



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

March 9, 2022

Agenda (version 4)

Action Meeting – 7pm

Hybrid Meeting via Zoom – Attendance Instructions will be on Website on March 9, at Noon

(Scott Lambert Will Be Remote)

1. Action Meeting (SL):

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

2. Board Briefings (SL):

- a) Executive Session(s) were held on March 9 at 4pm (legal, personnel and real estate)
- b) Accept Retirement Notice from Township Solicitor Joe McGrory
- c) Moment of Silence for Ukraine
- d) Adopt Public Meeting Rules
- e) Workshop Session of the Board of Supervisors on March 16, 2022 at 7pm (Confirmed) to Discuss Residential Zoning Considerations for the Route 30 Corridor
- f) Sewer System Sale – Briefing PAPUC Docket No. A-2021-3026132 Application of Aqua Pennsylvania Wastewater, Inc. - East Whiteland Township. Public Input Hearing before Judge Marta Guhl to be held on Tuesday, March 22, 2022 and Evidentiary Hearing be held on Thursday, March 31, 2022 and Friday, April 1, 2022 (JN)
- g) Campus Master Plan – Timeline (JN)

3. Public Hearings (SA & BK): None

CU-03-2022 for Great Valley School District Outdoor Recreation – [Conditional Use Application](#) to allow both passive and active recreation facilities in a residential zoning district. The plan proposes outdoor play areas, relocated garden/greenhouse facilities, and a multi-use recreational trail adjacent to the existing KD Markley Elementary School and proposed 5/6th Grade Center. The property, located at 348 Swedesford Road, is within the R-1 (Residential) Zoning District.

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

- a) Ratify Proposal from Delta Development for Lobbying & Grant Administration Services for Acquiring Federal & State Funding for Infrastructure Projects (SL)
- b) Discuss Use of Automated License Plate Readers for Police Department (CY)
- c) Discuss Solutions for Heating, Ventilation & Air Conditioning Improvements to Municipal Building (JN)
- d) Authorize Priority Stormwater Management Projects for ARRO to Provide Design Proposals (SB)
- e) Approve Agility & Writing Testing for Firefighter & Emergency Medical Technician Candidates from Bucks County Community College (Doylestown Campus) for \$3,500 (GL)
- f) Authorize ARRO's to begin Design, Permitting, Plans and bidding services for the Island Beautification at Rt 29 and Rt 30. (\$15,000)". (JNeild)
- g) Authorize ARRO to Begin Design, Permitting, Plans & Construction Manual for the Warren Avenue Culvert Replacement Project (\$30,000 for 2022; Bidding & Construction Services \$10,000 for 2023) (JNeild)
- h) Revoke the Purchase of Two (2) 2022 Dodge Durango Police Vehicles from New Holland (\$39,413 Each, Plus Upfit. (CY)
- i) Approve Purchase of Two 2022 Chevrolet Tahoe Police Vehicles from GM Whitmoyer Auto Group (\$42,000 Each, Plus Upfit) (CY)

Motion to Award: None

6. Motion to Advertise:

- a. Consider Rescheduling April 13 Regular Board Meeting to Tuesday April 5
- b. Municibid – Sale of 2012 Ford Escape
- c. Park, Recreation & Open Space Plan – Authorize Public Hearing and Adoption Process

7. Planning & Development (ZB):

- a) Consider Rendering a Decision on the Following [Development Applications](#):
 - i. None
- b) Consider Authorizing Solicitor to Draft a Resolution for the following [Development Applications](#):
 - i. LD-07-2021 for Great Valley School District 5/6 Grade Center (Great Valley School District) – Final Subdivision & Land Development application to construct a new 172,000 square foot 5th and 6th Grade School. The property, located at 354 Swedesford Road, is within the NS (Neighborhood School) and OS (Open Space) Zoning Districts.
 - ii. WLD-14-2021 for Modular “Data Pods” at Swedesford Road Data Center (Green Fig Land Company – Request for Waiver of Land Development Process. The property, located at 15 S. Bacton Hill Road, is within the INS (Institutional) Zoning District.
- c) Consider Extension of Time to Render a Decision on the Following [Development Applications](#):
 - i. None
- d) Consider Final Release of Financial Security for the Following Developments (ZB/DB):
 - i. None

- e) Consider Motion to Authorize Advertising for the Following [Ordinance Amendments \(TL/ZB\)](#):
 - i. None

8. Zoning (TL):

- a. Property Maintenance Codes – Recent Activity
- b. Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose:
 - i. ZHB 2-2022 — Application of 10 Malin Road Associates, Inc. for variances from Section 20042, Attachment 9 for a side yard setback of 35 feet, where 75 feet is required and for a driveway setback of 20 feet where 100 feet is required. A variance to allow a building setback of 142 feet where 200 feet is required. A variance to allow maximum impervious coverage of 57.5% where 50 % is permitted. A variance to allow parking and interior roadway setback of 10 feet where 20 feet is required. A variance from Section 200-70 to allow parking at the ratio of 1 space per 1000 square feet of warehouse space as opposed to 1 space per 250 square feet of space, as required. A variance from Section 200-62 for relief of the buffer requirement along the existing driveway and Sunoco Pipeline right of way Several of the requested variances were granted in a decision of July 25, 2011. The subject property is located at 10 Malin Road, Malvern, and within the Industrial Zoning District.
 - ii. ZHB 3-2022 — Application of Evergreen Landscaping, Inc. for variances from Section 200-42, Attachment 9 for a principal building setback of 104 feet and an accessory building setback of 44 feet, where 200 feet is required and for a driveway setback of 20 feet where 100 feet is required. A special exception from Section 200-93.2.E to allow outdoor storage. The subject property is located at 9 Malin Road, Malvern, and within the Industrial Zoning District.

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

10. Consent Agenda (Consider Board Action):

- a) Approve Meeting Minutes from February 9, 2022 (DW)
- b) Ratify Payment of Bills (UH): \$627,719.61 (January 2022)
- c) Accept Treasurer’s Report as of January 31, 2020 (UH)
- d) Approve Quote from L3Harris for Portable Radios (6) for Life Safety (\$20,416) (GL)
- e) Approve Grant Contract Extensions from Chester County for Springridge and Balderston Properties (SB)
- f) Approve Final Invoice (\$23,768; \$62,000 Total Spent; \$50,000 Grant Reimbursable) from BSTI for Bishop Tube Due to Extensive Comments to PA DEP (SB)
- g) Reaffirm 2022 Budget for Summer Concerts (\$35,000) (SB)
- h) Approve Reimbursement of Expenses (\$XX,XXX) for Hurricane Ida for Federal Disaster Assistance Program (SB)
- i) Discuss Request from Park & Recreation Board for Additional Scholarship(s) for 2022 Summer Camp (from \$500 to \$2,000) (SB)
- j) Approve Exoneration of Uncollectable Real Estate Property Taxes – Mobile Homes Removed or

11. **Other Business**

12. **Meeting Adjournment**

DRAFT

**BOARDS & COMMISSIONS
MEETING DATES – 2022**

Board of Supervisors – 7:00 P.M.

Executive Session 6:00 P.M.

(2nd Wednesday)

Jan.	12	July	13
Feb.	9	Aug.	10
Mar.	9	Sept.	14
Apr.	13	Oct.	12
May	11	Nov.	9
June	8	Dec.	14

Planning Commission – 7:00 P.M.

Work Session 6:30 P.M.

(4th Wednesday)

Jan.	26	July	27
Feb.	23	Aug.	24
Mar.	23	Sept.	28
April	27	Oct.	26
May	25	Nov.	23
June	22	Dec.	28

Zoning Hearing Board – 7:15 P.M.

(4th Monday)

Jan.	24	July	25
Feb.	28	Aug.	22
Mar.	28	Sept.	26
Ap.	25	Oct.	24
May	23	Nov.	28
June	27	Dec.	26

Park & Recreation - 7:00 P.M.

(4th Tuesday)

Jan.	25	July	26
Feb.	22	Aug.	23
Mar.	22	Sept.	27
Apr.	26	Oct.	25
May	24	NONE	
June	28	Dec.	6

Historical Commission – 7:00 P.M.

(3rd Wednesday)

Jan.	19	July	20
Feb.	16	Aug.	17
Mar.	16	Sept.	21
Apr.	12	Oct.	19
May	18	Nov.	27
June	15	Dec.	21

Environmental Advisory Council-7:30PM

(1st Thursday)

Jan.	6	July	7
Feb.	3	Aug.	4
Mar.	3	Sept.	1
Apr.	7	Oct.	6
May	5	Nov.	3
June	2	Dec.	1

Pension Board of Trustees: 4:00 pm (Quarterly - 3rd Wednesday) Feb. 16 - May 18 Aug. 17 & Nov. 16