

BOARD OF SUPERVISORS EAST WHITELAND TOWNSHIP

January 10, 2018

Minutes

Board members in attendance: Sue Drummond; Chair, William Holmes; Vice Chair, and Scott Lambert, member.
Staff in attendance: John Nagel, Township Manager; Scott Greenly, Planning Director; William Steele, Public Works Director; Cathy Kleponis, Finance Director; Steve Brown, Zoning Officer; Donna Wikert, Asst. to the Township Manager; Joseph McGrory, Solicitor; Chris Yeager, Deputy Chief.

Ms. Drummond opened the meeting at 7 p.m. with the Pledge of Allegiance.

Public Comment

Ms Drummond announced, East Whiteland Township will present a Workshop on Land Development, Subdivision and Zoning on Wednesday January 17 at 4pm at the Township Building. All residents of East Whiteland are welcome.

Ms. Chris Visco, President of TerraVida Holistic Centers a Medical Marijuana Dispensary at 249 Planebrook Road came and introduced herself and opened the floor for questions from the audience.

Mr. Lambert asked what kind of training would be available for Police and EMT? Ms. Visco explained as soon as the finalized security plans are complete they intend to meet with Law Enforcement officials to walk thru the entire plan with them, once the site is complete we will also invite them in to the dispensary. We are the most highly regulated state in the country, so our security protocol is extreme, we will have camera surrounding the entire site with full view, security alarm systems and panic buttons. When you enter there will be a man lock, no one can just walk into the facility. There will be a receptionist that will check there state ID, medical marijuana card, to ensure they belong in the building. Once they show proper ID, they will be buzzed into the building. Prior to opening we will invite you to tour the facility. We will also have an Open House for the community as well. Several questions came from the audience one, what kind of certifications do you need to work there? Ms. Visco replied, the only certifications that are required are, they must have a Pharmacist, Nurse Practitioner or Physician Assistant they are the only official certifications. We will also be hiring, Receptionists, Management, Administration positions, and we believe in hiring from the community. No more questions.

A resident had a few questions and comments about the \$50,000 technical evaluation grant. They wanted to know why it is taking so long to hear anything from the DEP, since they reviewed the letter in October. Mr. Brown said he has not heard anything from the DEP until this past week. The resident is appalled on the lack of communication not on the part of the Township but the DEP. She also is suggesting the Township reach out to the Delaware River Keepers, Maya Van Rosen, Maya has offered her services and made suggestion to the Board of Supervisor before. Ms. Drummond thanked her for the offer and that they will keep that in mind.

Reports and Communications from Boards and Commissions:

East Whiteland Volunteer Fire Association – President & Chief DMarco, gave his report, the firehouse responded to 86 EMS and 52 Fire call for a total of 138. In 2017 they responded to 1185 EMS and 433 Fire calls for a total of 1618.

Steve Brown discussed proposed schedule for the Swanenburg Park naming contest. We will use Social media to let everyone know the rules for the contest.

Board Motions & Resolutions (Consider Board Action)

Bishop Tube - Consider extension of time for the Board to render a decision for Bishop Tube Preliminary Plans until April 12, 2018. Mr. Greenly explained this is just another extension that will take the developer to April 12, to submit plans. It is normal procedure.

Comments and Questions came from the audience, when are we going to stop giving extensions, when is enough enough? How long do we keep extending? Another resident asked the same question, why? Mr. McGory answered this question, it is important

to treat this developer like every other developer, this is all part of the procedure. Another question was if the developer submits plans before April, would the township look at it then? Ms. Drummond said yes.

Mr. Holmes made a motion to extend the time for the board to render a decision, to April 12th 2018, Mr. Lambert seconded, motion was approved 3-0.

Consider Notifying Great Valley School District and Neighboring Municipalities of East Whiteland Township's Intent to Increase the Earned Income Tax Rate.

Mr. Nagel, gave a brief overview of what needs to be done, this would be for 2019 not 2018, we are considering increase from .5 up to 1 percent. We have a 5 year financial study plan in effect at this time and have had discussion with the school board. This is a statutory obligation.

Mr. Lambert made motion to accept. Mr. Holmes seconded, motion approved 3-0.

Accepted Resignation of Scott Greenly, Planning & Development Director.

Mr. Greenly, thanked everyone for the opportunity and experience.

Mr. Holmes made motion to accept, Mr. Lambert seconded, motion approved 3-0.

Accept Retirement of John (Jake) Jakielaszek, Public Works Employee. Mr. Steele thanked Jake for all his work and service.

Mr. Lambert made motion to accept. Mr. Holmes seconded, motion approved 3-0.

Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose:

64 Sproul Road – application of W. Allaire for a variance to permit a 3- unit apartment building in the R-2 District.

Ms Drummond doesn't think this is needed, its pretty straight forward.

Tax parcels 42-3-130 and 42-3-128, Swedesford Road west of South Bacton Hill Road – application of Whiteland Holdings, LP for multiple variances to allow the construction of a data center in the INS- CCRC District.

Mr. McGory had a comment, he recommends being sent to this hearing to support this application, this developer recently at their expense put in a million dollar sewer line that the township otherwise would have had to put in. We have been working with this developer for a long time on how to reuse this property. It was contaminated and has been remediated. It is a great use of this parcel and a great asset to the community. Sending me in support should help this process and make it more likely to be approved.

Mr. Hesson from the zoning board asked if it would be easier to just re zone. Mr. McGory doesn't feel that would help, we want to make sure what they are representing is what we really get.

Mr. Lambert made motion to send the solicitor, Mr. Holmes seconded. Motion approved 3-0.

Resolution 11-2018 KeyBank to add Scott Lambert to accounts.

Mr. Holmes made motion to approve. Ms. Drummond seconded. Motion approved 3-0

Plans:

Consider having the Solicitor draft resolutions for consideration at the February meeting for the following developments.

260 Morehall Road: Amended Resolution Increase building size 561sf. - Final/Final Land Development Plan: Amendment to a previously approved plan proposing two separate restaurant pads for a total of approximately 7,400 sf. The property is zoned O/BPS and is located on approximately 2.8 acres.

Mr. Holmes made motion to approve the amended resolution. Mr. Lambert, seconded. Motion approved 3-0.

473 Conestoga Road subdivision plan: Proposing the subdivision of one lot into 3 single family lots and the preservation of a historic structure. Property is located at 473 Conestoga Road, is zoned R-1 single family residential and is approximately 2.76 acres in size.

Jack Robinson gave brief presentation on 473 Conestoga, his client already went before the Planning Commission in December.

Mr. Lambert made motion to draft resolution. Mr. Holmes seconded, motion approved 3-0.

7 Frame Avenue Subdivision Plan: Proposed minor subdivision plan dividing one single family lot into 2 single family lots. The property is located at 7 Frame Avenue, is zoned VMX Village Mixed Use and is approximately 1.4 acres in size.

Mr. Kelly gave a brief overview on 7 Frame Ave. , stating they received a clean letter from Arro November 30, 2017 and that they already went in front of the Planning Commission in December.

Mr. Holmes made motion to draft resolution. Mr. Holmes seconded, motion approved 3-0.

20 Moores Road Building 4&5 Plan Amendment: Proposed plan amendment subdividing Unit 2, which contains a 4,600 office building and a single family detached dwelling, into 2 lots. Lot 2A would house the training center and reserved parking required for the training center, while lot 2B would contain the single family residence. The property is zoned PO Professional Office and is approximately 2.2 acres in size.

Ms. Zarro, gave a brief overview on property it is a plan amendment to eliminate the parking, AEGON would like to sell as single family home. They received a clean letter from Arro, and went before the Planning Commission with approval.

Mr. Lambert made motion to draft resolution. Mr. Holmes seconded, motion approved 3-0.

Consent Agenda

Approval of the Meeting Minutes from January 2, 2018

Ratify Proposal from All Covered for Cabling Project for \$6,890

Ratify Proposal from Applied Video Technology for Wireless Microphone for \$1,187 – Ms. Drummond felt we are doing just fine with 1 microphone and would like to take this off the Consent Agenda

Consider extension of time for the Board to render a decision for the following projects, 473 Conestoga Road subdivision plan until February 15, 2018.

Liberty GVCC Preliminary Plan Phase 1 and 2.

Approve final release of financial security escrow for Brandywine Realty Trust (Phase 1 of LCOR)

Lease Renewal for 361 Morehall Rd (Valley Creek Park House)

Mr. Holmes made motion to approval consent agenda minus the Wireless Microphone for \$1,187.

Mr. Lambert seconded, motion approved 3-0.

Reports and Communications from Township Staff:

Deputy Chief Yeager, Thanked Public Works for doing such a great job plowing and salting the roads.

Mr. Steele, Public Works updated the Deer Run Pump station generator is completed. The RFP for the design of our 2 sewer projects are still being reviewed. Mr. Lambert asked if the Public works department incur overtime. Mr. Steele said yes, they occurred on nights and weekends.

Mr. Brown, updated the board on an email about 34 Birch Rd., this property created a lot of concern for the neighbors in the past. The township was involved and helped get the property cleaned up a while back. There are a few property maintenance violations that he has reached out to the property owner about.

The trailer on route 30 was sent a second set of violations, if he receives these back in the mail, he will contact the solicitor's office and hopefully they will be able to remove at that time.

Cathy Kleponis, gave numbers for year to date, November 30th, these are the 2 operating funds, General and Sewer, and these key accounts meet or exceed the budget. Real Estate taxes are over 100% of budget and transfer tax is 14% higher than budget as of November 30th. EIC as of November year to date is at 88% of 5.3 mill budget. 2017 we are projecting revenue of 5.7 mill, and the way the receipts come to the township they are due within 30 days after tax collection a significant amount of the quarter for EIC tax revenue will come in Jan. and Feb. Local services is at \$985,000, 81.5% of budget and we are on track to meet or slightly exceed. Inner Government Revenue we received our State Aid for Pension and Fire relief. \$380,000 State Aid, department earnings on track 1.22 mill yr. to date. Health insurance 88% of total budget, sewer rent 5% over budget, closing year Audit week of 2/19/18

Ratification of the Payment of Bills:

Mr. Holmes made motion to ratify the payment of bills for December. Mr. Lambert seconded, motion approved 3-0.

Announcements:

Executive Sessions were held on December 20 at 3pm and on January 2 at 6pm.

If you're interested in receiving our monthly E-newsletter, you can sign up by visiting www.eastwhiteland.org and clicking on the "E-Newsletter" button on the left hand side.

Meeting adjourned -