



WEST WHITELAND TOWNSHIP BOARD OF SUPERVISORS

BUSINESS MEETING

Minutes of the First June Meeting

June 10, 2020

1. Call to Order

Chairman Rajesh Kumbhardare called to order the first June business meeting at 6:40 p.m. He reviewed the procedure and guidelines for the meeting being held via Zoom due to COVID-19 pandemic. The agenda and meeting packet are on the Township's website. Mr. Kumbhardare then reviewed the guidelines for the meeting which included the following

- We ask you to mute your device when you are not speaking to improve the sound quality for everyone else.
- There will be opportunities for public comment at the beginning of the meeting for general concerns. A 30-minute time frame will be allowed for all public comment. Residents are encouraged to e-mail with any questions not answered.
 - If you have a question or comment, please click the "raise your hand" feature in Zoom, which is available under the "more" menu on the participant tab.
 - If you have dialed in to this meeting by phone, you can press *9 to raise your hand to speak. When you are called upon, press *6 to unmute your phone, state your name and address and make your brief comment. Please remember to mute your phone by pressing *6 after your comment.
 - Please wait until you are recognized before speaking.
 - Preference will be given to Township residents, and all speakers are asked to keep a respectful tone.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia – Vice-Chairman
Joshua Anderson – Supervisor
Vince Pompo – Solicitor
Mimi Gleason – Township Manager
Pam Gural-Bear – Assistant Township Manager
Beth Jones – Finance Director
Joe Catov – Police Chief
Ted Otteni – Public Works Director
Ed Culp – Assistant Public Works Director
Caroline O'Connor – Public Works Coordinator
Mark Moses – Director of Codes
John Weller – Director of Planning & Zoning
Pat Layman – Minutes

ANNOUNCEMENTS:

The household hazardous waste drop-off scheduled for June 19 at the Coatesville Learning Center has been cancelled. The next drop-off is scheduled for August 29 at the Oxford School District administration building.

Property taxes are due June 30, 2020. For property owners who pay their taxes directly to West Whiteland Township, the discounted payment period for 2020 real estate tax was extended from April 30, 2020 to June 30, 2020.

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

PUBLIC COMMENT:

Annette Murray, 502 Winding Way, asked if PECO would be contacted should the Mariner East pipeline develop a pressure leak. Ms. Murray said it should be part of emergency response and added that generators that automatically turn on during a power outage should also be kept off. Mr. Otteni will check with Chester County Department of Emergency Services and Sunoco.

Libby Madarasz, 205 Locust Lane, questioned the role of Mr. Kumbhardare as a Township Supervisor inside the Township Building on Election Day. Ms. Gleason explained that because there are two precincts that vote at the Township Building, two separate areas are designated for poll workers from each precinct; one being stationed outside the building and the other stationed outside the main meeting room. Mr. Kumbhardare affirmed that he violated no rules or regulations and campaigned as he did for many years before becoming a Supervisor, but advised that if Ms. Madarasz had concerns, she should raise them with Chester County Voter Services.

Ginny Kerslake, 103 Shoen Road, wished to go on the record as waiting for an apology from Ms. Santalucia for her behavior on Election Day. She was joined in her request by residents Cheryl Wardle, Diane Salter and David Mano. Ms. Santalucia responded that an apology was issued on her Facebook page. There was discussion regarding the use of personal Facebook accounts used by elected officials.

David Mano advised of cracks on Shoen Road that he believes are becoming larger due to water erosion. Mr. Otteni will check the cracks.

CONSENT AGENDA:

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

- Minutes of May 27, 2020
- Accounts Payable Warrant Report
- Resolution 2020-25 Disposition of Media

A roll call vote was taken, and the motion was unanimously approved.

BUSINESS:

1. Appointment of Chief of Police

Mr. Kumbhardare made a motion, seconded by Mr. Anderson, to appoint Lee Benson as Chief of Police of West Whiteland Township. Mr. Kumbhardare called for public comment and there were none. A roll call vote was taken, and the motion was unanimously approved.

It was noted that The Honorable John R. Bailey administered the Oath of Office to Lee Benson prior to the meeting. The swearing-in took place outside due to COVID-19.

2. Overview of implementation of Act 209 Transportation Capital Improvements and discussion of other traffic congestion locations

Mr. Weller reviewed his Memorandum dated June 5, 2020 and explained that many of the projects on the 2015 Act 209 Plan have been completed and suggested an update be undertaken to address other traffic congestion areas within the Township. He estimated that a Scope of Work could be developed in the latter half of 2021 with work on the Plan beginning in 2022. Mr. Weller urged Board members and residents to begin thinking of intersections they feel should be considered for study.

3. Adoption of Sprinkler Ordinance

Mr. Moses reviewed his Memorandum dated June 5, 2020.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to adopt the ordinance amending the West Whiteland Township Building Code for residential fire sprinkler administration and enforcement. A roll call vote was taken, and the motion was unanimously approved.

4. Authorization to Advertise Parks Ordinance

Mr. Culp reviewed the June 5, 2020 Memorandum, noting that the Parks rules have not been revised since the early 1990's. The proposed ordinance will provide updates for flying and motorized vehicles and include a smoking prohibition that will make West Whiteland eligible to participate in the "Young Lungs at Play" program.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to authorize the advertisement of the amendment to the Township Parks and Recreation Areas Ordinance. A roll call vote was taken, and the motion was unanimously approved.

5. Approval of Primrose Daycare PennDOT Drainage Facilities Agreement

Mr. Otteni explained that when drainage structures such as curb inlets are constructed on State roads, PennDOT requires the Township or the developer to maintain them, so the Township collects a one-time fee from developers to pay for future repairs.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to authorize the Township Manager to sign the PennDOT Right-of-Way Stormwater Management Facilities Agreement with

DKR4, LLC, including the requirement for a lump sum contribution of \$10,000 for future maintenance. Mr. Kumbhardare called for public comment and there were none. A roll call vote was taken, and the motion was unanimously approved.

6. Resolution 2020-26 Authorization of Township Manager to sign Development and Financial Security Agreements and Authorization of Public Works Director to certify interim escrow releases

Ms. Gleason explained that conditions of approval for land development plans include a provision for the Township Manager to approve and execute standard land development agreements. If the agreements deviate from the standard document, then the Board of Supervisors must give approval. Previous Boards approved this procedure, but the proposed Resolution will give official approval from the current Board. In addition, the Township previously used third-party inspectors for even the smallest of projects thereby passing a higher cost onto the Applicants. Third-party inspectors still inspect major projects and any improvements that will be dedicated to the Township, but Staff now inspects smaller projects. As a professional engineer, Ted Otteni is qualified to certify interim escrow releases inspected by staff.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to enact Resolution 2020-26 authorizing the Township Manager to execute, endorse and deliver any and all standard land development agreements and to approve interim escrow releases and appoint the Director of Public Works as a second Township Engineer to certify interim escrow releases. Mr. Kumbhardare called for public comment. Mr. Moses reiterated that any improvements to be dedicated to the Township will be inspected by SSM with Staff inspecting only smaller projects. A roll call vote was taken, and the motion was unanimously approved.

7. Discussion about truck restrictions on Township roads

Mr. Otteni advised that the Township has regulations prohibiting trucks from traveling on certain roadways. Due to complaints received and degradation of roadways, Staff is suggesting the addition of Station Place (from Boot Road to King Road, and Creamery Way (from Campbell Boulevard to Whitford Road) as well as the extension of the existing limitation of Kirkland Avenue from Boot Road to King Road. Mr. Otteni said he will notify nearby residents and businesses of the proposed changes. The definition of "truck" is defined by PennDOT and will be specifically stated in the proposed ordinance.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to direct staff to initiate the process of amending Township Ordinance §300-16: Trucks prohibited on certain streets; exceptions. Mr. Kumbhardare called for public comment and there were none. A roll call vote was taken, and the motion was unanimously approved.

8. Township Commission Updates from Board Liaisons

Mr. Anderson reported that the Historical Commission reviewed the plans for a Wawa convenience store at the former Entemann's site and residential single family and townhome units along Lincoln Highway. The residential plan was recommended for conditional use approval by a 3-2 vote with opposing members citing density concerns. The commercial plan was

unanimously recommended for approval but with conditions that the architecture, lighting, and signage all be sympathetic to the many historic resources in the immediate area.

Mr. Kumbhardare reported that the Planning Commission reviewed the same two plans. Noise impacts on the proposed townhomes from adjoining businesses were discussed, as well as accommodations made to buffer St. Mary's Chapel from the development. No action was taken by the Planning Commission on either plan.

Appointment of Special Legal Counsel

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to appoint Dwight Yoder of the firm Gible, Kraybill & Hess LLP as special legal counsel to represent the Planning Commission in the pending Application of PREIT SERVICES LLC for conditional use approval, and as part of the representation of the Planning Commission to authorize the Township staff to work with special counsel and the Planning Commission to review the conditional use application and prepare for the conditional use hearings. Mr. Kumbhardare called for public comment and there were none. A roll call vote was taken, and the motion was unanimously approved.

9. Staff Updates

Ms. Gleason and the Board of Supervisors thanked retiring Chief Joe Catov for his 42 years of service to the Township. As a show of appreciation for his dedication and hard work over the years, the Board of Supervisors will be renaming Boot Road Park in honor of Chief Catov. The Chief thanked the Board and said that while he will miss the Township, he is looking forward to retirement. Chief Catov will remain on duty for the next few days to aid in the transition to Chief Benson.

Ms. Gleason introduced Caroline O'Conner, the new Public Works Coordinator, who was attending her first West Whiteland Supervisors meeting.

Ms. Gleason announced that Chester County has given the okay for teams to start practices in the parks. With the short notice, Staff will begin prepping the playing fields. Ms. Gleason asked that reservations for Township meeting rooms continue to be curtailed at this time to keep Staff and the public safe, and the Board concurred. Ms. O'Connor asked if the same would apply to reservations for Boot Road Park House. The Board agreed that no reservations should be accepted for the house, as Uwchlan Ambulance continues to keep an ambulance there.

ADJOURNMENT

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

Respectfully submitted,



Mimi Gleason
Recording Secretary