

**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the Second March Meeting

March 28, 2018

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
Elizabeth Jones	-	Member
Mimi Gleason	-	Township Manager
Pam Gural-Bear	-	Assistant Township Manager
John Weller	-	Director of Planning and Zoning
Ted Otteni	-	Public Works Director
Joseph Catov	-	Police Chief
Vince Pompo	-	Solicitor

ANNOUNCEMENTS:

Sharika Advani, a student from Downingtown East High School, was in attendance for her Government and Economics class.

The Board met in executive session on March 24 and prior to the meeting this evening to discuss matters of litigation and personnel.

PUBLIC COMMENT

Joe Altimari complimented the Board on the Pipeline Question and Answer Session held on March 19, 2018, noting that it was well run and informative.

Sunoco Follow-up Resolution on State Legislation

Ms. Moll made a motion, seconded by Ms. Jones, to adopt Resolution 2018-17 urging the Governor and General Assembly to consider and ultimately enact state legislation to address pipeline siting and safety and the regulation of land agents. The Board directed that the Resolution be modified to explain further Senate Bill 835 regulating land agents. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

HEARINGS:

1. Hanover Exton Square – Conditional Use

This is a continuation of the hearing on the application of Hanover R.S. Limited Partnership for conditional use approval for construction of 342 apartment units in a six-story building at the northeast corner of N. Pottstown Pk. and the west entrance to the Exton Square shopping center. Denise Yarnoff was in attendance representing the Applicant.

Testimony was given and a record was taken by Elaine Parrish, Court Reporter. The hearing was continued to April 11, 2018.

2. Royal Paper Products- Conditional Use

The application of 422 Clover Mill, LLC is for conditional use approval for a 66,146 sq.ft. addition to an existing industrial building on Clover Mill Road. Conditional use review is required pursuant to §325-124.A of the West Whiteland Township Zoning Ordinance for the construction of more than 20,000 sq. ft. of non-residential floor area. The Applicant was represented by Alyson Zarro.

Testimony was given and a record was taken by Elaine Parrish, Court Reporter. The hearing was continued to April 25, 2018.

PLANS:

1. Mini Self-Storage – Final Land Development

The land development application of The McKee Group is for demolition of the former Malvern Institute building and construction of a self-storage facility with a management office located at 1464 Pottstown Pike. Gina Gerber was in attendance on behalf of the Applicant.

Ms. Gerber acknowledged that the Applicant was in agreement with the conditions of approval as outlined in John Weller's Memorandum dated March 23, 2018 with two modifications: the Applicant agreed to provide additional evergreen species, pursuant to comment #3 of the Theurkauf review dated March 20, 2018, therefore a waiver of §281-35.G(1)(b) was not needed; and pursuant to comment #2 in SSM review dated March 20, 2018, the Applicant requested a waiver from §281-32 to permit 6-inch curbing onsite.

Ms. Jones made a motion, seconded Ms. Moll, to approve the land development plan of The McKee Group for a self-storage facility at 1464 Pottstown Pike as depicted on the 24-sheet plan set prepared by Bohler Engineering dated January 31, 2018 and most recently revised March 13, 2018 and the two-sheet landscaping plan prepared by Glackin Thomas Panzak dated May 16, 2016 and most recently revised March 13, 2018, including the waivers and condition nos. 1-19 as outlined in John Weller's Memorandum dated March 23, 2018 with modification to condition #5 to read: "Pursuant to comment #3 of the Theurkauf review dated March 20, 2018, additional evergreens shall be added to the site element screen in lieu of identified deciduous trees, to be determined", and an additional comment to read: "Waiver of §281-32.C(6)(c) of the S/LDO to

allow curbs with a six-inch reveal, pursuant to comment #2 of the SSM Group review dated March 20, 2018. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

REGULAR BUSINESS:

1. Approval of March 14, 2018 Minutes

Ms. Jones made a motion, seconded by Ms. Moll, to approve the March 14, 2018 Minutes. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

2. Accounts Payable Warrant Report

Ms. Moll made a motion, seconded by Ms. Jones, to approve the March 28, 2018, Accounts Payable Warrant Report. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

3. Resolution 2018-16 Disposition of Media

Ms. Moll made a motion, seconded by Ms. Santalucia, to enact Resolution 2018-16, for the disposition of media and files. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

4. Approval of FedEx Ground Developer Agreements

Ms. Moll made a motion, seconded by Ms. Jones, to approve the Developer Agreement, Financial Security Agreement, Stormwater Management Facilities Maintenance Agreement, and Landscaping Restrictive Covenant pertaining to the land development plan approved on August 23, 2017 for the FedEx Ground facility at 442 Creamery Way; and to authorize the Township Manager to sign the said documents on behalf of the Township. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

NEW BUSINESS:

1. Authorization to Advertise Sewer Ordinance Amendment – Tapping Fees & Sewer Rental

Ms. Gleason reviewed her March 23, 2018 Memorandum with the Board.

Ms. Moll made a motion, seconded by Ms. Jones, to authorize advertisement of the sewer ordinance amendments for sewer rent and tapping fees. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

2. Resolution 2018-17 PA DCNR Grant for Exton Park Development

Ms. Jones made a motion, seconded by Ms. Moll, to approve Resolution 2018-17 authorizing a grant application to the PA Department of Conservation and Natural Resources' Keystone Community Conservation Partnership Program for Exton Park and designating the Township Manager as the official to sign all necessary documents. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

3. Financial Report for February 2018

The Board reviewed the Financial Report for February 2018.

ADJOURNMENT

The meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,



Mimi Gleason
Recording Secretary