



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

June 14, 2023

Agenda

Action Meeting – 6:30 pm (June 8)

Hybrid Meeting via Zoom – Attendance Instructions will be on Website on June 14, 2023 at Noon

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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 XX, at XX (legal, personnel and real estate) and XX, at XXX (legal, personnel and real estate)
- b) Grant Application Updates (CR & SL)
- c) Sewer Sale (JNagel)
- d) Route 30 Corridor (SL)
- e) Campus Master Plan (JNagel)
- f) Update Route 29/30 Beautification project (SL)
- g) Upcoming Events - National Night Out August 1, 2023 – Summer Concert Series (CR)
- h) Malvern TCE Site and Balderston Property (CR)
- i) MS4 Annual Program Status Presentation (CR)
- j) Route 352 Train Overpass update (SL)

3. Public Hearings (BK): NONE

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

- a) Ratify hiring of PT Front Desk Office Assistants - Tara McDaid (SB/DW)
- b) Parks and Recreation Resignation – Chuck Barbera (CR)
- c) Approve Appointment to Pension/OPEB Board – Ryan Dougherty (3-year term 2026)
- d) Consider Appointment of Investment Services Firms for Operating and Capital Funds (JN)
- e) Accept Comprehensive Annual Financial Report for Fiscal Year Ended December 31, 2022(UH)
- f) Approve Fund Balance Assignments as of December 31, 2022 (UH)
- g) Personnel Actions

5. Consider Motion to Advertise and Motion to Award:

- a) Ratify bid award for 2015 Ford 150 bid (CY)

6. Planning & Development (ZB):

- a) Discussion regarding participation in Chester County Planning Commission “Starter Home Pilot Project” Initiative (ZB)
- b) Consider Rendering a Decision on the Following Development Applications:
 - i. None
- c) Consider Authorizing Solicitor to Draft a Resolution for the following Development Applications:
 - i. None
- d) Consider Extension of Time to Render a Decision on the Following Development Applications:
 - i. SD-01-2023 for Preliminary / Final Subdivision Application at 99 Old Valley Road – extension to August 31, 2023
- e) Consider Final Release of Financial Security for the Following Developments:
 - i. Linden Hall (Pulte Group) in the amount of \$293,986.98 (Bond)
 - ii. Commons at Great Valley – Lot 15 (1303 Wrights Lane Associates, L.P.) in the amount of 365,985.36 (Cash Escrow)
- f) Consider Motion to Authorize Advertising for the Following Ordinance Amendments:
 - i. Zoning Text Amendment related to Signs in ROC/R Regionally Oriented Commercial-Residential District Developments (Section 200-89.1)
 - ii. Ordinance Amendment related to Traffic Control Signals and Devices to Exempt Buses from Travel Restriction (Section 189-8.B)
- g) Consider Motion to Authorize Advertising for the Following Conditional Use Applications:
 - i. CU-02-2023 for Chester County Intermediate Unit at 40 Moores Road
- h) Presentations regarding Development Proposals:
 - i. GMH Communities – Apartment Proposal at 249/255 Lancaster Avenue

7. Zoning & Code Enforcement (JM):

- a) Consider Sending Township Solicitor to Zoning Hearing Board to Support of Oppose:
 - i. ZHB-01-2023 for the Application of Covenant United Presbyterian Church with respect to property located at 384 Lancaster Avenue in the FC (Frontage Commercial) District. The application is for a variance to Section 200-31, Attachment 7, to allow a setback of five (5) feet where the Code requires twenty (20) feet to permit the erection of a 20’ x 33’ addition to the rear and a 8’-4” x 25’ vestibule to the front of an existing building to accommodate enhanced access and storage for the operation of the People’s Pantry. The proposed encroachment would be to the railroad right of way to the south and Church property to the west.
 - ii. ZHB-03-2023 for the Application of Great Valley Owners Association c/o Brite Realty with respect to property located at 40 Liberty Boulevard, 2 West Liberty Boulevard, and 7 Great Valley Parkway. Applicant proposes to install three (3) signs in total at three (3) different access point to the Great Valley Corporate Center. Applicant requests variances from Section 200-83.F(1)(a) to permit the maximum sign area of each sign to exceed 60 square feet; Section 200-83.F(1)(b) to permit the signs to be internally illuminated rather than indirectly illuminated; Section 200-83.F(1)(c) to permit the signs, including the symbols, to be a maximum height above the finished grade of 14 feet rather than the maximum height of 6 feet above finished grade.
- b) Consider Action on Zoning Hearing Board Decision & Orders:
 - i. None
- c) Code and Property Maintenance Enforcement Update

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

8. Consent Agenda (Consider Board Action):

- a) Approve Meeting Minutes from May 2023 (DW)
- b) Ratify Payment of Bills : \$ 1,135,221.10 (UH)
- c) Accept Treasurer's Report for April (UH)
- d) Ratify Proposal from Security 5 for front desk intercom \$1283.08 (DW)
- e) Approve Proposal from Harrisburg Furniture for Office furniture \$3851.00 (DW)
- f) Ratify Bernardon additional services for new police/municipal building \$9600 (SB)
- g) Annual contributions to People's Light and GVCO \$1500 each (SB)
- h) Approve PEMA DAP-01 resolution for reimbursement of COVID-19 emergency measures costs (SB)

9. Other Business

10. Meeting Adjournment

DRAFT

**BOARDS & COMMISSIONS
MEETING DATES – 2023**

Board of Supervisors – 6:30 P.M.

Executive Session 6:00 P.M.

(2nd Wednesday)

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

Planning Commission – 7:00 P.M.

(4th Wednesday)

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

Zoning Hearing Board – 7:15 P.M.

(4th Monday)

Jan.	23	July	24
Feb.	27	Aug.	28
Mar.	27	Sept.	25
Ap.	24	Oct.	23
May	22	Nov.	27
June	26	Dec.	25 (18)

Park & Recreation - 7:00 P.M.

(4th Tuesday)

Jan.	24	July	25
Feb.	28	Aug.	22
Mar.	28	Sept.	26
Apr.	25	Oct.	24
May	23	Nov.	NONE
June	28	Dec.	5

Historical Commission – 7:00 P.M.

(3rd Wednesday)

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

Environmental Advisory Council-7:30PM

(1st Thursday)

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

**Pension Board of Trustees: 4:00 pm (Quarterly - 3rd Wednesday) Feb. 15 - May 17 Aug. 16
Nov. 15**

Election Days – May 16, 2023 & November 7, 2023