

EAST WHITELAND TOWNSHIP
REGULAR MEETING
July 13, 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 June 8, 2016 as amended. Ms. Drummond seconded and the vote was unanimous.

ANNOUNCEMENTS

- Moment of Silence was conducted for Dave Pohlman of the Park & Recreation Board. He was acknowledged for his outstanding efforts to the township.
- 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.

PRESENTATION

Ms. Christina Celona, Malvern Public Library representative, accepted a check in the amount of \$46,703 from the Board of Supervisors. She mentioned that at least 25% of the library's visitors are residents of our township that use this library and stated that the funds will be put to good use.

PUBLIC COMMENT

Mr. Bramwell, President of Malvern Borough Council, commented on the Township's Comprehensive Plan. He asked that the township consider continuing the connectivity between municipalities which would enable their residents to access the trail system. He also mentioned the truck traffic on Broad Street. He asked that the weight restriction imposed on North Warren Avenue be reviewed. In addition, he asked that perhaps a conversation about extending Malin Road be entertained. Mr. Holmes agreed to continue having an open dialogue with the Borough.

Mr. Morrow inquired about the status of Worthington. Mr. Nagel stated that O'Neill has recently obtained new financing and we should see activity on the site.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS AND TOWNSHIP OFFICIALS

Gary Sheridan, President, EWT Volunteer Fire Association, stated that they responded to 129 calls, 51 fire and 78 EMS incidents in June. There were 13 overlapping incidents and 29 false alarms. For the quarter ending in June, they responded to 386 incidents.

Bill Steele, Public Works Director, stated that the Flat Road sewer project will begin about mid-August. The delay was due to delays in obtaining the manholes. There will be day time closures on Flat Road during this project.

John Nagel, Township Manager, stated that his report has been submitted.

Christina Serrafian, Public Administration Intern – Website makeover - mentioned that she has surveyed other municipalities' sites in Chester County. She inquired whether the municipalities have updated their site within the past two years. Civic Plus was a popular vendor. Costs varied based on vendor and detail. She estimated that the project should be completed by January, 2017. A public focus group meeting is scheduled to be held on July 28th.

Chief Gene Dooley mentioned that most of the officers have been trained on administering Narcan and he expects that all will have completed training by August. Residents may obtain this product over the counter at CVS and other drugstores.

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 May 31st. She stated that we should be at 43% of the budget. The building permit revenues are only at 22% of budget. There are savings in the Safety and Public Works departments in operating expenses due to delaying expenditures. Ms. Drummond made a motion to accept the Treasurer's Report as of May 31, 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 July 13, 2016. Ms. Drummond seconded and the vote was unanimous.

NEW BUSINESS

a. Mr. Nagel stated that the Board needs to appoint Joseph Leis as an additional Zoning Officer. He is currently part-time and comes to the township with years of experience. Ms. Drummond made a motion to appoint Joseph Leis as Zoning Officer. Mr. Orlow seconded and the vote was unanimous.

b. Motion to appoint Deb Abel to the Planning Committee – Ms. Abel has served on the our Planning Commission for at least 10 years. This appointment is in an effort to improve communications and planning with her volunteer board. Mr. Orlow made a motion to appoint Deb Abel to the Planning Committee. Ms. Drummond seconded and the vote was unanimous.

c. Motion to accept the resignation of Joseph Rubino from the Zoning Hearing Board. Mr. Holmes advised that he has moved out of the township but is still active with the fire company board. The Board offered their appreciation of his dedicated service. This leaves an opening on the Zoning Hearing Board so interested parties may apply. Ms. Drummond made a motion to accept the resignation of Joseph Rubino from the Zoning Hearing Board. Mr. Orlow seconded and the vote was unanimous.

d. Motion to award a contract for the 2016 street improvements project. Mr. Steele advised that six bids were received and Glasgow, Inc. was the low bidder at \$226,274.65. Since this bid was lower than expected, it is possible that three additional streets could be added to the paving this year. Mr. Orlow made a motion to award the 2016 street improvements project to Glasgow, Inc. for \$226,274.65. Ms. Drummond seconded and the vote was unanimous.

e. Motion to award two separate contracts for Wilburdale pump station replacement project. Mr. Steele stated that an award will be given for general construction and electrical construction. The low bidder for the general construction was Eastern Environmental for \$469,600.00. Lenni Electric was the low bidder for the electrical construction at \$95,500.00. Ms. Drummond made a motion to award the contracts to Eastern Environmental in the amount of \$469,600.00 and Lenni Electric for \$95,500. Mr. Orlow seconded and the vote was unanimous.

f. Recommendation to accept a proposal from ARRO for the operation and maintenance contract for the Malvern Hunt treatment plant. Mr. Steele stated that this is an annual contract for the maintenance. We are also in the process of applying for a renewal permit with DEP. Mr. Orlow made a motion to accept the proposal from ARRO for the operation and maintenance contract for the Malvern Hunt treatment plant.

g. Ms. Drummond made a motion to advertise on Municibid the sale of surplus vehicles and equipment per the attached memorandum of June 29, 2016. Mr. Orlow seconded and the vote was unanimous.

h. Motion to allow ARRO to design a generator replacement at the Deer Run pump station. Mr. Steele advised that the current unit is over 40 years old. He mentioned that it meets no current design standards of diesel engines. Ms. Drummond made a motion to allow ARRO to design a generator replacement at the Deer Run pump station. Mr. Orlow seconded and the vote was unanimous.

i. Consider approval of Settlement Stipulation which raised the assessments of these properties – Assessment Appeals for Westgate Village and Home Properties William Henry apartments. Mr. Orlow made a motion to approve the Settlement Stipulation of Assessment Appeals for Westgate Village and Home Properties William Henry apartments. Ms. Drummond seconded and the vote was unanimous.

j. 2015 CAFR – Assign General Fund & Capital Improvement Fund balances – Mr. Nagel advised that there is \$2.1 million in unassigned fund balances. The best practices recommends that these be assigned by the time the financial audits are published. It is suggested that a sustainable funding plan be established whereby 17% of our operating expenses be reserved (\$190,000). The identified workshop goals were for open space, parks, historic and natural resources, municipal infrastructure, trails and energy conservation. The Board should consider what amounts should be assigned to these items. Mr. Nagel offered that he could make some recommendations for the Board and forward to them for approval. Mr. Holmes directed the Township Manager to provide a list as to where funds should be allocated.

k. Mr. Orlow made a motion to approve an extension of time for APG – 99 Church Road until October 25, 2016; LIDL Preliminary Plan until October 12, 2016; and Great Valley Community Organization Subdivision until October 26, 2016. Ms. Drummond seconded and the vote was unanimous.

PLANS

Townes at Malvern – Celia – Phase 2 – Preliminary Plan - construct 64 townhouses and restoration of 2 single family homes with split zoning R-2 Residential and VMX Village Mixed Use on approximately 9.5 acres. Mr. McGrory has prepared a Resolution outlining their Preliminary Plan for approval. The applicant confirmed that they agree with the conditions outlined in the Resolution. The applicant is seeking 10 waivers which are enumerated in the Resolution. There will be a tot lot in the development, sidewalks on both sides of road and a walking trail. Ryan Homes will be the builder of the townhomes. The applicant is entering into an agreement with the township to construct a temporary pump station. Mr. Steele stated that the Frame Avenue pump station will then be eliminated; and a new regional pump station will be built on the Cockerham property. This will permit tying in other properties on Planebrook Road. The two single family homes have been determined to be of no historical value. Mr. Orlow made a motion to adopt Resolution No. 21-2016 for the Townes at Malvern – Celia property Phase 2 Preliminary Plan for 64 townhomes and 2 single family homes on Frame Avenue. Ms. Drummond seconded and the vote was unanimous.

Swedesford Square Apartments – LCOR – Conditional Use Application for the property located at 50-52 Swedesford Road to construct two four story buildings housing 244 apartments and with an existing office building on 24 acres. The Board held this hearing on June 13th. Mr. McGrory, Township Solicitor, stated that he granted the Decision approving the project with two conditions: 1) that they comply with the testimony as presented and 2) for architectural reviews as discussed at the hearing. A copy of the Decision was forwarded to the applicant's attorney.

Ms. Drummond made a motion to approve the Conditional Use Application of Swedesford Square Apartments – LCOR to construct two four story buildings housing 244 apartments at 50-52 Swedesford Road and with an existing office building on 24 acres. Mr. Orlow seconded and the vote was unanimous.

PUBLIC HEARING

Hearing was opened at 8:38 pm.

Delaware Valley Insurance Trust (Property & Liability) Ordinance and Agreement – Mr. McGrory, Township Solicitor, opened the hearing and presented the exhibits relative to the Ordinance. He advised the Board that an Ordinance is required to be adopted to become a member of the Delaware Valley Insurance Trust. Mr. McGrory asked for public comment and there was none. Therefore, the hearing was closed.

The regular meeting was reconvened at 8:42 pm

Mr. Orlow made a motion to adopt the ordinance for the Delaware Valley Insurance Trust and Agreement (Property & Liability). Ms. Drummond seconded and the vote was unanimous.

Regular meeting recessed at 8:45 pm and reopened at 8:50 pm

A hearing to consider adoption of the 2016 Comprehensive Plan – Ms. Jennifer Reitz of Thomas Comitta Associates presented an overview of the proposed Plan. The plan was organized around the priorities of the Township. They are as follows: 1) Route 30 Corridor; 2) Bike and Pedestrian Circulation; 3) Natural and Historic Resources; and 4) Growth Management.

The goal of Route 30 corridor is to improve the overall look and provide an identity for the township. There is a need for a corridor study and coordinating it with zoning ordinance amendments. There is a streetscape enhancement plan which will aid the township in implementing and developing a business improvement district.

There is a trail plan which is based upon regional connectivity and local destination to where people want to go. This is an item that has support with Malvern Borough.

Prioritizing the open space left and actively going after conservation easements or working more open space into developments.

The meeting was opened for public comment. Ms. Boswell submitted a letter, dated July 13, 2016, outlining some concerns of the Glasgow Quarry located on Route 29 & Flat Road and their property on Wilburdale & Flat Road. This letter will be marked as Boswell/Glasgow exhibit #1. Discussion ensued.

Mr. Milton questioned how this document is to be used by the township. He was advised that this is simply a planning document. He also felt that the path showing the Patriot's plan trail was inaccurate. Discussion ensued.

Mr. Lutz, questioned changes to the maps within the plan and asked for assurances that the changes he presented to Ms. Reitz were corrected. One had to do with the sensitive sites map, which showed a road fully extending from the Knickerbocker landfill. On the Vacant Land map, he noticed that part of his property as being part of the landfill which would be incorrect. Discussion ensued.

Public hearing closed at 9:30 pm and the regular meeting was convened.

Ms. Drummond made a motion to adopt the 2016 Comprehensive Plan with the correction of clerical errors discussed at the hearing. Mr. Orlow seconded and the vote was unanimous.

Meeting adjourned at 9:32 pm

Respectfully submitted,

Maureen G. Turley, Township Secretary