



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the Second March Meeting

March 27, 2019

1. Call to Order

Chairwoman Theresa Santalucia called to order the second March business meeting at 6:30 p.m. Those present besides Ms. Santalucia were as follows:

Michele Moll	-	Vice-Chairman
Mimi Gleason	-	Township Manager
Pam Gural-Bear	-	Assistant Township Manager
John Weller	-	Planning & Zoning Director
Ted Otteni	-	Public Works Director
Joseph Catov	-	Police Chief
Amy Heinrich	-	Finance Director
Vince Pompo	-	Solicitor

ANNOUNCEMENTS:

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

The Township will host a Development Open House on Tuesday, April 9, 2019 from 5:00 p.m. to 8:00 p.m.

PUBLIC COMMENT:

Joshua Anderson, member of the Township Historical Commission, suggested that when the Board is discussing a report/policy/document, it be shown on the projection screen so members of the audience may follow along. Ms. Gleason noted that the entire meeting packet is posted on the Township's website should anyone wish to review the documents in advance of the meeting.

John Reilly, owner of property located at 601 E. Lincoln Highway, stated that he is not in favor of the proposed zoning amendment that would allow the Wawa/NVR Homes plans. He expressed concern about increased traffic and felt a commercial use would spoil the historic nature of the Ship Road/Lincoln Highway intersection. Ms. Gleason said the proposed amendment will be on the Board's April 10 agenda for discussion.

Ms. Santalucia welcomed visitors in the audience. Shrawani Samala and Nitya Enjamuri from Henderson High School and Widener University, who were in attendance for class projects, introduced themselves.

CONSENT:

Ms. Moll made a motion, seconded by Ms. Santalucia, to approve the Consent Agenda consisting of the following:

- Minutes of March 13, 2019
- Accounts Payable Warrant Report dated March 27, 2019
- Resolution 2019-15 Disposition of Media
- Sunshine Management Subdivision – Extension of Approval

Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

BUSINESS:

1. Motion to Authorize Advertisement of Curative Amendment Ordinance

Mr. Weller reviewed his March 22, 2019 Memorandum. On November 14, 2018, the Board invoked a municipal curative amendment directing Staff to review the existing sign regulations in Article XVII of the Township Zoning Ordinance, to determine what deficiencies may exist and to prepare draft language to cure any deficiencies found. Staff has worked with the Township Solicitor and Thomas Comitta Associates to prepare draft amendments to both Article XVII (sign regulations) and Article II (definitions).

Mr. Weller explained that the current regulations allow billboards along expressways in the I-2 General Industrial zoning district. While the Township maintains that billboards are therefore allowed along a portion of the US Route 30 bypass, it is unclear if this is pre-empted by a Commonwealth designation of a portion of the bypass as a scenic by-way. Therefore, as a precautionary measure, Staff is recommending that the regulations be amended to allow billboards in the O/L Zoning District along a portion of the US Route 202 expressway. Additionally, a new term, "visual communication technology," has been added and new regulations that will better address electronic signage as the technology continues to evolve.

Ms. Moll questioned whether a minimum of 400 feet separation from any residence will be sufficient. Mr. Weller then presented a map showing the impact on various sites. Ms. Moll requested that the minimum separation be increased to 425 feet.

Ms. Moll made a motion, seconded by Ms. Santalucia, to refer the draft text of the amendments to the Township Zoning Ordinance regarding the regulation of signs to the Township and County Planning Commissions for their review and comment as required by the Pennsylvania Municipalities Planning Code; and also to authorize placement of the legal notice advertising the public hearing for the amendments, with the change to nos. 4 and 5 of Section 325-95(I) increasing the distance between the billboard and any residential property from 400 feet to 425 feet. Ms. Santalucia called for public comment and there were none. The motion was approved 2-0.

2. Authorization to Advertise Bid: Paving Program

Mr. Otteni reviewed his March 20, 2019 Memorandum listing the seven Township roads in most need of paving.

Ms. Moll noted that several PennDOT roads were in need of paving and asked what the Township can do to see that this is done. Mr. Otteni suggested communicating with State legislators. John Reilly suggested that the Township contact Representative Tim Hennessey, Chairman of the House Transportation Committee, about the condition of the PennDOT roads, specifically the Boot Road and Pottstown Pike intersection.

Ms. Moll made a motion, seconded by Ms. Santalucia, to authorize advertisement for the 2019 Roadway Paving Program and placement on PennBid. Ms. Santalucia called for public comment. There being no further comment, the motion was approved 2-0.

3. Authorization to Advertise Bid: Custodial Contract

Ms. Gleason reviewed Denise Serino and Ed Culp's Memorandum dated March 22, 2019. She noted that the specs have been revised to address security issues.

Ms. Moll made a motion, seconded by Ms. Santalucia, to authorize advertisement for soliciting bids for custodial services and placement on PennBid. Ms. Santalucia called for public comment and there were none. The motion was approved 2-0.

4. March 2019 Financial Report

Ms. Heinrich presented the March 2019 Financial Report noting that any variances were a matter of timing. The Board had no questions, but thanked Ms. Heinrich for the new format of the report, noting that it is clear, concise, and easy to follow.

5. Staff Updates

Police Chief Catov reported that members of the Police Department participated in a "Coffee with a Cop" program on March 21 at Chadwell Apartments. The event was sponsored by the Chester County Library and provided an opportunity for the police to meet residents and talk informally about concerns. Topics discussed included the importance of locking cars and various types of scams (internet, phone, IRS) as well as traffic concerns. Chief Catov said the program received positive reaction from the residents and more sessions will be scheduled in the future.

Ms. Moll reported that she and Ms. Santalucia travelled to Harrisburg last week and met with the representatives of the Public Utility Commission to talk about pipeline safety and emergency response. She said she felt the Township would benefit from a table top exercise. She wants to be sure that the Township is prepared for any type of emergency that may arise. A table top exercise will be arranged with the Chester County Emergency Services.

Ms. Gleason advised that the report from Accufacts, the company hired by the Township to recommend pipeline safety regulations to be proposed to the PA Public Utility Commission, was just received and will be posted on the Township's website.

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Mr. Otteni provided an update on the need to replace two culverts under roads in Meadowbrook Manor. With Sunoco construction set to start soon in Meadowbrook Manor, he said a load analysis was done on the roads and culverts on Locust Lane and Valley Road. The analysis showed the bridges are deficient. The Township has begun monitoring for cracks and has initiated a design contract with consultants to conduct the survey, permitting, and final design for these two culverts. He noted that Sunoco has offered to pay for one of them and will speak to Sunoco about paying for both. Ms. Moll wants to make sure that concerns for school bus travel, children playing, narrow roads, etc. are all taken into account during Sunoco's work in the neighborhood. Mr. Otteni said Township staff, Police Department, and Sunoco's trucking supervisor will meet to address any conflicts. He also noted that Staff has asked Sunoco to consider limiting their work hours and carpooling their workers into the site in consideration of the Meadowbrook Manor residents.

ADJOURNMENT

The meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,



Mimi Gleason
Recording Secretary