



**WEST WHITELAND TOWNSHIP  
BOARD OF SUPERVISORS**

**BUSINESS MEETING**

Minutes of the Business Meeting

February 25, 2026

**1. Call to Order**

Brian Dunn called to order the second February Business meeting at 6:34 p.m. The meeting was a hybrid with participants attending both in person and via Zoom.

Those in attendance in addition to Mr. Dunn were:

Rajesh Kumbhardare, Vice Chair  
Libby Madarasz, Supervisor  
Pam Gural-Bear, Township Manager  
Jennifer Keller, Operations Manager  
Lee Benson, Police Chief  
John Weller, Planning Director  
Caroline Partridge, Finance Director  
Ed Culp, Public Works Operations Manager  
Justin Smiley, Capital & Special Projects Manager  
Alex Baumler, Solicitor  
Pat Layman, Minutes

**ANNOUNCEMENTS:**

The Board of Supervisors met on February 11<sup>th</sup>, 13<sup>th</sup>, 17<sup>th</sup>, and prior to tonight's meeting to discuss matters of personnel and litigation.

Leaves and Branches Curbside Pickup – Friday, March 6<sup>th</sup>. Please have leaves and bundled branches on the curbside by 6:00 a.m.

For the Love of Bluebirds Presentation – Thursday, March 12<sup>th</sup> at 6:30 p.m.

Volunteer Opportunity: Burke Road Clean-up – Saturday, March 14<sup>th</sup> from 8:00 a.m. to 9:30 a.m. at Burke Road Park.

On behalf of the Board of Supervisors, Mr. Dunn thanked the Public Works team once again for their long hours and excellent work, keeping the roads clear and safe during the recent snow storm.

**PUBLIC COMMENT:**

Ed Auble, resident of 1469 Conifer Drive, asked about the status of the Exton Mall project. Solicitor Baumler advised that the Township is in active litigation with the developer in the Court of Common Pleas and as such he could not comment further.

**PRESENTATION:**

**1. Employee Service Award – Caroline Partridge, 25 years**

Caroline Partridge was recognized for her 25 years of service to the Township and its residents. Caroline started her career with the Township in 2001 as a bookkeeper when the Finance Department consisted of only one other employee. Caroline has built the entire Finance team that we have today. The entire team was turned over last year, but Caroline still met the demands of her position while bringing new staff up to speed. She was promoted in 2022 to Finance Director, and her hard work, fiscal discipline, and dedication to financial responsibility has contributed to the Township's Aaa Moody's rating. Caroline is a team player and will be instructing other Township Staff on local government accounting practices. Thank you, Caroline!

**PLAN:**

**1. The Data Centers land development plan (stormwater management facilities at 215 Valley Creek Blvd.)**

John Weller reviewed his Memorandum dated February 20, 2026, and described the proposed project to construct stormwater facilities to serve proposed data centers located in East Whiteland Township. A land development plan was previously approved by the Township in April 2024, but the Applicant has since proposed a larger building in East Whiteland necessitating an updated design plan for the stormwater facilities. The Planning Commission issued a motion on February 17, 2026, recommending approval with conditions.

In attendance on behalf of the Applicant were attorney Alyson Zarro, with Riley, Riper, Hollin & Colagreco; Jennifer Fields, environmental consultant; civil engineer Jack Robinson of JMR Engineering, and Greg Walters, Applicant.

Ms. Zarro explained that in the mid-2000's Whiteland Holdings received approval to construct a retirement community in East Whiteland with stormwater facilities in West Whiteland. The basin in West Whiteland was constructed, but the retirement community project was abandoned. West Whiteland required the basin to be removed. In 2024, an application for a data center project on the same site was approved by East Whiteland Township along with adjacent stormwater facilities approved by West Whiteland Township. The Applicant has now proposed an increase in the size of the data centers which necessitates changes and review of the stormwater facilities.

Ms. Zarro said the Applicant will comply with all comments in the Spotts, Stevens & McCoy (SSM) letter dated February 12, 2026, and with all comments in the Theurkauf Design & Planning review letter dated January 8, 2026. She noted that waiver #3 in the SSM letter is not needed per Kent Morey, the Township's engineer.

Ms. Zarro further noted that all requested waivers were approved with the previous plan (in 2024) with the exception of waiver #4 – a waiver to not require survey of individual mature trees outside of woodland areas – as none of the wooded area will be disturbed by the proposed construction.

Board of Supervisors  
Minutes of the second February Meeting  
February 25, 2026

In response to a question from Mr. Kumbhardare, Mr. Robinson described the changes made from the 2024 approved plan, advising that the main basin is similar, but two rain gardens have been added which the Applicant will maintain. Mr. Robinson explained that the rain gardens are designed for two-year storm events and any bigger storm events will by-pass the rain gardens allowing the plantings to be better protected. The basin will be approximately 75 feet wide and approximately 200 feet long and will hold 8 feet of water with 6 feet of storage above.

When asked about the monitoring wells, Ms. Fields said there will be no impact to the wells, of which there are six spread out over the site. Mr. Weller added that the Planning Commission was concerned that excavation could interfere with the underground plume of contamination, but it was noted that the plume is approximately 35 feet deep opposed to the proposed 8-foot deep basin. Ms. Fields further noted that the Environmental Protection Agency (EPA) does a 5-year review (completed in 2024) and has identified a few pollutants that it wishes to collect more data on and make sure the boundary of the plume has not stretched. Ms. Fields said some of the requirements for the levels of pollutants have changed, but EPA needs more data to make accurate comparisons. She said the Applicant is helping with data collection. Mr. Kumbhardare asked that any EPA data on the monitoring of the wells be shared with the Township. Ms. Gural-Bear said EPA does communicate with the Township on the matter, and Ms. Fields said all information is available to the public on EPA's website.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the land development plan entitled "The Data Centers," a 13-sheet plan set prepared by JMR Engineering, LLC, dated January 31, 2024, and most recently revised February 3, 2026 (the "Plan"), with the eleven following waivers and conditions:

1. The Plan is approved as a Final Plan pursuant to §281-10.H of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §270-15.T(2)(b) of the Stormwater Management Ordinance to allow fill within Zone 2 of the Riparian Buffer Area as shown on the Plan, pursuant to comment #1 of the Spotts, Stevens and McCoy ("SSM") review dated February 12, 2026.
3. Waiver of §270-20 of the Stormwater Management Ordinance such no infiltration of stormwater need be provided, pursuant to comment #2 of the SSM review dated February 12, 2026.
4. Waiver of §281-35.A and §281-35.E of the S/LDO such that no additional plantings are needed to satisfy the perimeter and screen buffer requirements, pursuant to comments #1 and #2 of the Theurkauf Design & Planning ("Theurkauf") review dated January 8, 1 2026. However, the Applicant shall provide additional landscaping satisfactory to the Township to mitigate the visual impact of the development as seen from the Chester Valley Trail, not to exceed the number of plantings that could be required pursuant to the said sections.
5. Waiver of §281-34.G of the S/LDO such that existing trees of 12" or greater DBH that are to be removed need not be identified, pursuant to comment #4 of the Theurkauf review dated January 8, 2026.

6. In the event that geese or other pests are attracted to the basin to the extent that they create a health hazard or nuisance in the determination of the Township, the owner shall install and maintain control measures to address the issue to the satisfaction of the Township.
7. In the event that mechanical aeration devices are needed to maintain the water quality in the basin to the satisfaction of the Township, such devices shall be installed and maintained at the direction of and to the satisfaction of the Township.
8. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then the Township Manager is hereby authorized to sign these forms on behalf of the Township.
9. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of such security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant, which shall be reviewed and deemed sufficient by SSM and Theurkauf. If the Applicant makes no material revisions or additions to the standard form of the said agreements, then the Township Manager is hereby authorized to sign these forms on behalf of the Township.
10. All remaining consultant and Staff concerns shall be resolved to the satisfaction of the Township.
11. Payment of all outstanding Township invoices within 45 days of the date of Final Plan approval by the Board of Supervisors.

Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

#### **CONSENT AGENDA:**

Mr. Kumbhardare made an amendment to the February 11, 2026, minutes.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to approve the Consent Agenda consisting of:

- Approval of February 11, 2026, minutes, as amended.
- Resolution 2026-11 Disposition of Media

Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

**BUSINESS:**

**1. Authorization to Advertise Proposed Amendment to the Zoning Ordinance for the Regulation of Data Centers**

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to table this matter. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

**2. Approval of Settlement and Claim Offset Agreement with Boot Senior Property, LLC**

Mr. Baumler explained that Boot Senior Property, LLC initiated litigation over the Township's denial of its land development plan. The Courts deemed approval and an appeal was filed. The parties negotiated a settlement that includes the conditions previously included in the recommended approval. Mr. Baumler said the terms and conditions of the Agreement have been reviewed by the Board, and the Settlement Agreement will terminate the litigation.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the Settlement and Claim Offset Agreement with Boot Senior Property, LLC. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

**3. Adoption of Ordinance No. 487 and Resolution 2026-12 Authorizing Execution of Cable Franchise Agreement with Verizon**

Ms. Gural-Bear noted that the Board previously authorized advertisement of the proposed Ordinance. The required public notice period has now been satisfied, and the Agreement is now before the Board for final adoption.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to adopt Ordinance No. 487, which shall also be cross-referenced as Resolution No. 2026-12, authorizing the Cable Franchise Renewal Agreement between West Whiteland Township and Verizon Pennsylvania LLC, and to authorize execution of the Agreement. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

**4. Approval of Seventh Amendment to DARA Intermunicipal Agreement**

Ms. Gural-Bear explained that the Downingtown Area Regional Authority Intermunicipal Agreement outlines each participating municipalities' capacity allocation rights and cost-sharing responsibilities for operation, maintenance, etc. East Caln wishes to sell 50,000 gallons per day of its sanitary sewage capacity to Uwchlan Township and the Uwchlan Township Municipal Authority. To complete this transfer, the Intermunicipal Agreement requires all parties to waive rights to purchase the allocation in question and consent to the transfer.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the Seventh Amendment to the 1985 Downingtown Area Regional Authority Intermunicipal Agreement and to authorize the Township Manager to execute the amendment on behalf of the Township. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

## **5. Approval of Township Payment Report for February 25, 2026**

Staff answered questions from Board members.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to approve the February 25, 2026, Township Payment Report. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

## **6. Acknowledgement of 2025 Annual Report for the Planning & Zoning Department**

The Board of Supervisors acknowledged receipt of the 2025 Annual Report of the Planning & Zoning Department, per the requirements of the Municipal Planning Code.

## **7. Operations Reports**

### **a. Financial Statement – January**

Ms. Partridge advised that all accounts are on target with the budget at this time, with the exception of salt costs due to recent snow storms.

### **b. Good Fellowship – January 2026**

Good Fellowship Ambulance report for January is included in the meeting packet. Ms. Gural-Bear noted that West Whiteland saw 201 calls for the month of January, representing 22.8% of Good Fellowship's volume for the month.

## **8. Township Commission Updates from Board Liaisons**

Mr. Kumbhardare noted that he was unable to attend the Planning Commission meeting on February 17, but Mr. Weller advised that the Commission issued a conditional motion recommending approval of the Green Fig land development plan. A review of the subdivision plan for 1358 Glen Echo Road was also conducted with several neighbors in attendance expressing stormwater concerns. The Commission took no action on the plan.

Ms. Madarasz reported on the Stormwater Task Force meeting noting the Keith Choper (Chair of the Planning Commission) was in attendance requesting better communication between the Task Force and the Planning Commission regarding major stormwater trouble spots and priority projects. She also advised that Wyatt Williams will be taking over inspection duties as Ken Watton nears retirement.

## **9. Staff Updates**

Mr. Smiley advised that Staff wishes to apply for a transportation and community development initiative grant offered by Delaware Valley Regional Planning Commission (DVRPC). If awarded the funding would focus on streetscapes and beautification of the Exton Crossroads area integrating multi-modal transportation, land use, and design. Proposed gateways would identify the area as a multi-modal living space and not just a pass-through for motorists. There

Board of Supervisors  
Minutes of the second February Meeting  
February 25, 2026

is no requirement of matching funds from the Township. Mr. Smiley said the grant application is due March 13, 2026, with funding expected to be awarded later this summer with a project start date in 2027. Board members agreed to apply for the grant.

Chief Benson reported that the CODY record management system used by the Police Department has been upgraded to PATHFINDER, and the new system launched on Thursday. Chief Benson recognized Captain Deceder, Detective Buchman and Officer Triola for all the hard work behind the scenes during the transition.

### **ADJOURNMENT**

The meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,



Pam Gural-Bear  
Recording Secretary