



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the Second June Meeting

June 23, 2021

1. Call to Order

Chairman Rajesh Kumbhardare called to order the second June meeting at 6:34 p.m. This was a hybrid meeting with participants attending both in person at the Township Building and online via Zoom.

Those in attendance in addition to Mr. Kumbhardare were:

Theresa Santalucia, Vice-Chairman
Joshua Anderson, Supervisor
Mimi Gleason, Township Manager
Ted Otteni – Public Works Director
Ed Culp – Asst. Public Works Director
John Weller – Planning Director
Marie Guarnera – Codes Director
Lee Benson – Police Chief
Andrew Rau, Solicitor
Pat Layman – Minutes

ANNOUNCEMENTS:

The Board of Supervisors met in executive session after the public meeting on June 9th real estate matters. The Township Building will be closed on Monday, July 5th, in observation of Independence Day.

PUBLIC COMMENT:

None.

HEARINGS & PLANS:

1. Adoption of Ordinance No. 461 Amending the Transportation Impact Fee

A public hearing was held to consider adoption of Ordinance No. 461 amending the Transportation Impact Fee. A record was taken by court reporter Elaine Parrish.

Mr. Rau explained that due to increased construction costs, McMahon Associates and the Transportation Impact Advisory Committee have recommended an increase from \$1219.65 to \$1,449.00 per PM peak hour trips. The proposed Ordinance has been duly advertised. Mr. Weller advised that no public comment, questions, or concerns were received as a result of the advertisements.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to enact Township Ordinance #461 amending Exhibit A of Chapter 295, "Transportation Impact Fees," of the West Whiteland Township Code. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

Mr. Anderson, with the concurrence of Mr. Kumbhardare and Ms. Santalucia, thanked the members of the Transportation Impact Advisory Committee for their work on the matter.

CONSENT AGENDA:

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

- Minutes of June 9, 2021
- Resolution 2021-31 Disposition of Media
- Final Escrow Releases: a. Hanover b. GMX

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

BUSINESS:

1. Amendment to Comprehensive Signage Package for Main Street at Exton

Mr. Weller reviewed his Memorandum dated June 16, 2021. Burlington will be occupying what is currently three adjacent commercial spaces and modifying the façade to represent one single space with a new entrance. Renderings of the proposed signage was shown. Mr. Weller said while the square footage of the proposed sign exceeds that allowed by the Comprehensive Signage Package for Main Street at Exton, he felt the amendment was appropriate given the size of the new store. Mr. Kumbhardare asked how the proposed signage compares to other Burlington stores. Scott Bilbrey of Burlington was in attendance and advised that the proposed sign is smaller due to the Township's more restrictive regulations.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to direct the Zoning Officer to proceed with approval of an amendment to the Comprehensive Signage Package for Main Street at Exton to allow the signage as requested for the new Burlington store in Building G. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

2. Resolution 2021-32 Appointment to Zoning Hearing Board

The recent resignation of Shiva Subramanian from the Zoning Hearing Board has resulted in a vacancy. Guy McCandless, previously appointed to the position of alternate member, has expressed interest in serving.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve Resolution 2021-32 filling the vacancy on the Zoning Hearing Board appointing Guy McCandless to serve for a term to expire December 31, 2023. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

3. Authorization for the Use of Sound Amplification in Albert C. Miller Park

Mr. Culp advised that Grace Covenant Church has requested the use of sound amplification for two outdoor church services in Miller Park. The Church will notify surrounding neighbors and will adhere to proper COVID safety protocols. Mr. Culp said no complaints were received regarding previous outdoor services where sound amplification was used.

Mr. Anderson made a motion, seconded by Ms. Santalucia, to authorize the use of sound amplification in Albert C. Miller Park for church services on June 27, 2021, and August 29, 2021, from 9:00 a.m. to 11:30 a.m. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

4. Authorization to Auction Equipment and Truck

Mr. Otteni reviewed Kimberly Pelcin's Memorandum dated June 17, 2021, listing the following vehicle and equipment to be posted on MuniBid:

- Vehicle 1997 GMC 8500 Jet Truck, VIN# 1GDP7H1J9VJ500994, estimated value \$20,000
- Equipment Grasshopper 725 G2 mower, estimated value \$1,000 to \$2,000
- 2002 deck tilt trailer, estimated value unknown
- Miller Dialare Welder, estimated value unknown
- 1995 Haulmark enclosed trailer, estimated value \$2,000 to \$4,000

Ms. Santalucia made a motion, seconded by Mr. Anderson, to authorize the advertisement and sale on MuniBid the vehicle and equipment listed in Kimberly Pelcin's Memorandum dated June 17, 2021. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

5. Approval of Accounts Payable Warrant Report

Mr. Kumbhardare asked about the prior-year tax refunds listed in the Warrant Report. Ms. Gleason explained that refunds were owed primarily as a result of numerous new residential properties being reassessed down in value. There was general discussion on the need for the County to do a full property assessment as this has not been done in over 20 years.

Ms. Santalucia made a motion, seconded by Mr. Anderson, to approve the Accounts Payable Warrant Report dated June 9, 2021. Mr. Kumbhardare called for public comment, and there were none. The motion was unanimously approved.

6. May Financial Report

Ms. Gleason reported that Earned Income Tax and Real Estate Tax revenue was better than at this time in 2019. However, revenue from the Local Services Tax, which everyone who works in West Whiteland and earns more than \$12,000 per year pays, is down compared to 2019 and even 2020. There was discussion about the difficulty businesses are currently experiencing in hiring.

7. Township Commission Updates from Board Liaisons

Mr. Anderson reported that members of the Borough of West Chester's Committee to Restore Rail Service appeared before the Township's Historical Commission seeking letters of endorsement to accompany an application to the Pennsylvania Historical and Museum Commission (PHMC) for historical markers to be placed at three historic sites/stations associated with the West Chester Railroad. Also, the Historical Commission is still working to find a home for the Witch's Cap. Several people expressed interest in taking it, but none to date have followed through.

Mr. Kumbhardare advised that the Planning Commission reviewed and approved a revised landscaping plan for Dunwoody Drive Outdoor electronic billboard and continued their review of S/LDO and Zoning amendments.

8. Staff Updates

Mr. Weller advised that Township Staff toured several recent developments within the Township including the Ashbridge apartment complex, Lochiel Farm, and the Ship Road Couplet site. Mr. Weller noted that Ashbridge Apartments is 40% occupied, and the homes at Lochiel Farm are all selling fast.

Ms. Gleason said Staff will soon evaluate the various locations where residents can purchase trash bags to determine, based on volume of sales and convenience, if some should be eliminated or consolidated, as well as whether new sites should be added. Currently, Public Works employees deliver trash bags to the various points of sale, but other options are being considered as this is not a good use of their time. Not many bags are sold at gas stations or the Township Building which is not set up for retail operations. Ms. Gleason said she would like to remove the Township Building from the list of places that sell trash bags. She added that a small supply would be kept on hand should someone come there to purchase, but it would not be listed as a point of sale.

ADJOURNMENT

The meeting adjourned at approximately 7:40 p.m.

Respectfully submitted,



Mimi Gleason
Recording Secretary