



# EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

April 14, 2021

Agenda (**Revised April 14 at 9:33pm; v.3**)

Action Meeting – 7pm

*Virtual Meeting via Zoom – Attendance Instructions will be on Website on April 14 at Noon*

**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 31 at 10am (personnel), April 7 at 1pm and 3:15pm (real estate), and April 14 at 5pm (legal, personnel and real estate)
- b) 2021 Long Term Road Plan (JN, JNeild & DB)
- e) 2021 Transportation Project Inventory – Chester County in East Whiteland (CW)
- d) PA Department of Banking and Securities April 2021 Consumer Financial Protection Virtual Events – Website (JN)
- e) Avoiding Scams and ID Theft (CY)
- f) Property Maintenance Codes – Recent Activity (TL)

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

- a) Accept (Reluctantly) Retirement of Matt Fink as Chief Fire Official (RO, JN & SB)
- b) Ratify Appointment of Loren Nafziger as Interim Chief Fire Official and as Interim Emergency Management Coordinator (Two Separate Appointments) (JN & SB)
- c) Ratify Appointments of Jack Stewart as Interim Fire Marshal and Greg Lewis as Interim Deputy Fire Marshal (JN & SB)
- d) Approve Appointment(s) to Park & Recreation Board (SL)

**4. Motion to Advertise:**

- a) 2021 Paving Projects (JNeild)
- b) Ordinance Repealing and Replacing Township Code, Article III Historical Commission (SD & KS)
- c) Ordinance Repealing and Replacing Township Code, Article II Park and Recreation Board (SD & KS)

**5. Motion to Award: (JNeild)**

- a) Approve Sale of 2010 Ford Expedition through MunicBid (\$8,400) (CY)

**6. Public Hearings (JM & ZB):**

- a) Zoning Text Amendment to Repeal Article XIX related to modifications, supplements, and amendments to the Zoning Ordinance.
- b) Zoning Map Amendment to Rezone the Properties Located at 9 & 10 South Malin Road from RRD (Residential Revitalization) to I (Industrial). The subject properties are located south of Lancaster Avenue, adjacent to the Buckeye Terminal property.

**7. Planning & Development (ZB):**

- a) Consider Rendering a Decision on the Following Subdivision & Land Development Applications:
  - i. [WLD-02-2021 for Modular Office at 14 Lee Boulevard](#) (Vanguard) – Request for Waiver of Land Development to install a modular office building at an existing office building. The property, located at 14 Lee Boulevard, is within the O/BP (Office/Business Park) District.
- b) Consider Authorizing Solicitor to Draft a Resolution for the following Subdivision & Land Development Applications:
  - i. None
- c) Consider Extension of Time to Render a Decision on the Following Applications:
  - i. [LD-01-2021](#) for Parking Lot at 83 General Warren Boulevard – extension to June 30, 2021
- d) Consider Final Release of Financial Security for the Following Developments:
  - i. None
- e) Discuss and Consider Motion to Advertise the Following [Ordinance Amendments](#):
  - i. Zoning Text Amendment related to Steep Slope Protection
  - ii. Zoning Text Amendment related to Specialty Hospital as a Permitted Use in the FC (Frontage Commercial) and INS (Institutional) District
  - iii. Zoning Text Amendment to GVR (Great Valley Revitalization) Overlay District related to Reduction of Height, Adjustments to Floor Area Ratios, Permitted Uses, Increase of Setbacks, and Revised Design Guidelines
  - viii. Zoning Map Amendment related to GVR (Great Valley Revitalization) Overlay District for located south of Great Valley Parkway, east of Old Morehall Road, and west of Morehall Road.

**8. Zoning (TL):**

- a) Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose:
  - i. ZHB 7-2021 – Application of Legacy Sign Company, Inc. for Chickie’s and Pete’s for a Special Exceptions from 200-82.A.(2) to allow 4 signs in excess of the area permitted and from

200-82.A.(2)(h) to exceed 40 lumens. Applicant also request variances to allow four signs on a lot greater than 5 square feet in size and within 150 feet of another sign. The property is located at 10 Liberty Boulevard , Malvern, PA. and within the O/BPS Office/Business Park Services zoning district.

- ii. ZHB 8 -2021 – Application of Joan W. and Thomas R. Alexander for variances from section 200-20, 200-22, and Attachment #2 to allow 2 additions to encroach 4 feet into the 20 foot side yard setback and to also allow a shed 3 feet from the side yard where 10 feet is required. The property is located at 5 Buttonwood Ave. and within the R-2 Low Density Residential zoning district.

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

- a) Public Comment

**10. Consent Agenda (Consider Board Action):**

- a) Approve Meeting Minutes from February 10, 2021 (DW)
- b) Ratify Payment of Bills (UH): \$526,425.17 (March 2021)
- c) Accept Treasurer’s Report as of February 28, 2021 (UH)
- d) Approve Anti-Bias Training Proposal (Staff & Volunteers) from Anti-Defamation League (\$6,900) (JN)
- e) Ratify Proposal for Police Consultant from Strategic Investigative Resources Refer to Fee Schedule in proposal (CY)
- f) Approve Wastewater (Sewer) Collection System Fair Market Value Appraisal Proposal from AUS Consultants (\$25,000 to \$27,000, plus Travel) (JN)
- g) Approve Resolution #24-2021 to Accept Sanitary Sewer Easements for Three Tun Road (Across & Through Lots 14-17) (JM)
- h) Malvern Hunt WWTP Water Quality Management Permit - ARRO Proposal (Not to Exceed \$5,500)**
- i) Approve Request for Proposal for Construction Management Services for Municipal Campus Master Plan (New Police Facility & Renovations to Administration Building) (JN, RF)
- j) Approve Proposal from McHugh Engineering for Basis of Design (BOD) to Upgrade Existing HVAC System of Administration Building (\$4,850)
- k) Authorize Staff to Accelerate Process to Collect Delinquent Sewer Bills, Including Notice of Posting for Water Shut Offs (JN, UH, JNeild)
- l) Ratify Second BSTI Proposal for Knickerbocker (\$3,000) (SB)
- m) Waive Building Permit Fees for Current Great Valley School District Projects (GVHS Stadium & KD Markley Roof; Total of \$126,508) (SB)
- n) Approve Proposal from LandConcepts for Design Services related to Island Beautification Project at the Intersection of Route 29 (Morehall Road) and Route 30 (Lancaster Avenue) (Not to Exceed \$2,600) (ZB)

**11. Other Business**

**12. Meeting Adjournment**

## **NOTICE**

**Notice is hereby given** that on Wednesday April 21, 2021 at 7:00pm, the Historical Commission of East Whiteland Township will hold a virtual meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at [www.eastwhiteland.org](http://www.eastwhiteland.org) the day the meeting is scheduled. Public comment will be facilitated during the meeting via email [publiccomment@eastwhiteland.org](mailto:publiccomment@eastwhiteland.org)

**Notice is hereby given** that on Monday April 26, at 7:00pm, the Zoning Hearing Board of East Whiteland Township will hold a virtual meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at [www.eastwhiteland.org](http://www.eastwhiteland.org) the day the meeting is scheduled. Public comment will be facilitated during the meeting via email [publiccomment@eastwhiteland.org](mailto:publiccomment@eastwhiteland.org)

**Notice is hereby given** that on Tuesday April 27, at 7:00pm, the Park & Recreation Board of East Whiteland Township will hold a virtual meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at [www.eastwhiteland.org](http://www.eastwhiteland.org) the day the meeting is scheduled. Public comment will be facilitated during the meeting via email [publiccomment@eastwhiteland.org](mailto:publiccomment@eastwhiteland.org)

**Notice is hereby given** that on Wednesday April 28, at 7:00pm, the Planning Commission of East Whiteland Township will hold a virtual meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at [www.eastwhiteland.org](http://www.eastwhiteland.org) the day the meeting is scheduled. Public comment will be facilitated during the meeting via email [publiccomment@eastwhiteland.org](mailto:publiccomment@eastwhiteland.org)

**Notice is hereby given** that on Thursday May 6, 2021, at 7:30 pm the Environmental Advisory Council of East Whiteland Township will hold a virtual meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at [www.eastwhiteland.org](http://www.eastwhiteland.org) the day the meeting is scheduled. Public comment will be facilitated during the meeting via email [publiccomment@eastwhiteland.org](mailto:publiccomment@eastwhiteland.org)

**Notice is hereby given** that on Wednesday May 12, 2021, at 7:00 pm the Board of Supervisors of East Whiteland Township will hold a virtual meeting via the “Zoom” online meeting platform. The public is invited to attend this meeting, instructions on how to access the virtual meeting shall be available on the Township website at [www.eastwhiteland.org](http://www.eastwhiteland.org) the day the meeting is scheduled. Public comment will be facilitated during the meeting via email [publiccomment@eastwhiteland.org](mailto:publiccomment@eastwhiteland.org)

If you have a disability and require auxiliary aid, service, or other accommodations to participate in the proceedings, please contact Donna Wikert, Township Secretary at (610) 897-4267 or [dwikert@eastwhiteland.org](mailto:dwikert@eastwhiteland.org) to determine how the Township can accommodate your needs.

Donna Wikert

Township Secretary