

EAST WHITELAND TOWNSHIP
REGULAR MEETING
August 10, 2016

William Holmes, Chair, called the meeting to order at 7:05 p.m. Richard Orlow, Vice Chair, Susan Drummond, Member, Joseph McGrory, 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 twenty (20) 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 July 13, 2016 as amended. 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. Comcast has an additional channel for government access and should be operational by August 23rd. Verizon is currently live and will be broadcasted at 11 am, 7 pm and 3 am.
- Chester County Household Hazardous Waste Event to be held Saturday, September 10th 9 am-3 pm, at Oxford School District Admin. Bldg, 125 Bell Tower Lane, Oxford, PA. For more information go to www.chestercswa.org/documentcenter/view
- Ribbon Cutting Ceremony for completion of the Rt 202 construction project will be held on Friday, August 12, 2016 at 1:30 pm at the Park & Ride on Route 30

PUBLIC COMMENT

Andrew Laconi, 10 Coffman Street – advised the Board that the Malvern Meetinghouse is now being used by a company advertising junk pickup. Chief Dooley offered to work with him to resolve this problem.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND
TOWNSHIP OFFICIALS

Gary Sheridan, President, EWT Volunteer Fire Association, stated that they responded to 118 calls, 36 fire and 82 EMS incidents in June. There were 17 overlapping incidents and 21 false alarms. A donation from Wegmans has enabled them to receive and place 13 new AEDs. A chicken BBQ fundraiser will be held August 28th, 3-7 pm.

Ginger Pohlman, Chair of EAC – the Council received and reviewed documents concerning the Bishop Tube site. A feasibility study is the next step which will identify remedial options. The feasibility study and remedial action plan needs to be completed before the site development can proceed. Discussion ensued. Ms. Pohlman will forward electronic copies of the reports to the Township Manager.

Bill Steele, Public Works Director, stated that the paving will begin on August 15th on Phoenixville Pike, Old Morehall Road, Morstein Road and then Summit Road area. This should be completed by September 9th.

Scott Greenly, Director of Planning stated grant funding has been received through the DVRPC which will help with the Route 30 Corridor Study. An RFP is being evaluated concerning the requirements of the grant.

Chief Gene Dooley mentioned that all of the officers have been trained on administering Narcan. Mr. Holmes mentioned that there has been community support for the department.

Joseph Leis – Zoning Officer - advised that there were two appeals this month before the Zoning Hearing Board: 1) to remove/replace an existing deck and attach a roof; 2) Great Valley Little League's fields located on 1300 King Road to install two 60' light poles and two 70' light poles. The Little League organization did poll the surrounding neighbors concerning this request. Response unknown. He advised that should they receive approval; then they will appear before the Board for Conditional Use Approval.

Mark Harman, Arro Engineers – provided background on the township's Municipal Separate Storm Sewer System (MS4). He advised that the current permit is due to expire and a new permit must be submitted by 2018. This will require providing additional maps and identifying any contaminated sites or where erosion is expanding. He will use GIS and County information to pinpoint problem areas. Discussion ensued.

John Nagel, Township Manager – advised that a new community map will be mailed to property owners and businesses who placed ads.

The capital improvement replacement purchases were placed on hold until the revenue stream improved. Therefore, he is requesting that funding in the amount of \$300,000 to be approved by the Board for these delayed purchases. Mr. Holmes requested that these purchases be deferred until September.

Mr. Nagel asked that the Board consider dates/times for the discussion of the 2017 budget with perhaps the preliminary budget meeting to be held in October. Discussion ensued

Christina Serrafian – website project – mentioned that a timeline be prepared, discuss takeaways from the scoping process and review vendor option. The goal is to make a vendor selection in September. Her hope is to have the website launched in January 2017. The general consensus was that the site needs to be better organized. Discussion ensued.

ACCEPTANCE OF THE TREASURER'S REPORT

Cathy Palmer, Director of Finance, provided an overview of the Executive Summary of the Treasurer's report as of June 30th. The revenues for Earned Income Tax are 48% and LST revenue is at 55% of budget. The building permit revenues are at 32% of budget. The other operating expenses are at budget or below. Ms. Drummond made a motion to accept the Treasurer's Report as of June 30, 2016. Mr. Orlow seconded and the vote was unanimous.

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Orlow made a motion to ratify the payment of bills as of August 10, 2016. Ms. Drummond seconded and the vote was unanimous.

NEW BUSINESS

a. Mr. Nagel stated that an analysis was conducted on our 26 PECO accounts. Constellation NewEnergy offered the best deal whereby we could reap a savings of \$20,000 by signing on for two years. Ms. Drummond made a motion to enter into an agreement with Constellation NewEnergy for a two year period. Mr. Orlow seconded and the vote was unanimous.

b. Consideration to engage Campbell Durrant Beatty Palombo & Miller to represent the township as our labor counsel and to accept their rate for such services. Mr. Nagel advised that the current labor solicitors have moved to this new firm. Ms. Drummond made a motion to appoint Campbell Durrant Beatty Palombo & Miller as our labor counsel. Mr. Orlow seconded and the vote was unanimous.

c. Mr. Holmes made a motion to advertise the Tax Collector Certification Fee Ordinance. Mr. Orlow seconded and the vote was unanimous.

d. Consider adoption of the network assessment and technology plan by All Covered. Mr. Holmes mentioned that he and others met to review the township's technology. They reviewed several aspect of our technology business plan and offered suggestions where needed. Mr. Orlow made a motion to consider adoption of the network assessment and technology plan by All Covered. Ms. Drummond seconded and the vote was unanimous.

e. Motion to award a contract to Ply-Mar Construction company for the 2016 Valley

Creek park improvements. Mr. Steele advised that they will demolish and construct a new pavilion, install a new play structure as well as safety surface. The Ply-Mar's bid amount was \$155,445. Ms. Drummond made a motion to award the contract for the Valley Creek Park improvement to Ply-Mar Construction in the amount of \$155,445.

f. Motion to adopt Resolution No. 22-2016 increasing the fees for Zoning Hearing Board appeals. Joseph Leis, Zoning Officer, stated that the current fees are not covering the expenses being incurred. He outlined the changes as follows: Residential appeals shall be \$250 plus an escrow of \$500 and Non-residential appeals to be \$500 plus an escrow of \$750. He polled other township for a comparison and found our fees were the lowest. Mr. Hesson, Chair of the Zoning Hearing Board, felt that residents must come for an appeal because of all the areas which are non-conforming. He felt that charging for an escrow in addition is too onerous on residents. Therefore, no changes were made to the residential fees at this time. Mr. Orlow made a motion to adopt Resolution No. 22-2016 instituting new fees for Non-Residential Zoning appeals from \$500 plus and escrow of \$750. Ms. Drummond seconded and the vote was unanimous.

g & h Extension of time for review of Immaculata University Student Center and 9 Malin Road to record plans and provide a financial security. Mr. Greenly stated that Immaculata is requesting an extension until November 21, 2016 and 9 Malin Road until December 13, 2016. Ms. Drummond made a motion to grant an extension of time for plan review of Immaculata University Student Center until November 21, 2016 and 9 Malin Road until December 13, 2016. Mr. Orlow seconded and the vote was unanimous.

PLANS

SEPTA Frazer Yards Expansion – Stormwater approval at 32 Sproul Road – Mr. McGrory, Township Solicitor, reminded the Board that SEPTA felt that they were not subject to the township's ordinances. Since this project provides a service to the same constituents of SEPTA and East Whiteland, they have agreed to a review process for their stormwater only. Therefore, the plans have been reviewed by our township engineer and approved by them. Mr. McGrory has prepared Resolution 24-2016 and submitted it to SEPTA outlining the conditions and all waivers. Mr. Gill, solicitor for SEPTA, is in agreement as outlined in the resolution. Mr. Orlow made a motion to adopt Resolution 24-2016 granting approval of the Stormwater Plan for SEPTA at 32 Sproul Road as well as the waiver requested. Ms. Drummond seconded and the vote was unanimous.

99 Church Road – APG – Preliminary/Final Land Development Plan – Mr. McGrory advised that a resolution has been drafted and shared with their attorney. Alyson Zarro, Esquire advised the Bond being submitted is A++ and not AAA as previously mentioned to the solicitor. The project involves construction of 43 new single family units and the restoration of an existing historic home. Mr. Greenly advised that the Planning Commission did not feel that the property warrants street lighting but the township ordinance points to the Board of Supervisors for lighting approval. Ms. Zarro stated that the individual houses would have some outdoor lighting but that no formal street lighting plan has been prepared. Mr. Holmes addressed the composite materials of the path within the development. Ms. Zarro stated that they wished to delineate their

path by using wood chips. After much discussion, the applicant agreed to provide a crushed stone trail as opposed to a wood chip trail. Ms. Drummond made a motion to approve the Preliminary/Final Land development of APG – 99 Church Road to construct 43 new single family units and the restoration of an existing historic home in an R-1 zoning district. Also, to adopt Resolution 23-2016 granting approval of the Preliminary/Final Land development plan. Mr. Orlow seconded and the vote was unanimous.

Mr. McGrory, Township Solicitor, advised that an Executive Session was held prior to the meeting to discuss personnel issues as well as following the Regular meeting.

ADJOURNMENT

The meeting adjourned at 8:40 pm.

Respectfully submitted,

Maureen G. Turley, Township Secretary