



WEST WHITELAND TOWNSHIP BOARD OF SUPERVISORS

BUSINESS MEETING

Minutes of the First April Meeting

April 14, 2021

1. Call to Order

Chairman Rajesh Kumbhardare called to order the first April meeting at 6:30 p.m. The meeting was held via Zoom due to the COVID-19 pandemic.

Mr. Kumbhardare reviewed the guidelines for the meeting which included the following:

- We ask you to mute your device when you are not speaking to improve the sound quality for everyone else.
- There will be opportunities for public comment at the beginning of the meeting for general concerns.
 - If you have a question or comment, please click the "raise your hand" feature in Zoom, which is available under the "more" menu on the participant tab.
 - If you have dialed in to this meeting by phone, you can press *9 to raise your hand to speak. When you are called upon, press *6 to unmute your phone, state your name and address and make your brief comment. Please remember to mute your phone by pressing *6 after your comment.
 - Please wait until you are recognized before speaking.
 - Speakers are asked to provide their name and address and limit their comments to 3 minutes.
 - Preference will be given to Township residents, and all speakers are asked to keep a respectful tone.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia, Vice-Chairman
Joshua Anderson, Supervisor
Mimi Gleason, Township Manager
Pam Gural-Bear, Assistant Township Manager
Lee Benson – Police Chief
Ted Otteni – Public Works Director
Ed Culp, Assistant Public Works Director
John Weller – Planning Director
Beth Jones – Finance Director
Marie Guarnera – Codes Director
Andrew Rau, Solicitor
Vince Pompo, Special Counsel
Pat Layman – Minutes

ANNOUNCEMENTS:

The Board of Supervisors met on March 31, 2021 and prior to tonight's meeting to discuss matters of personnel and litigation.

The Board thanks the Friends of the Parks for continuing to come up with fun and safe activities, including the recent Egg Hunt in the parks which was so well-received.

The Board also thanks the Public Works Department for the new striping on Whiteland Woods Boulevard and Commerce Drive and the traffic improvements made to the intersection of Whiteland Woods Boulevard and Torrey Pine Court.

PUBLIC COMMENT:

None.

BUSINESS:

1. Resolution 2021-20 Appointments to Zoning Hearing Board

Mr. Weller explained that Paul Nickels has resigned from his position on the Zoning Hearing Board. The Board thanked Mr. Nickels for his 20 years of service to the Township.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to pass Township Resolution 2021-20 filling vacancies on the Zoning Hearing Board appointing JoAnn Kelton to fill Mr. Nickels unexpired term, and appointing Guy McCandless as Zoning Hearing Board Alternate. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

HEARINGS & PLANS:

1. Dunwoody Drive (Catalyst) Conditional Use Hearing – Decision and Order

A public hearing was held on the conditional use application of Dunwoody Drive Outdoor, LLC (Catalyst) to construct a 2-sided billboard adjacent to the northbound lane of the U.S. Route 202 expressway.

In virtual attendance on behalf of the Applicant were Attorney John Snyder and Patrick Wolfington of Dunwoody Drive Outdoor. In virtual attendance on behalf of the Township was Attorney Ryan Jennings.

At the close of the March 10, 2021 hearing, the Board directed Mr. Pompo to draft a Decision and Order with appropriate conditions. The draft marked 04-09-21 was reviewed and discussed. A record was taken by court reporter James Finlan.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the Decision and Order establishing conditions of approval for the conditional use application of Dunwoody Drive Outdoor, LLC, for the construction of a billboard on the east side of the U.S. Route 202 expressway at 1473 Dunwoody Dr. with amendments to condition nos. 1, 2, and 3 as read by Mr. Pompo at tonight's meeting. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

CONSENT AGENDA:

The Board reviewed the Consent Agenda, and Staff responded to questions regarding training expenses and boxes of Public Works files scheduled for destruction in accordance with the Municipal Records Manual.

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

- Minutes of March 24, 2021
- Accounts Payable Warrant Report
- Resolution 2021-19 Disposition of Media

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

BUSINESS: (Continued)

2. Resolution 2021-21 Reconvening Act 209 Transportation Impact Fee Advisory Committee

Mr. Weller reviewed his April 9, 2021 Memorandum and noted that the Township originally adopted an Act 209 Plan in November 2015. The Township's traffic engineer has recommended adjusting the traffic impact fee to reflect recent increases in construction costs. Such a revision constitutes an amendment of the Plan, and therefore requires the Township to appoint a Transportation Impact Fee Advisory Committee. Seven of the members appointed in 2014 have agreed to serve again. They include Phil Earley, LeeAnn Embrey, Jeff Glisson, Glenn Marshall, Anita Nardone, Greg Walters, and Andy Wright.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to pass Township Resolution 2021-21 appointing the Act 209 Transportation Impact Fee Advisory Committee. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

3. Capital Project Planning

a. Review Schedule and Funding for Township Planning and Capital Projects

Ms. Gleason presented the 10-Year Capital Improvements Project list for the Board's review. The Board was in agreement with the list and Staff's prioritizing of the various projects. The Township will be seeking public input soon on the recommendations of the Urban Land Institute report for the Exton Crossroads.

Staff responded to questions from the Board regarding pedestrian access to the Whitford Train Station.

Mr. Otteni advised that PennDOT will temporarily fix potholes on Whitford Road this week but added that a full resurfacing is planned for later this summer. He reported that the Clover

Mill Pump Station rehabilitation project is well underway. The electrical work will be bid later this year with the remainder of the design work being completed next year.

b. Review Chester County Transportation Improvement Inventory

Ms. Gleason reported that Chester County has submitted an application for federal funding for the additional northbound lane on Route 100 in front of the Exton Train Station. This project impacts all of Chester County. The Township's traffic engineer is preparing a brochure outlining the need and importance of this project to the entire regional area. The Board will advocate for the project and request a meeting with U.S. Representative Chrissy Houlahan.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the submission of West Whiteland's projects to be included on the Chester County Planning Commission's Transportation Improvements Inventory. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

4. Approval of Change Order for Cured-in-Place Pipe Project

Mr. Otteni presented a graph showing the spikes in water infiltration and inflow during storm events detected by meters installed in various locations within the Township. To address these problem areas, Mr. Otteni requested an additional 5,520 linear feet be added to the existing Cured-in-Place Pipe contract.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve a change order to the existing Cured-in-Place Pipe contract to incorporate an additional 5,520 linear feet of pipe at the contract unit price. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

5. Authorization to Advertise Bid for Paving Program

Mr. Culp reviewed his Memorandum dated April 6, 2021, outlining the seven roads scheduled for milling and resurfacing.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to authorize advertisement for the 2021 Roadway Paving Program and placement on PennBid. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

6. Approval of American Rescue Plan Bank Account

Ms. Jones reported that the Township has been advised to open a separate bank account for the American Rescue Plan funds to be able to easily track the funds for required reporting and audits.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the Fulton Bank Authorizing Resolution opening a new bank account at Fulton Bank for the purposes of maintaining American Rescue Plan funds. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

7. Township Commission Updates from Board Liaisons

Mr. Anderson reported that the Historical Commission reviewed the Ship Run land development plan and found no adverse impact on neighboring historic resources. The Historic Inventory update project is going well despite delays due to the COVID pandemic. Members will be considering the best way to recognize the historic importance of newer resources (post war developments such as Meadowbrook Manor and Whiteland Crest) without placing the burden of Township review on individual homeowners wishing to make minor renovations.

Ms. Santalucia advised that the ULI Brainstorming Committee held its first meeting and is considering ways to communicate the ULI recommendations to the public and receive feedback.

Mr. Kumbhardare reported that the Planning Commission also reviewed the Ship Run land development plan reviewed by the Historical Commission. No action was taken by the Commission. The Applicant will address various consultant comments and submit a revised plan.

8. Staff Updates

Ms. Gural-Bear said the Staff is putting together information on solid waste and recycling for new homeowners and management companies within the Township. The Recycle Coach app is also a great tool for residents seeking educational information on trash and recycling guidelines.

Mr. Otteni reported that he and Mr. Culp attended the pre-construction meeting held today for the Exton Park project. A ground-breaking ceremony has been scheduled for May 19.

Ms. Jones said that the Township does not have the authority to change the due date for the Earned Income Tax return, however, Keystone, with the approval of the Chester County Tax Collection Committee, has waived penalties if returns are filed by the revised federal and state deadline of May 17.

Ms. Guarnere said the Public Services Commission reviewed the online permitting process and provided great feedback. She will be incorporating their recommendations and return for a second review before the process goes live on the website.

ADJOURNMENT

The meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,



Mimi Gleason
Recording Secretary