



VALLEY TOWNSHIP
Regular Session – Tuesday, March 1 @ 7:30 P.M.
AGENDA

RULES & ORDER OF THE DAY - ROBERTS RULES

1. **CALL TO ORDER**
 - a. Moment of Silence
 - b. Flag Salute
 - c. Meeting Protocol

2. **ANNOUNCEMENT OF MEETINGS/ACTIONS OF THE BOARD**

3. **CITIZEN'S COMMENTS ON AGENDA ITEMS**

4. **APPROVE MINUTES AS WRITTEN – February 15, 2022**

5. **MOTION TO PAY BILLS/TREASURER'S REPORT**
 - a. Motion to pay bills
 - b. Discussion/consideration regarding the 2017 debt service (bond) with regards of the options to either refinance, pay off debt at 5-year mark in May 2022, or authorize annual principal and interest payments as per repayment schedule

6. **BOARD GENERAL COMMENTS** (see page 2)

7. **EMERGENCY MANAGEMENT REPORT**

8. **CITIZENS REQUEST TO BE ON THE AGENDA**
 - a.

9. **SOLICITOR'S REPORT**
 - a. Consideration to approve Sanitary Sewer Easement for Valley View Business Park
 - b. Consideration to approve Deed of Dedication of Sanitary Sewer Facilities for Valley View Business Park
 - c. Discussion/consideration for the Board of Supervisors to take a position at the zoning hearing for J. G. Petrucci Company, Inc., for variances and/or other such relief to allow the building of two warehouse buildings and their associated improvements at 250 Waverly Boulevard on March 16, 2022 (relief sought for building height, separation between access drives, retaining wall height, etc.)
 - d. Discussion/consideration to authorize the Zoning Officer to attend the zoning hearing on March 16, 2022

10. **ENGINEER'S REPORT**
 - a. Consideration to authorize execution by the Chairwoman of the Agreement between the Commonwealth of PA, acting through the Department of Transportation and Valley Township for the MultiModal Transportation Fund Grant Reimbursement for the Wagontown Road Project
 - b. Engineer report review

11. **OLD BUSINESS**
 - a. Ratification to sign Agreement dated February 23, 2022, with Visual Sound for A/V upgrades in the amount of \$58,381.00 under their CoStars contract 034-023
 - b. Consideration to appoint the voting delegate for PSATS Annual Conference (Ms. Boyd has canceled conference registration)
 - c. Discussion/consideration regarding mask wearing policy

12. **MANAGER'S REPORT**

13. **NEW BUSINESS**

- a. Discussion/consideration to adopt a policy relative to Employee medical benefit eligibility continuation during a leave of absence as an addendum to our insurance plan document and to amend the Valley Township Personnel Manual at Section 9.3, Continuation of Healthcare Coverage, relative to employee medical benefit eligibility continuation during a leave of absence
- b. Consideration to declare a vacancy on the elected Board of Auditors for William Jennings' seat (death)

14. **CITIZEN COMMENTS**

15. **ADJOURN**

General Comments/Upcoming Events

- Township Building has reopened to the public. Hours are 8:00 am to 4:00 pm, Monday through Friday (excluding holidays). MASKS ARE REQUIRED TO BE WORN.
- Drop off recycling of electronics and television collection has been suspended at the Township Building until our disposal company can begin collecting items and we are re-registered with the DEP. Residents can take **three** television per vehicle to the Chester County Solid Waste Authority Landfill (Route 322, west of Honey Brook) as well as a small electronic drop off site (computer cables/wires, stereos, radios, cameras, video cameras, tape recorders, VCR/DVD, Blu-ray, video game systems, MP3 players, handheld computer devices, disk drives, calculators, answering machines/telephone systems, satellite receivers/descramblers, projectors, anything with a plug or circuit board, blenders (no glass), coffee maker/Keurig (no glass), blow dryers, curling irons.
- Discount movie tickets are available for purchase for \$9.50 each (cash sales only)
- Compost site open March 12, 2022, 8:00 am to 2:00 pm (2240 Upper Gap Road)
- Mattress collection – March 12 28, 2022 – pre-paid fees apply
- Zoning Hearing – March 16, 2022 at 7:00 p.m. – application filed by J.G. Petrucci Company, Inc., as equitable property owner of 250 Waverly Blvd., Coatesville, PA, for variances and/o such other and further relief to allow the building of two warehouse buildings and their associated improvements on the subject property and specifically to allow dimensional variances as follows: 1) variance from Section 207.8 of the Ordinance to exceed the permitted building height of 35 feet to a maximum of 50 feet with a setback of 47.1 feet from the property line; 2) variance from Section 311.2.B to lower the minimum 100 foot separation between access drives to 62.4 feet; 3) variance from Section 321.1.A to exceed the permitted retaining wall height to a maximum of 14 feet high in the front yard, 31 feet in the rear yard, 18 feet in the western side yard and 35 feet in the eastern side yard and 4) any other relief requested and deemed necessary by the ZHB. Property is located in the Township’s Industrial Zoning District and bears CC Tax Parcel 38-4-5.3D. Legal property owner is All County Partnership. It is noted that the applicant will separately apply for a conditional use approval for a warehouse.

Meeting Format:

The Valley Township Board of Supervisors meeting is being conducted in person and with virtual participation via the *Go To Meeting* platform.

For those who wish to make a comment on any agenda item, that is done under Item 3, “Citizens Comment on Agenda Items”. For those in attendance, please go to the microphone to be recognized by the Chair.

Before addressing the Board, whether in person or virtually, please provide your name and address for the record.

For those who have requested to be on the agenda, you will be recognized under Item 8 on the Agenda. All others who wish to address the Board on a non-agenda item, you will be recognized under Item 14 on the Agenda.

For those that are participating virtually, we ask that you keep your audio on mute and unmute at your designated time to speak or when called upon by the Board of Supervisors. With any disruption, we will provide a warning. If a second warning is issued, we reserve the right to disconnect and block the person from re-entering the call.