



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the First June Meeting

June 13, 2018

1. Call to Order

Chairwoman Theresa Santalucia called to order the first June 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	-	Planning & Zoning Director
Justin Smiley	-	Township Planner
Mark Moses	-	Codes Director
Amy Heinrich	-	Finance Director
Ted Otteni	-	Public Works Director
Joseph Catov	-	Police Chief
Vince Pompo	-	Solicitor

Swearing-in of New Police Officers

The Board of Supervisors welcomed Officers Reinaldo Melendez, II and Anthony DeLuise to the West Whiteland Police force. Officer Melendez is a graduate of the Montgomery County Community College Police Academy and previously worked as a full-time police officer with the City of Reading.

Officer DeLuise is a graduate of Albright College and graduated from the Delaware County Community College Municipal Police Academy in June 2008. He previously served as Detective/Corporal for the Upland Borough Police Department.

The Honorable John R. Bailey administered the Oath of Office to Reinaldo Melendez, II and Anthony DeLuise.

ANNOUNCEMENTS:

There will be a Blood Drive on Friday, June 22, from 1:00 p.m. – 6:00 p.m. in the main meeting room of the Township building.

The next summer concert is scheduled for June 24, 6:30 p.m. in Miller Park with music by Deja Blue.

Ms. Santalucia announced that the Board met in executive session prior to tonight's meeting to discuss matters of personnel, litigation, and real estate.

PUBLIC COMMENT:

A resident reported that the glare from the new street light at the intersection of King Road and Phoenixville Pike shines into his home. Mr. Otteni said he would look into the matter for resolution.

A complaint was received regarding the stormwater basins at the Dante's Run development not retaining water, resulting in water streaming across Burke Road. Staff will look into the matter and follow up with the builder.

In addition, the resident expressed concern about speeding on Burke Road and frustration about increasing truck traffic despite the presence of "no trucks" signs. Staff will evaluate whether additional signs are needed, inform traffic apps such as Google and Waze to add "no truck traffic" for this road and further evaluate for traffic calming measures to slow speeding vehicles.

A resident voiced concern about increased traffic backing up on Whitford Road north of Route 30, made worse by the new left turn lane from Whitford Road into the new extension of Waterloo Boulevard. Mr. Otteni noted that the new extension of Waterloo Boulevard is not open yet, which may be contributing to this backup. He will look into the matter to see what, if anything, can be done prior to the opening of that road by the builder to mitigate the backup.

Another resident complained about truck traffic on Boot Road and recommended changes to the 30 bypass to provide trucks with an alternative.

HEARINGS:

1. West Whiteland Inn – Conditional Use

This was a continuation of the hearing on the application of Sherry McVickar, LLC, to amend the existing conditional use approval to allow the ground level of the historic stable (site #227) to be adaptively re-used as a business office rather than the previously-approved art gallery. A Decision and Order marked "Solicitor Draft 05-25-18" was reviewed by the Applicant and the Board of Supervisors and found to be acceptable as drafted.

A record was taken by Elaine Parrish, Court Reporter.

Ms. Moll made a motion, seconded by Ms. Jones, to approve the Decision and Order regarding the conditional use application of Sherry McVickar, LLC, to allow the adaptive re-use of the historic structure at 609 W. Lincoln Highway as a business office with an accessory apartment. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

2. Crown Castle – Conditional Use

This was a continuation of the hearing on the application of Crown Castle NG East, LLC, for erection of a wooden pole to accommodate a distributed antenna system node, which is a type of wireless communication facility. A Decision and Order marked "Solicitor Draft 05-25-18" was reviewed by the Applicant and the Board of Supervisors and found to be acceptable as drafted.

A record was taken by Elaine Parrish, Court Reporter.

Ms. Jones made a motion, seconded by Ms. Moll, to approve the Decision and Order regarding the conditional use application of Crown Castle NG East, LLC, to allow the placement of a tower-based wireless communication facility within the right-of-way of Lincoln Highway at 101 Arrandale Boulevard. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

CONSENT:

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

- Approval of May 23, 2018 Minutes
- Accounts Payable Warrant Report
- Resolution 2018-26 Disposition of Media
- Approval of Maintenance Escrow Closeout for Clover Mill Road Improvements

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

NEW BUSINESS:

1. Development by Design: Managing Development with Land Use and Transportation Planning

Director of Planning John Weller and Township Planner Justin Smiley gave a presentation on the Township's approach to managing development growth. A regional perspective was given noting the population and job growth expected in Chester County over the coming decades. Exton is a major commercial hub in Chester County and as such will experience a proportionate share of that growth. Even if the Township saw no new development, traffic volume would increase on the highways in West Whiteland because of the development increase in surrounding communities. By planning for growth, the Township will benefit from road and trail improvements as part of new development, as well as increasing economic vitality around the Exton Crossroads. Mr. Weller provided an overview of what the Township has been doing to prepare for increased redevelopment which has included ordinance updates, a more efficient plan review process for plans in compliance with Township regulations, and transportation improvements implemented as a result of development. Recently completed planning efforts include the Pottstown Pike Congestion Mitigation Feasibility Study and work on the Pedestrian and Bicycle Circulation plan.

2. Reclassification of Historical Structure (Site 302)

Mr. Weller reviewed his June 8, 2018 Memorandum and explained that the Historical Commission found evidence that the Malvern Federal Bank building located at 109 N. Pottstown Pike was erroneously designated a Class II resource, when in fact it should properly be a Class I resource eligible for the National Register.

Ms. Jones made a motion, seconded by Ms. Moll to change Historic Site #302, the Malvern Federal Bank building at 109 N. Pottstown Pike, from a Class II site to a Class I site, eligible for the National Register of Historic Places. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

3. Authorization to Advertise Ordinance Amendment – Debt Collection

Ms. Gleason explained that the proposed ordinance amendment would make regulations for collection of past due fees consistent with the recently adopted sewer rental ordinance, which allows for the due dates for sewer fees to be set by resolution of the Board of Supervisors. The period during which a penalty may apply begins following the due date.

Ms. Moll made a motion, seconded by Ms. Jones, to authorize advertisement of an ordinance amending Chapter 33 of the West Whiteland Township Code. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

4. Award of Road Work Bid

Ms. Moll made a motion, seconded by Ms. Jones, to award the 2018 Roadwork Contract to the low bidder, DiRocco Bros., Inc. in the amount of \$250,806.50 pending review of references and document submittals. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

5. Authorization to Rebid Construction of Islands along Sunrise Boulevard

Ms. Moll made a motion, seconded by Ms. Jones, to acknowledge submission of no bids at the bid opening on June 8, 2018, and authorize the re-advertisement for the construction of four traffic calming islands along Sunrise Boulevard. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

6. Grant Application – PA Department of Environmental Protection

Mr. Otteni explained that the State has created a new grant program funded by the penalty imposed on Sunoco Pipeline, LLP for permit violations. Grant dollars will be awarded for projects that reduce or minimize pollution, improve water quality, and protect clean water. The grant will not require an application fee or a match. Staff recommended submitting a grant application to modify several existing stormwater basins in Swedesford Chase by removing the low flow concrete channels and replacing them with reinforced grass lined channels to reduce sediment loads in the receiving water and slow the rate at which water reaches these streams.

Board of Supervisors
Minutes of First June Business Meeting
June 13, 2018

Ms. Jones made a motion, seconded by Ms. Moll, to direct Staff to submit a DEP Water Quality Improvement Grant for the modification of stormwater basins. Ms. Santalucia called for public comment and there were none. The motion was unanimously approved.

ADJOURNMENT

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

Respectfully submitted,



Mimi Gleason
Recording Secretary