



EAST WHITE LAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

February 12, 2020

Agenda

Action Meeting – 7pm

(Revised 2/10/2020)

When addressing the Board of Supervisors, please come to the podium and state your name and address before making comments. To accurately obtain the name and contact information for individuals who wish to address the Board, there will be a sign up sheet available at the door and at the podium. As a courtesy to all, audience members are not permitted to shout out comments during testimony or Board deliberation. Such comments will not be included as part of the public record.

Any attendee desiring to present information such as a PowerPoint presentation or photos using the Township's system must provide their information device to the Township on the Friday before the Board meeting. This is a precautionary move to protect our network from unintended viruses and to review the legality of the content.

When a high turnout is expected, we will limit resident comments to a maximum of 3 minutes each so that all residents can be assured an opportunity to speak in a reasonable time frame.

Any attendee desiring to video or audio record the Township meeting must announce that they will be recording at the beginning of the Board meeting for the privacy and awareness of citizens in attendance.

1. Action Meeting (SL):

- a) Call to Order by Chair
- b) Pledge of Allegiance

2. Board Briefings (SL):

- a) Executive Session(s) was held on February 12 (to discuss real estate, personnel and legal matters) (SL)

3. Public Hearings (JM):

- a) [CU-01-2020](#) – Conditional Use Application for Disturbance of Steep Slopes by WaterWalk Hotel at 85 Matthews Road. Applicant proposes to install driveway, parking lot, and stormwater management in areas of steep slopes.
- b) [CU-03-2020](#) – Conditional Use for Alternative Node Location for “Distributed Antenna System” by Crown Castle at 16 Moores Road. Applicant proposes to modify location of previously approved antenna.

4. Board Motions & Resolutions (Consider Board Action):

- a) Consider Volunteer Appointment to Pension & OPEB Board of Trustees - John Tomson
- b) Consider Motion to Advertise

- i. Bids for Gunkle Mill Wheel Construction (ZB & DB)
 - ii. Chapter 189 – Vehicles and Traffic (Format Changes) (CY)
- c) Consider Motion to Award (WS)
 - i. None
- d) Consider Approval of Two Proposals for Preparation of Phase 2 Investigation Reports for Balderston and Springridge Properties (\$X,XXX) (SB)
- e) Consider Approval to Provide Construction Assistance to Where Angels Play for Memorial Playground in Down East Park (SB)
- f) Approve Actuarial Valuations as of January 1, 2019 for our Pension Plans (Police, Fire & AFSCME) (CK)
- g) Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose (TL):
 - i. Appeal No. [2020-03](#): Application of Linden Hall/Montessori Kids Universe of Malvern, for a Special Exception from Section 200-30 & 32 to Permit a Nursery School/Daycare in the Renovated Historic Structure at 433 Lancaster Avenue and within the VMX (Village Mixed Use) Zoning District.
 - ii. Appeal No. [2020-04](#): Application of Oakwood WaterWalk Hotel c/o WaterWalk Redevelopment Services, LLC for a Variance from Section 200-57.C. & D. to Allow Disturbance of Very Steep Slopes for Curbing, Paving, Driveway, Parking, and Landscaping. The property is located at 85 Matthews Road and within the ROC/R (Regionally Oriented Commercial/Residential) Zoning District.
 - iii. Appeal No. [2020-05](#): Application of Mario Tufano for a Variance from Section 200-20 & 25 Table 2, to Allow 429 square feet of Impervious Coverage over the Allowable. The property is located at 732 Stonecliffe Road and within the RMH (Medium High Density Residential) Zoning District.
- h) Discuss Milton Property Buffer Request (SB)

5. Planning & Development (ZB):

- a) Consider Extension of Time in order to Render a Decision on the Following Applications:
 - i. Bishop Tube Redevelopment – Preliminary Subdivision & Land Development through July 31, 2020
 - ii. WaterWalk Hotel – Preliminary/Final/Master Plan through April 8, 2020
- b) Consider Authorization to Advertise & Schedule a Public Hearing:
 - i. **Off-Premises Signs Amendment (Zoning Ordinance)**
- c) Consider Final Release of Financial Security/Escrow Funds for the Following Developments:
 - i. Aldi Grocery Store (5 Matthews Road)
- d) Consider Authorization of Waiver from Stormwater Management Ordinance:
 - i. Single Family Home (4 Charles Street)

6. Public Comment: General (for items not specifically listed on the Agenda)

7. Consent Agenda (Consider Board Action):

- a) Approve Meeting Minutes from January 15, 2020. January 29, 2020 full details of this are contained with the transcript prepared by a court reporter. The transcript is available to view at the Township building. (DW)
- b) Accept Treasurer's Report (CK): As of December 31, 2019
- c) Ratify Payment of Bills (CK): \$1,324,565.00 (January 2020)
- d) Ratify Conditional Job Offer to Monique Williams for Communication Coordinator, effective January 21, 2020 (JN)
- e) Ratify Promotion of Joseph Miles to Administrative Police Secretary, effective January 27, 2020 (CY)
- f) Ratify 2020 Fee Schedule with 2020 Rates for Pennoni (JN)
- g) Approve Chester County Parks and Open Space Preservation Department Grant Resolution for Bacton Hill Park Construction (SB)
- h) Approve 2020 Friends of Summer Stage Contribution (\$10,000) (SB)
- i) Approve Beer Garden, Waiver of No Alcohol Policy and Indemnification Agreement for Locust Lane for Summer Concert Series (SB)
- j) Approve Removal of Playground Slide at Birch Road Park (WS)
- k) Approve DCNR Grant Signature Resolution for Bacton Hill Park Construction (SB)

8. Other Business (SL)

9. Meeting Adjournment

Public Meetings: 2020

Pension Board of Trustees

February 19, at 4:30pm

Historical Commission

February 19, at 7:30pm

Zoning Hearing Board

February 24, at 7:15pm

Park & Recreation Committee

February 25, at 7:00pm

Planning Commission – Relocated to the Firehouse

February 26, at 7:00pm

Continued Conditional Use Hearing

February 26, at 7:00pm

Open Space Plan Public Advisory Committee

March 4, at 7:00pm

Environmental Advisory Council

March 6, at 7:30pm

Board of Supervisors

March 11, at 7:00pm

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