holmes made a motion to advertise a hearing for a Conditional Use Application from Atwater Commercial for April 13, 2016 to allow an office/professional building in the

O/BPS sub-district in the Turnpike Interchange Overlay District previously approved for a bank pad. Ms. Drummond seconded and the vote was unanimous.

d. Mr. Holmes made a motion to advertise a hearing to consider an amendment to the Zoning Ordinance re-establishing a provision for Demolition by Neglect for April 13, 2016. Ms. Drummond seconded and the vote was unanimous.

e. Mr. Steele stated that he is seeking the Board's authorization to have Arro prepare cost estimates to upgrade, improve or replace the Valley Creek Park pavilion, access stairs, playground equipment and install new trail. The pavilion, parking lot and stormwater management were constructed around 2005. The playground equipment is vintage 1970's and is in much need of upgrading. In 2015, there were 128 park permits for events at the park. Mr. Nagel stated that money was set aside years ago in the Park Development fund. Ms. Drummond made a motion to authorize Arro to develop cost estimates for replacing Valley Creek Park pavilion, access stairs, playground equipment and new trails at Valley Creek Park. Mr. Orlow seconded and the vote was unanimous.

f. Mr. Orlow made a motion to waive the fee for a sign permit for the East Whiteland Volunteer Fire Association's new building. Ms. Drummond seconded and the vote was unanimous.

g. Ms. Drummond made a motion to advertise a bid for the Township's road restoration project. Mr. Orlow seconded and the vote was unanimous.

h. Mr. Nagel advised that the purchase of two network virtual servers in the amount of \$24,089 have been committed in the 2016 budget. The servers will replace those that are about five years old. In addition, they are out of warranty. Also, there is a request to ratify the replacement of facility cameras in the amount of \$6,880. Ms. Drummond made a motion to authorize the replacement of two virtual servers in the amount of \$24,089 and the replacement of five facility cameras in the amount of \$6,880. Mr. Orlow seconded and the vote was unanimous.

PLANS

20 Moores Road amending a previously approved plan. Ms. Zarro stated that they are simply adding a phasing sheet to this plan. She explained that the plans for building 1 and 2 are occupied by St. Gobain. The plan for buildings 4 and 5 are not yet constructed. Buildings 1 and 2 shows the total parking calculation for the office requirement, but, some of the space occupied at St. Gobain contains research and development. Their lender wants to have the plan show what is actually be used. Therefore, they are proposing to phase the plan and are not considering any development for building 4 and 5. Mr. Orlow made a motion to approve the amendment to the previously approved plan by adding a new sheet outlining phasing for the proposed development. Ms. Drummond seconded and the vote was unanimous.

Atwater Commercial Amended Land Development plan to permit a drive-thru use of a previously approved retail pad. Ms. Zarro presented their wish to change the restaurant pad to

permit a drive-thru lane. A concern expressed by the County Planning Commission indicated that they should provide stacking for vehicles. They currently have 13 parking spaces for stacking around the building but she indicated that this restaurant would not warrant that type of use. Ms. Zarro indicated that the pedestrian pathway will be included to this location. Ms. Drummond made a motion to approve the drive-thru use for the restaurant pad at Atwater Commercial site located on the east side of Route 29 in an O/BP Office/Business Park and O/BPS Turnpike Interchange Overlay zoning district subject to the conditions of Arro's letter, dated February 9, 2016. Mr. Orlow seconded and the vote was unanimous.

The regular meeting recessed at 8:35 pm and reconvened at 8:40 pm.

PUBLIC HEARINGS

A public hearing is being held to amend the Codified ordinance by amending Sections 189-21F(2) (3) and 189-22B(5)(b) and (c) to correct the reference to the sections of the PA Motor Vehicle Code. This ordinance will delete references to Section 3362 of the PA Motor Vehicle Code and replace it with reference to Section 3353(e) of the PA Motor Vehicle Code.

The hearing closed at 8:42 pm and the regular meeting was immediately reconvened.

Mr. Orlow made a motion to amend the Codified ordinance by amending Sections 189-21F(2) and (3) and 189-22B(5)(b) and (c) to correct reference to the sections of the PA Motor Vehicle Code. Ms. Drummond seconded and the vote was unanimous.

ADJOURNMENT

Hearing no new business the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Maureen G. Turley, Township Secretary