



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Board of Supervisors

August 10, 2022

Agenda (Revised 8/5/2022)

Action Meeting – 7pm

Hybrid Meeting via Zoom – Attendance Instructions will be on Website on August 10 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 August 10 at 5pm (legal, personnel and real estate)
- b. Welcome and Swear In Full Time Firefighter Emergency Medical Technician Employees Christopher Plumley, Daniel Matthews, Cody Gable (GL)
- c. Route 30 Corridor (SL, JN) – RAISE Grant Decision on August 12
- d. Sewer System Sale (JN) - AQUA Application to PA Public Utilities Commission Officially Accepted 2/4/2022 (6 Month Mandatory Review, Office of Consumer Affairs & Technical Utilities Services; PA PUC Decision by 8/4/2022; Sale Closing on Settlement 8/12/2022
- e. Campus Master Plan (Jerry Gorski)
- f. Recognition of Officer T.J. Ralph for helping to deliver a newborn (CY)
- g. Bacton Hill Park Update (SB/SL)
- h. Catalyst Update (SL)

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

- a. Approve appointments of David Daniels, PE, Joseph Hedglin, and Len Warren, Jr. to the UCC Board of Appeals (SB)
- b. Approve Application for Membership to Pennsylvania Municipal League (JN)
- c. ~~Approve Proposal from Gorski Engineering for \$X,XXX for Administration Building Security Modifications (JN)~~
- d. Approve Proposal from Vendor (TBA) for Municipal Communications Services (DW)
- e. Approve Proposal from Scantek for Digitizing Documents \$38,838.50 (DW)
- f. Approve Purchase of 2022 Dodge Durango (Police) from New Holland Dodge Chrysler Jeep and RAM through COSTARS for \$39,213 (\$42,860) (CY)
- g. Consider Letter Authorizing Norfolk Southern to incur and seek Reimbursement for Expenses related to Patriots Path Sidewalk Extension (formal Reimbursement Agreement to follow) (ZB)
- h. Appointment of John Mateja, Jr. as Zoning Officer and Code Enforcement Officer and Mark Moses as Deputy Zoning Officer and Code Enforcement Office (SB)

- i. Approve appointment of consultant as project engineer for the design of the Sidley Road/Mill Lane trail connecting to the Chester Valley Trail (SB)

4. Public Hearing (SB&BK):

- a. None

5. Motion to Award:

- a. None

6. Motion to Advertise:

- a. Highway Occupancy Permit, Traffic Signal Permit, Bridge Occupancy License, or Supplement Application Inactivity Route 29 & 30 Island Beautification (JNeild)

7. Planning & Development (ZB): 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. None
- c. Consider Extension of Time to Render a Decision on the Following [Development Applications](#):
 - i. LD-13-2021 for Subdivision & Land Development Application for Knickerbocker Redevelopment until October 31, 2022
 - ii. LD-05-2022 for Amended Subdivision & Land Development Application for Great Valley School District Amended 5/6 Center until October 31, 2022
 - iii. CU-06-2022 Amended Conditional Use Application of Feters Mill Community Association until September 14, 2022
- d. Consider Final Release of Financial Security for the Following Developments (ZB)
 - i. None
- e. Consider Authorizing Hearing Date and Legal Notices for Amended Conditional Use Application of Feters Mill Community Association, Inc. – Hearing to be held on September 13, 2022
- f. Consider Authorizing Hearing Date and Legal Notices for Township Stormwater Management Ordinances in accordance with County -wide Model Ordinance – Hearing to be held on September 13, 2022

8. Zoning (JM/ZB): Property Maintenance Codes – Recent Activity

- a. Consider Sending Township Solicitor to Zoning Hearing Board to Support or Oppose:
 - i. ZHB- 2022-06 Application of Janssen Research and Development, LLC at 40, 45-67, and 84 Great Valley Parkway. The properties are within the O/BP Zoning District:
 - 45-67 Great Valley Parkway – variance from section 200-36.C, Section 200-31, and Section 200 attachment 7, to not provide the minimum setback of 35 feet from the tract perimeter as well as a variance from section 200-36.C for impervious coverage to be a maximum of 74.72%.
 - 40 and 84 Great Valley Parkway – variance from Section 200-36.C for impervious coverage to be a maximum of 68.80%.

- ii. ZHB-2022-07 Application of Janssen Research and Development, LLC at 260 and 280 Great Valley Parkway. The properties are within the O/BP Zoning District:
 - 260 Great Valley Parkway – variance from Section 200-36.C, Section 200-31, and Section 200 attachment 7, to allow impervious coverage to be a maximum of 66.92% for additional pedestrian and vehicle connections between 260 and 280 Great Valley Parkway. The property also requires a variance from section 200-36.C to allow less than the minimum 20-foot driveway setback from the tract perimeter.
 - 280 Great Valley Parkway – variance from section 200-36.C, Section 200-31, and Section 200 attachment 7, to allow a minimum accessory setback of 4 feet from the tract perimeter. This property also requests a variance from Section 200-36.C to provide less than the minimum 20-foot surface parking area setback.

- iii. ZHB-2022-08 Application of 70-72 Lancaster Pike Irrevocable Trust at 14 E. Lancaster Avenue for a use variance from section 200-30 to use the property as a commercial parking lot for short-long term parking of vehicles, as well as staging and storage of materials and equipment. The property is within the FC Zoning District.

b. Consider Action on Zoning Hearing Board Decision & Orders:

- i. Awaiting Decision & Order for Application ZHB-2022-05 of Mark Helmle at 3A Toms Circle

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

10. Consent Agenda (Consider Board Action):

- a. Approve Meeting Minutes from June 8, 2022 (DW)
- b. Ratify Payment of Bills (UH): \$741,250.38 (June 2022)
- c. Accept Treasurer’s Report as of May 31, 2022 (UH)
- d. Approve Agreement for Township Indemnification with Locust Lane Brewery for movie nights, September 10, 2022, and September 30, 2022, in Township Parks (SB)
- e. Approve payment #6 to Mecco Constructors in the amount of \$157,592.70 for work performed at Bacton Hill Park for a total paid to date of \$1,168,673 out of a budget of \$1,488,789(SB)
- f. Ratify Signature of Steve Brown, Assistant Township Manager, on financial security agreement for Great Valley School District 5/6 Grade Center construction (SB)
- g. Approve Resolution 26-2022 ratifying Board of Supervisors to approve Park, Recreation and Open Space Plan (SB)
- h. Ratify Amendments to Mission Square Adoption Agreement as of July 2022(UH)**

11. Adjournment

**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.	13
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