



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the first April Meeting

April 13, 2022

1. Call to Order

Chairman Rajesh Kumbhardare called to order the first April meeting at 6:36 p.m. This was a hybrid meeting with participants attending both in person at the Township Building and on-line via Zoom.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia, Vice-Chairman
Brian Dunn, Supervisor
Pam Gural-Bear, Interim Township Manager
Jen Keller, Executive Assistant
Ted Otteni, Director of Engineering
Scott Ryle, Public Works Director
Ed Culp, Asst. Public Works Director
John Weller, Planning Director
Marie Guarnera, Codes Director
Beth Jones, Finance Director
Lee Benson, Police Chief
Sean Kilkenny, Solicitor
Alex Baumler, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

The Board of Supervisors met in executive session on April 5th, April 8th, and prior to tonight's meeting to discuss matters of personnel, litigation, and real estate.

The Spring Craft Fair is Saturday, April 30, 2022, at 10:00 a.m. at the Township Building.

The Board thanked members of Friends of the Parks for their hard work in hosting yet another successful Easter Egg Hunt with the largest attendance in several years.

POLICE RECOGNITION:

Mr. Simple – Life Saving Award

On behalf of the Police Department, the Township, and residents of West Whiteland, Chief Benson presented Mr. Simple with a Life Saving Award for his heroic actions in saving the life of a woman and her two dogs on February 10, 2022, when her car veered off the roadway and landed upside down in the creek. Driving behind the vehicle, Mr. Simple immediately stopped his

car and jumped into the cold water to rescue the woman who was pinned in the vehicle by the seatbelt and air bags. Thank you, Mr. Simple!

New Police Officer Matthew Emig – Oath of Office

Chief Benson introduced West Whiteland’s newest Officer, Matthew Emig. Officer Emig is originally from Blue Bell. He earned a bachelor’s degree from Temple University and has worked for both the Philadelphia Police Department and the Blacksburg Police Department in Virginia. The Honorable John R. Bailey previously administered the Oath of Office to Officer Emig as his schedule did not allow him to be present at the meeting. Chief Benson performed a ceremonial swearing-in.

Captain Matthew Deceder – Promotion

Chief Benson ceremoniously administered the Oath of Office to Captain Matthew Deceder. Captain Deceder has served West Whiteland for 25 years. He has a Bachelor of Science degree from Pennsylvania State University and attended the Montgomery County Municipal Police Academy in 1995. He also completed training at the Federal Bureau of Prisons Correctional Officer Academy at the Federal Law Enforcement Training Center in Georgia. He holds a master’s degree in Justice and Security and has attended the prestigious FBI National Academy. He has served as West Whiteland’s accreditation manager since 2018 and was promoted to the rank of Lieutenant in 2019. Congratulations Captain Deceder!

PUBLIC COMMENT:

Libby Madarasz, resident of Locust Lane, thanked Mr. Ryle for his quick response in dealing with the blockage and flooding issues in Valley Creek. Virginia Kerslake, resident of Shoen Road thanked the entire Public Works team for the communication, design, and execution of the remediation work done on Shoen Road.

Jay Madarasz, resident of Locust Lane, volunteered to help with the implementation of the disc golf course planned at Exton Park.

CONSENT AGENDA:

Mr. Dunn made a motion, seconded by Ms. Santalucia, to approve the Consent Agenda consisting of the following:

- Minutes of March 23, 2022
- Resolution 2022-25 Disposition of Media

Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

BUSINESS:

1. Ratification of Letter of Support for East Whiteland Twp. Route 30 Corridor Improvement Project

Ms. Gural-Bear reviewed her Memorandum dated April 8, 2022. Mr. Otteni explained the number of lanes needed and proposed at varying locations along Route 30.

Ms. Santalucia made a motion, seconded by Mr. Dunn , to ratify the letter of support for the East Whiteland Township Route 30 Corridor Improvement Project. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

2. Fitness Court Proposal

Ms. Gural-Bear provided background information on the proposal. She and Mr. Culp reached out to Conshohocken and Horsham as they have implemented the fitness courts in their communities. She said these communities opted for their logo rather than the artwork. Mr. Culp advised that the Public Services Commission reviewed the proposal and suggested using local artists.

Ms. Santalucia expressed concern that grant funding for the fitness court would decrease the amount of grant funding available for Exton Park. Mr. Kumbhardare explained that grants for the fitness court are from private sources, not state funding. Ms. Santalucia was concerned with the Township providing \$50,000 to the project without going through the bid process. Mr. Kilkenny will check into the bidding requirements and speak with the Solicitors for Conshohocken and Horsham.

Mr. Dunn made a motion, seconded by Mr. Kumbhardare, to direct staff to move forward with the application for the fitness court (and artwork). Mr. Kumbhardare called for public comment. Resident Virginia Kerslake expressed her support for the project. The motion was approved 2-1. (Santalucia opposed).

3. Authorization to Advertise Zoning Ordinance Amendment

Mr. Weller reviewed his April 8, 2022, Memorandum and explained that the proposed amendment would allow for active adult community use in the IN Institutional overlay district. He further explained that McKee Builders previously submitted a sketch plan for an active adult community on the site previously granted conditional use approval for development as part of the Valley Creek Corporate Center. The property owner is no longer interested in developing the tract as office space. After review, the Planning Commission determined that the office plan was no longer desirable for this tract and agreed that the McKee plan was more suitable and compatible with the surrounding uses.

Mr. Kumbhardare asked how the proposed amendment would impact other areas of the Township. Mr. Weller said the minimum tract size is 75 acres and noted that the only tract left in the Township of this size is the Exton Square Mall. He added that it's possible that a developer could combine several smaller tracts to achieve the required 75 acres, but it's not likely.

Mr. Dunn made a motion, seconded by Ms. Santalucia, to direct Staff to initiate the process to amend Article Two and Article Ten of the Zoning Ordinance by advertising the said proposed amendments as presented tonight. Mr. Kumbhardare called for public comment. Libby Madarasz asked for clarification of the location of the McKee Builders' proposed project, which Mr. Weller provided. The motion was unanimously approved.

4. Acknowledgment of Confirmatory Deed for St. Paul's

Mr. Baumler explained that the Confirmatory Deed will acknowledge the previous conveyance of property from Church Farm School to St. Paul's Episcopal Church correcting the error at the Tax Assessment Office.

Ms. Santalucia made a motion, seconded by Mr. Dunn, to acknowledge the Confirmatory Deed for St. Paul's Episcopal Church. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

5. Ship Road Couplet North Leg Final Design – TPD Proposal

Mr. Otteni reviewed the Professional Services Agreement with Traffic Planning & Design for the final design of the North Leg of the Ship Road Couplet. Mr. Kumbhardare asked if the price was reasonable. Mr. Otteni said it was and added that the amount of \$178,000 was a "not to exceed" figure and that billing at an hourly rate rather than a lump sum will allow ability to keep the project "in check".

Mr. Dunn made a motion, seconded by Ms. Santalucia, to authorize the Interim Township Manager to sign the contract with Traffic Planning and Design to complete the final design for the Ship Road Couplet, North Leg, in the amount of \$178,000. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

6. Authorization for Sale of Vehicles and Road Equipment

Mr. Dunn made a motion, seconded by Ms. Santalucia, to authorize the advertisement and sale on MunicuBid of the vehicles and equipment listed in Kimberly Pelcin's April 7, 2022, Memorandum:

- 2019 HTC truck conveyor, serial number BR08323597
- 2006 Miller curb former, serial number J-13356
- 2008 GMC 3500 HD, VIN#1GDJK34678E121665
- Mikasa vibration roller, serial number 1677

Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

7. Motion to Authorize Closure of Swedesford Road for Cinco de Mayo Bike Ridge and Walk

Mr. Kumbhardare requested that signage be erected to let park goers know how to enter the park during the road closure period. Mr. Culp will check with Valley Creek Corporate Center regarding the use of its parking lot that day.

Mr. Dunn made a motion, seconded by Ms. Santalucia, to authorize the closing of Swedesford Road between Ship Road and Valley Creek Boulevard on Sunday, May 1, 2022, from 8:00 a.m. to 2:00 p.m. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

8. Approval of Township Payment Report for April 13, 2022

Ms. Santalucia made a motion, seconded by Mr. Dunn, to approve the Township Payment Report dated April 13, 2022. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

9. Asset Essentials Work Order System Overview and Demo

Mr. Ryle provided videos that showed how the new Asset Essentials Work Order System works. Staff has been entering assets into the system and is currently training on the system and the mobile apps. Mr. Ryle said the system will close the loop on all work order requests notifying all involved of the current status and resolution in real time. It will also track time spent on maintenance of all equipment and vehicles enabling educated decision making when it comes time to replace various equipment.

10. Monthly Permit Report

Board members had no questions on the monthly permit report, but Mr. Kumbhardare requested that future reports list only the total number of permits received, approved, and returned.

11. Township Commission Updates from Board Liaisons

Ms. Santalucia reported that one member of the Historical Commission has resigned, and another has requested a change in the monthly meeting date. The Commission reviewed the impact of a proposed personal care facility on the historic resource known as "Greenway" located along Boot Road. The Commission also approved renovations proposed by the new owner of the Pennypacker House, and member Joe McCormick presented proposed renovations to his historic home. The Commission reviewed proposed amendments to the "Historic Preservation" section of the Zoning Ordinance. Mr. Weller confirmed that the new owner of the Pennypacker House plans to utilize the dwelling as a single-family home.

Mr. Dunn reported on the Public Services Commission meeting, noting that members were divided on the Fitness Court proposal as presented, but suggested using local artists. Members also reviewed the list of upcoming park projects. Mr. Dunn confirmed that the dog park at Exton Park would be open to the public once the seeded grass has had a chance to germinate so as to avoid the creation of a mud pit.

Mr. Kumbhardare advised that the Planning Commission reviewed a sketch plan for a small office building along Route 100 at Bartlett Ave. Sidewalks and a widening of Bartlett Ave. were

Board of Supervisors
Minutes of the first April Meeting
April 13, 2022

discussed with the Applicant. The Commission also reviewed the proposed amendments to the "Historic Preservation" section of the Zoning Ordinance.

12. Staff Updates

Ms. Guarnere advised that she will be bringing the Property Maintenance Code/Agreement to the Board for adoption or partial adoption consideration at the next meeting. Mr. Kumbhardare requested that the matter be advertised in advance so that interested residents can express any concerns they may have before the Board takes any action.

Mr. Ryle reported that the Mill Valley Pump Station was hit by lightning and repairs are being made.

Ms. Gural-Bear announced that Finance Director Beth Jones will be leaving the Township and thanked her for her service and leadership to the staff and residents.

ADJOURNMENT

The meeting adjourned at approximately 8:39 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary