

EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING

August 24, 2016

Members Present: Deb Abel, Chairman, Jeff Broadbelt, Todd Asousa, and Michael Chain

Also Present: Maureen Turley, Secretary, and Scott Greenly, Director Planning, Darrell Becker, Township Engineer

Absent: Greg Davis, Peter Fixler and John Laumer

**CALL TO ORDER:** The regular meeting was called to order at 7:30 pm.

**APPROVAL OF MINUTES:**

Mike Chain made a motion to approve the minutes of July 27, 2016 as written. Jeff Broadbelt seconded and the vote was unanimous.

**DAVISON/DIGINTO LOT LINE REVISION**

Represented by Eric Davison and Christine DiGinto

The applicants wish to convey a 1.006 acre of their property (tax parcel 42-3-2) to Andrew Benson listed on the plan as parcel 1 (tax parcel 42-3-3). The property is located on Route 401 north of Bacton Hill Road. Mr. Davison stated that the reason for the lot line change is due to the shape of his neighbor's property and that the neighbor's pool fence is currently on their property. Their property is on the borders Charlestown Township. Charlestown Township was contacted and they have no issues with this conveyance.

**ACTION:**

Mr. Asousa made a motion to the Board of Supervisors recommending the Davison/DiGinto lot line revision for property located at 45 Lady Kirby Lane and 476 Conestoga Road. Both properties are zoned R-1 low density. Mr. Broadbelt seconded and the vote was unanimous.

**ACT 537 PLAN/SPECIAL STUDY FOR PLANE BROOK ROAD REGIONAL PUMP STATION**

Represented by William Bohner, Arro Engineers

Mr. Bohner advised that the purpose is to implement a regional pump station which will provide service to the Frame Avenue and Planebrook Road developments. This pump station will provide for accommodating existing flows and enable connections for future flows. They have prepared two scenarios: 1) would retain the existing Frame Avenue pump station and 2) to construct a regional pump station to handle future flows in that area. The estimated cost of the Regional pump station is \$560,000 and the Force Main is \$720,000. The advantages and disadvantages were outlined. Discussion ensued. Mr. Bohner asked that the members forward their comments outlining their concerns and approvals.

**ACTION:**

None

**ACT 537 PLAN FOR WILSON ROAD FORCE MAIN (Tredyffrin Township)**

Represented by William Bohner, Arro Engineers

Mr. Bohner stated that the purpose for the upgrade is: 1) to establish population and wastewater flow projects, 2) supplement the approved 2010 Valley Creek Trunk Sewer 537 plan; and 3) to provide upgrades needed for Wilson Road Force Main. The issues surrounding these changes are: 1) that this force main has failed three times since March 2012; 2) Tredyffrin township is under a Consent Decree from PADEP; 3) formulate a plan that would mitigate risk of future failures; and 4) prepare an Act 537 amendment. The Valley Creek Trunk Sewer consists of six municipal partners who will be assessed for these improvements. Discussion ensued. Comments should be forwarded to John Nagel.

**ACTION:**

None

**PRELIMINARY/FINAL PLAN FOR IMMACULATA UNIVERSITY STUDENT ENGAGEMENT CENTER** property is located in an INS – Institutional District.

Represented by Neal Camens, P.E.

Mr. Camens advised that they will construct a two story 14,540 SF addition to Good Counsel Hall. There were adjustments made to the plaza area and amphitheater by pulling the space closer to the building. This change brought the plaza level with the first floor of Good Counsel building. They will be enlarging the book store, provide for food service space, and student offices. The review letter from Arro dated, August 18, 2016 outlines issues to be addressed. A parking analysis was prepared when the student housing was done. Mr. Camens will identify the parking spaces in his response letter to Arro. Mr. Camens advised that there is sufficient area in the stormwater beds. The University's NPDES application is still pending, therefore, his is not expecting approval at this meeting.

The applicant is requesting waivers from the following: 1) Section 175-21.C(6) map scale of 1"; 2) Section 175-23.C - Environmental Impact Assessment; 3) Section 175-23.C(5) – Traffic Impact Study; and 4) Section 170-310C.6.e. – Reinforced Concrete Pipes.

**ACTION:**

None

**ADJOURNMENT:** The meeting adjourned at 9 pm

Respectfully submitted:

---

Deb Abel, Chairman

---

Maureen G. Turley, Secretary