



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

July 10, 2019

Agenda

Action Meeting – 7pm

(Revised 7/9/2019)

When addressing the Board of Supervisors, please state your name and address before making comments. As a courtesy to all, comments made from the audience during testimony or Board deliberation are not permitted and are not included as part of the public record. Public speakers are encouraged to summarize their comments and limit presentation to three minutes per item. The Board requests that the audience silence their cell phones at the beginning of the meeting.

1. Action Meeting (SD):

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

2. Board Briefings (SD):

The applicant has requested this be removed from the Agenda for tonight.

- a) ~~Presentation by Developer (Jason Dempsey – DP Whiteland, LLC) and Recap by Staff of Planning Commission meeting regarding potential redevelopment of the Knickerbocker Tract. This presentation is for information and discussion only. There is no formal application pending before the Township at this time.~~

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

- a) Swear in New Police Officers (CY)
 - i. Full Time – Kevin Slider
 - ii. Part Time – Cody Davis
- b) East Whiteland Township has been awarded a Technical Evaluation Grant (TEG) pursuant Hazardous Sites Cleanup Act (HSCA). The TEG provides up to \$50,000 for conducting an independent technical evaluation of a proposed remedial response at a HSCA site. Consider Township Environmental Advisory Committee recommendation for hiring of TEG consultant to review DEP remedial action plan (SB).
- c) Motion to Advertise (WS):
 - i. Church Road Sewer Extension through the Chester Valley Golf Club Property
- d) Consider Motion to Award or Reject (WS):

- i. Valley Creek Park Tennis Court Improvement Project (Bids due July 3rd)
 - 1 – BID - SPort Court of PA LLC - \$68,343
- ii. Down East Park Basketball Court and Valley Creek Park Paving Improvements (Bids due July 3rd)
 - 1 – BID – Gessler Construction - \$91,710
- e) Consider acceptance of developer proposal to construct a portion of the Patriots Path in Valley Creek Park (SB)
- f) Consider Sending Township Solicitor to Zoning Hearing Board to Support / Oppose (SB):
 - i. Appeal No. 2019-7: Application of The Lamar Companies for a variance from Section 200-85.E of the Township Zoning Ordinance (“Ordinance”), to permit the installation of a 300 square foot double faced digital off-premises sign on a lot with an existing principal use (or other relief as necessary) within the O/BP District.
 - ii. Appeal No. 2019-11: Application of Mystic Financial II, LLC for a variance pursuant to Ordinance Section 200-19, Attachment, to permit the construction of a daycare facility in a residential district on the property located at 1 Mill Lane, Malvern, PA within the R-1 – Low Density Residential District.
 - iii. Appeal No. 2019-12: Application of Planebrook Partners, LLC for a variance from Ordinance Section 200-21 to permit the construction of a two-story daycare facility with associated stormwater management and parking, on the property owned by Andrew M. Bartholomew, II and William B. Bartholomew located at 105 Church Road, Malvern, PA within the R-1 – Low Density Residential District.

4. Public Hearings (JW):

- a) [2019-10-CU](#) for 400 Three Tun Road – Conditional Use

5. Planning & Development (ZB):

- a) Consider Rendering a Decision for the Following:
 - i. [2019-07-CU](#) for “Frame Avenue Apartment” – Conditional Use
- b) Consider Motion to Authorize Solicitor to Draft Resolution for the following:
 - i. [2018-13-LD](#) for “Old Orchard Mobile Home Expansion” – Preliminary / Final Land Development
 - ii. [2019-12-LD](#) for “Vanguard Malvern West Expansion” – Amended Final Land Development
- c) Consider of Extensions of Approval Vesting period for the following Subdivision & Land Development Applications:
 - i. Aegon Office Buildings at 20 Moores Road – extension through March 18, 2023
- d) Consider Motion to Advertise the following Zoning Ordinance [Amendments](#):
 - i. New Definition Medical Office & Medical-Related Uses, add as a permitted use in the FC District
 - ii. New Definition of In-Law Suite with Corresponding Guidelines
 - iii. Streets and Bicycle & Pedestrian Facilities

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

7. Consent Agenda (Consider Board Action):

- a) Approve Meeting Minutes from June 5th (Joint Meeting with East Goshen) and June 12th (DW)
- b) Acceptance of the Treasurer's Report (CK): As of May 31, 2019
- c) Ratify Payment of Bills (CK): \$952,291.34 (June 2019)
- d) Approve One Year Extension to August 1, 2020 ARRO contract for Wastewater Facilities Operation & Maintenance Service to Malvern Hunt Spray Irrigation System (\$3,900 per month) (WS)
- e) Approve **IN Great Valley** magazine subscription to a minimum of two pages each quarter, or \$2,400 annually, with the ability to accommodate more pages at \$300 for each page if the Township has content.
- f) Approve Equipment (Vehicles & Computers) Disposition (CY & CK)
- g) Approve Final Release of Escrow for the following Developments:
 - i. JMP Brennan Boulevard (ZB)
- h) Consider Amendments to the Township Fee Schedule (SB)
 - i. Remove Sketch Plan Application Fee
 - ii. Fee for additional Department of Code and Life Safety – Code Division Services

8. Announcements:

- a) Executive Session(s) were held on July 10 at 5:00pm (to discuss personnel, real estate and legal matters).

9. Other Business (SD)

10. Meeting Adjournment

Public Meetings:

Historical Commission

Canceled July 3, 2019 at 7:30pm

Environmental Advisory Council

July 11, 2019 at 7:30pm

Park & Recreation Committee

July 23, 2019 at 7:00pm

Planning Commission

July 24, 2019 at 7:00pm

Zoning Hearing Board

July 22, 2019 at 7:15pm

Open Space Plan Public Advisory Committee

August 6, 2019 at 7:00pm

Board of Supervisors

August 14, 2019 at 7:00pm

Pension

DRAFT