



**WEST WHITELAND TOWNSHIP  
BOARD OF SUPERVISORS**

**BUSINESS MEETING**

Minutes of the Second February Meeting

February 26, 2020

**1. Call to Order**

Chairman Rajesh Kumbhardare called to order the second February business meeting at 6:30 p.m. Those present besides Mr. Kumbhardare were as follows:

Joshua Anderson	-	Member
Mimi Gleason	-	Township Manager
Pam Gural-Bear	-	Assistant Township Manager
John Weller	-	Director of Planning and Zoning
Beth Jones	-	Finance Director
Denise Serino	-	Solid Waste Coordinator
Ted Otteni	-	Director of Public Works
Joseph Catov	-	Police Chief
Vince Pompo	-	Solicitor

**ANNOUNCEMENTS:**

The Board met in executive session prior to tonight's meeting to discuss matters of personnel and litigation.

**PUBLIC COMMENT:**

None.

**PLANS & HEARINGS:**

**1. 475 Creamery Way Conditional Use Hearing**

The conditional use application of 475 Creamery Partners, LLC is for construction of a 113,653 square foot addition to an existing building on a 16+ acre lot in the Oaklands Corporate Center. Conditional use review is required pursuant to §325124.A of the West Whiteland Township Zoning Ordinance for the construction of a non-residential building with more than 20,000 square feet of floor area.

Mr. Pompo advised that Ms. Santalucia was unable to attend the meeting and asked if the Applicant had any objection to proceeding with the hearing with only two Board members. Mr. Pompo added that Ms. Santalucia indicated that she would read the transcript of tonight's hearing prior to participating in any decision on the application. Joseph Brion, attorney for the Applicant, stated that the Applicant had no objection.

Others in attendance on behalf of the Applicant included Dave Gibbons, civil engineer;

Andreas Heinrich, traffic engineer; Jeff Churchvara of Valtech Corporation, and Matthew Adams of 475 Creamery Partners, LLC.

Testimony was given and a record was taken by Court Reporter Arlene LaRosa.

Mr. Anderson made a motion, seconded by Mr. Kumbhardare, to direct the Township Solicitor to prepare a draft Decision and Order for the conditional use application of 475 Creamery Partners, LLC regarding the construction of a 113,653 sq. ft. addition to the existing building at 475 Creamery Way with the eleven conditions of approval as outlined in Mr. Weller's Memorandum dated February 21, 2020. The motion was approved 2-0.

The hearing was continued to March 25, 2020.

## **2. Exton Knoll Conditional Use Hearing**

The conditional use application of Weston Investment Properties, LP and 891 E. Lincoln Associates, LP is for construction of 324 townhouse dwellings and flats on seven parcels located at 713-921 E. Lincoln Highway.

Ross Unruh, attorney for the Applicant, indicated no objection to proceeding with the hearing absent Ms. Santalucia. Others in attendance on behalf of the Applicant were Thomas Bentley, builder; Dave Gibbons, civil engineer; and Patrick Stewart, project architect.

Testimony was given and a record was taken by Court Reporter Arlene LaRosa.

Mr. Anderson made a motion, seconded by Mr. Kumbhardare, to direct the Township Solicitor to prepare a draft Decision and Order for the conditional use application of Weston Investment Properties, LP and 891 E. Lincoln Associates, LP regarding the development for residential use of the 56.6-acre tract consisting of the seven lots at 713 – 921 E. Lincoln Hwy. with the 15 conditions outlined in the February 21, 2020 Memorandum of John Weller. The motion was approved 2-0.

The hearing was continued to March 25, 2020.

## **CONSENT AGENDA:**

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

- Minutes of February 12, 2020
- Accounts Payable Warrant Report dated February 26, 2020
- Resolution 2020-15 Disposition of Media

The motion was approved 2-0.

**BUSINESS:**

**1. Approval of Budget Amendment for Forecasting Software**

Ms. Jones reviewed her Memorandum dated February 26, 2020.

Mr. Anderson made a motion, seconded by Mr. Kumbhardare, to amend the 2020 budget to reflect the use of \$14,500 in reserves from the Township's Technology Fund (Fund 70) for the purchase and implementation of multi-year budget forecasting, planning, and analysis software. The motion was approved 2-0.

**2. Resolution 2020-16 Appointment of Beth Jones as Alternate Delegate to the Chester County Tax Collection Committee**

Ms. Gleason reviewed her Memorandum dated February 26, 2020.

Mr. Anderson made a motion, seconded by Mr. Kumbhardare, to appoint Beth Jones to the Chester County Tax Collection Committee as an alternate delegate. The motion was approved 2-0.

**3. Approval of Township Investment Policy**

Mr. Jones advised that Act 10 of 2016 dictates how the Township can invest its cash reserves. While the Township has been following the Act 10 regulations, the Township's Investment Policy had not yet been revised to reflect changes made in 2016. The draft presented will bring the policy in line with the law.

Mr. Kumbhardare made a motion, seconded by Mr. Anderson, to approve the Investment Policy for Reserve Fund Assets. The motion was approved 2-0.

**4. Update on Bid for 2021 "Pay as You Throw" Trash & Recycling Collection**

Ms. Serino reported that a survey conducted in 2019 showed that 69% of Township residents were in favor of staying with the Pay as You Throw program. In preparing to bid the solid waste and recycling contracts later this year, Staff was considering several possibilities which included:

- Passing on to residents the current \$25 fee charged by the Chester County Solid Waste Authority for the disposal of box springs and mattresses; a fee the Township currently pays;
- Removing Styrofoam from the items currently collected for recycling as there is no longer a market for Styrofoam and the material ends up in the landfill;
- The addition of roadside litter collection to the hauler contract as currently practiced in East Goshen and East Bradford Townships.

Ms. Serino said the Public Services Commission, at its March 4 meeting, will be reviewing various options for bidding. The Scope of Work is expected to be completed by the end of July

or early August of this year.

**5. Award of Bid for Plastic Trash Bags**

Ms. Serino reviewed her Memorandum dated February 10, 2020.

Mr. Kumbhardare made a motion, seconded by Mr. Anderson, to award the contract to purchase a one-year supply of trash bags to Central Poly in the amount of \$14,775.00, and to authorize the Township Manager to execute the Independent Services Agreement. The motion was approved 2-0.

**6. Township Commission Updates from Board Liaisons**

There were no updates.

**7. Staff Updates**

Ms. Gleason advised that Road-Con is moving ahead quickly with the multi-modal path project from the Chester Valley Trail to Exton Train Station and expects to break ground within a few weeks.

**ADJOURNMENT**

The meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,



Mimi Gleason  
Recording Secretary