



# EAST WHITE LAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

January 13, 2021

Agenda (**Revised January 8, 2021**)

Action Meeting – 7pm

*Virtual Meeting via Zoom – Attendance Instructions will be on Website on January 13 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 January 13 at 5pm (legal, personnel and real estate)
- b) Property Maintenance Codes – Recent Activity

**3. Public Hearings (JM):**

- a) None

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

- a) Approve Proposal from ARRO for Engineering Services for Preparing Land Development Plans for Municipal Campus Master Plan (JN, DB) (Preliminary/Final Land Development Plan, Erosion & Sedimentation Control and NPDES Permits, Sewage Planning Module, and Prepare Construction Plans and Technical Specifications for Bidding - \$86,630)
- b) Approve Proposal from Bernardon for Architectural Services for Municipal Campus Master Plan (JN, JMeadows) (Conceptual Design, Design Development, Construction Documents, Bidding & Construction Contract Administration - \$359,600; Optional Services – To Be Determined)
- c) Approve Proposal from Land Concepts for Landscape Architect Services for Municipal Campus Master Plan (JN, RCollier) (Landscape, Lighting, Signage & Grading Plans for Incorporation into Land Development Plans - \$16,500)
- d) Approve 2021 Summer Camp Rates – Park & Recreation Board Recommends Maintaining 2019 Rates (\$500 for the first child; \$475 for each additional child; Non-resident fee for Great Valley School District residents only is \$575 for the first child; \$550 for each additional child).

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

- i. Bid for Anti-Skid Crushed Stone (Glasgow)

**6. Zoning (TL):**

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

- i. ZHB -16-2021- Application of Bank of America, National Association, c/o Andrea Militello CBRE, for variances from section 200-33.C,200-31, and Attachment 7 to allow and ATM Kiosk within the minimum setback from an arterial Street, a variance from 200-70 to allow the removal of three parking spaces, and a variance from 200-10 to allow lighting of 6.3 footcandles around ATM Kiosk. The property is located at 490 Lancaster Ave. Malvern, Pa. and is with the FC Frontage Commercial Zoning District.
- ii. ZHB- 17-2021- Application of IPX Liberty Boulevard Investors, LLC c/o Equus Capital Partner, Ltd, appealing the decision of the zoning officer that the additional parking spaces are not required, or in the alternative, a variance from section 200-69,C (3) to allow the construction of 86 new parking stalls with a two way aisle width of 24 feet. The properties are located at 11 & 45 Liberty Boulevard, Malvern, Pa., and are within the O/BP Office/ Business Park Zoning District.

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

- a) Consider Rendering a Decision on the Following Subdivision & Land Development Applications:
  - i. [LD-08-2020 for 514 Lapp Road](#) (Builders, Inc.) – Preliminary / Final Land Development
  - ii. [LD-11-2020 for Science Pavilion](#) (Immaculata University) – Preliminary / Final Land Development
  - iii. [LD-14-2020 for Chickie’s & Pete’s](#) (Malvern CPC, LLC) – Preliminary / Final Land Development
- b) Consider Authorizing Solicitor to Draft a Resolution for the following Subdivision & Land Development Applications:
  - i. [Bishop Tube Redevelopment](#) (Constitution Drive Partners, LP) – Preliminary Land Development
- c) Consider Extension of Time to Render a Decision on the Following Applications:
  - i. [SD-12-2020](#) for Remnant Parcel Subdivision (Knickerbocker Lands, LLC) through February 28, 2021
- d) Consider Final Release of Financial Security for the Following Developments:
  - i. Parking & Circulation Improvements at 9-25 Great Valley Parkway (Exeter Property Group)
- e) Approve Resolution # 14-2021 to Establish Hearing Date for Zoning Map and Text Amendment related to Off-Premises Signs on February 1, 2021 (JM)
- f) Approve Motion to Advertise Hearing related to Settlement Agreement between the Township and E. Whiteland Outdoor, LLC on February 1, 2021 (JM)

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

- a) Public Comment

## **9. Consent Agenda (Consider Board Action):**

- a) Approve Meeting Minutes from December 13, 2020 and January 4, 2021 (DW)
- b) Ratify Payment of Bills (JN): \$621,326.31 (December 2020)
- c) Approve Use of TRAIRS Asset Management Software for Code Services (\$2,400 Annually) (JN)
- d) Ratify BSTI (\$8,500) (JM)
- e) Amend Resolution 1-2021 to add Appointment of Bonnie Moatz, Human Resource Manager

**10. Other Business**

**Meeting Adjournment**

Draft

## **NOTICE**

**Notice is hereby given** that on January 4, 2021, at 5:00 pm the Board of Supervisors of East Whiteland Township will hold a Reorganization 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 January 5, 2021, at 5:00 pm the Board of Auditors 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 January 7, 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)

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**Notice is hereby given** that on Wednesday January 20, 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 Tuesday January 26, 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)

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