

#08-2021
April 20, 2021

The regular meeting of the Whitpain Township Board of Supervisors was held virtually beginning at 6 p.m. on Tuesday, April 20, 2021. Supervisors Michele Minnick, Kimberly J. Koch, Frederick R. Conner, Jr., Jeffrey Campolongo and Joyce M. Keller were in attendance, along with Township Manager Roman M. Pronczak, P.E., Assistant Township Manager David J. Mrochko, Township Solicitor Alex M. Glassman, Esq., Police Chief Kenneth Lawson, Director of IT Nicole M. Leininger, Fire Marshal and Emergency Management Coordinator David M. Camarda, Code Enforcement Officer Michael E. McAndrew, Public Works Director Thomas Farzetta, Finance Director Christine M. Bauman, HR Director Kathleen Yackin, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, and Recording Secretary Virginia Papale. There were four remote attendees.

After an overview of the virtual meeting procedure by IT Director Nicole Leininger, Chair Michele Minnick welcomed everyone to the meeting and asked them to rise for the Pledge of Allegiance.

A motion was made by Vice-Chair Koch, duly seconded by Supervisor Conner, to approve the Consent Agenda as follows:

- a. Minutes of the Board of Supervisors' meetings of March 16 and April 6, 2021.
- b. March Voucher List totaling \$635,753.40, check sequence #72622 through #72837.
- c. February Treasurer's Report.
- d. Resolution Nos. 1442 through 1446, Declarations of Emergency for April.
- e. Authorize the disposition of TROP files from 1988-2013 which have been scanned, in accordance with Resolution No. 1004, adopted March 19, 2013.
- f. Authorize the Solicitor to draft an ordinance regarding political signs.
- g. Authorize McMahon Associates to proceed with traffic engineering services for safety improvements in accordance with their proposals at the following intersections:
 - Rt. 73 and School Road traffic signal evaluation – estimated cost \$5,200
 - Wentz and Jolly Roads concept plan for low-cost improvement such as signage and line striping to eliminate turning move conflicts and improve yield condition – estimated cost \$4,000

- Rt. 202 and Cherry Road/Cherry Lane conceptual plans for alternative(s) for realignment options – estimated cost \$6,500
 - Walton Road/Stenton Avenue (both intersections) refine roundabout concept plans and assist with DCED/CFA grant application – estimated cost \$7,500
 - Stenton Avenue/Penllyn Pike concept plan for low-cost safety improvements including potential signing/stripping on the approach curves on Stenton Avenue at Penllyn Pike – estimated cost \$4,000
- h. Accept the resignation of Daniel Ronca from the Zoning Hearing Board effective May 21, 2021.
- i. Accept the resignation of Natalie Macy from the Planning Commission.
- j. Approve the tax assessment appeal stipulation for Parcel #66-00-01648-01-4 (777 DeKalb Pike); said settlement will result in the Township providing a refund of approximately \$1,517.
- k. Confirm approval of the tax assessment appeal stipulation for Parcel #66-00-01828-01-4 (686 DeKalb Pike); said settlement will result in the Township providing a refund of approximately \$1,619.76.
- l. Authorize Dawood Engineering, Inc. of King of Prussia, PA to proceed with engineering design services associated with streambank stabilization for the Pulaski Drive Bridge over Stony Creek, in accordance with their supplemental work authorization proposal dated March 26, 2021 at a cost not to exceed \$19,651.99.
- m. Authorize the Township Manager to advertise for bids for replacement and/or upgrades to ADA accessible curb ramps in the area of Yost Road, Pulaski Drive and adjacent streets.

Chair Minnick called for any questions or comments from the Board. Supervisor Conner asked the Solicitor to characterize the tax appeal stipulations, and if they are related to the Route 202 widening. Solicitor Glassman explained that they are not related to the Route 202 project and were appealed based on an appraisal and a review of comparable sales. He further explained that the Courts started to triage outstanding appeal cases from 2019 and older. There are not too many in Whitpain, though these were lingering. Vice-Chair Koch extended gratitude to Natalie Macy and Daniel Ronca for their service and contributions to our Township. They will be missed. Chair Minnick called for public comment. There was none. With no additional comments from the Board or the public, Chair Minnick called a roll-call vote: Vice-Chair Koch, aye; Supervisor Conner, aye; Supervisor Campolongo, aye; Supervisor Keller, aye, and Chair Minnick also voted in favor. The motion carried.

A motion was made by Supervisor Campolongo, duly seconded by Chair Minnick, to pass Resolution No. 1448 to appoint Mark Eberle as Alternate #1 on the Shade Tree Commission. Chair Minnick noted the recommendation was made by a sub-committee of the Board represented by Vice-Chair Koch and Supervisor Campolongo and called for any comments from the Board. Supervisor Campolongo agreed that Dan Ronca and Natalie Macy will be missed and not easily replaced, and he welcomed Mark Eberle who was helpful with his insight several years ago. We found that insight to be helpful when we were making decisions and considering who would be a good fit on the Shade Tree Commission. With no further comments from the Board, and no public comment, Chair Minnick took a roll-call vote: Vice-Chair Koch, aye; Supervisor Campolongo, aye; Supervisor Conner, aye; Supervisor Keller, aye, and Chair Minnick also voted in favor. The motion carried.

A motion was made by Supervisor Conner, duly seconded by Supervisor Keller to appoint terms of office on the following boards and commissions:

- Kent Conway to fulfill a vacancy left by Daniel Ronca on the Zoning Hearing Board effective May 22, 2021 with a term expiring December 31, 2024
- Kurt Zintner to fulfill a vacancy left by Kent Conway on the Planning Commission effective May 22, 2021 with a term expiring December 31, 2022
- John Miller as Alternate #1 on the Planning Commission with a term expiring December 31, 2021

Chair Minnick called for any discussion. Supervisor Conner said he is happy to support the nominees, as a number of years ago the Board established alternate positions on the Planning Commission, Park and Open Space Board and the Shade Tree Commission. These appointments provide not only a good bench, but as these gentlemen have been engaged for a number of years, there will be no learning curve. They are well-versed with Township issues. He offered congratulations to the appointees and is looking forward to receiving their great advice in matters of the Zoning Hearing Board and Planning Commission. Supervisor Campolongo agreed, noting alternates are an integral part of the boards and commissions. An alternate is an active member who offer tremendous insight, and all serve in a commendable way. He noted that there are additional vacancies and other open positions for alternates, and he encouraged residents to let us know of their interest. There was no additional discussion, nor public comment. Chair Minnick called a roll-call vote: Vice-Chair Koch, aye; Supervisor Conner, aye; Supervisor Campolongo, aye; Supervisor Keller, aye, and Chair Minnick also voted in favor. The motion carried.

A motion was made by Supervisor Conner, duly seconded by Chair Minnick, to pass Resolution No. 1447 to approve final plans titled "Final Land Development Plans for 1950 Skippack Pike, LP" located at 1950 Skippack Pike, Sheets 1 of 30 through 30 of 30, prepared by Robert E. Blue Consulting Engineers, plans dated September 11, 2019 and last revised February 5, 2021 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon execution of a Development Agreement, posting of financial security, planning module approval, receipt of all necessary permits from the Pennsylvania Department of Transportation and the Pennsylvania Department of

Environmental Protection, compliance with the recommendations contained in the motion from the Township Planning Commission and the resolution of items in the review letters from the Township Engineer dated March 24, 2020, May 18, 2020, October 20, 2020 & February 24, 2021. Chair Minnick called for any Board comment. There was none. She called for public comment. Developer Joseph Gambone thanked the Board for all of the cooperation on the project. He works in many townships, and without the Township's cooperation, the process could have gone on much longer. He is appreciative. Engineer for Mr. Gambone, Robert Blue, added that the Board, the Planning Commission, staff and consultants were all very helpful, and he also thanked everyone, noting it was a pleasure to work with the Township. Mr. Pronczak thanked Mr. Gambone for his cooperation in addressing neighbor concerns. With no additional comments, Chair Minnick called a roll-call vote: Vice-Chair Koch, aye; Supervisor Conner, aye; Supervisor Campolongo, aye; Supervisor Keller, aye, and Chair Minnick also voted in favor. The motion carried.

A motion was made by Supervisor Campolongo, duly seconded by Supervisor Conner, to authorize the Township Solicitor to execute a Stipulation of Conditions with Beach Realty Associates for Application No. 2246-20 before the Zoning Hearing Board, and the Township Manager to accept a Declaration of Restrictive Covenants by Beach Realty Associates and Maine Merchant Bank, LLC in favor of Whitpain Township regarding the use of Parcel Nos. 66-00-05323-00-2 and 66-00-05320-00-5. Chair Minnick called for any Board comment. Supervisor Conner asked the Solicitor to explain the Stipulation. Solicitor Glassman said the zoning case will move forward this Thursday, and the Stipulation will be presented before the Zoning Hearing Board asking that if they grant relief, to incorporate this Stipulation. The Stipulation will state that the applicant will withdraw the request for the determination for office use on Lot "L", and the addition of the Declaration of Restrictive Covenant will ensure that "L" is an accessory to the main dwelling, which use will cease with the transfer of the property. No professionals will use it as a business address. With the Stipulations in place, the Board of Supervisors will not oppose dimensional relief being sought by the applicant. The documents will be recorded with the Montgomery County Recorder of Deeds which will give everyone notice if the property is sold. There was no further comment and Chair Minnick called a roll-call vote: Vice-Chair Koch, aye; Supervisor Conner, aye; Supervisor Campolongo, aye; Supervisor Keller, aye, and Chair Minnick also voted in favor. The motion carried with no additional action on this Zoning Hearing Board application.

Chair Minnick turned the meeting over to Vice-Chair Koch for public comment. There was no public comment, and the meeting was turned back to Chair Minnick. Before opening the floor to her colleagues, Chair Minnick noted that the previous Monday the Township held the second public meeting to discuss Mermaid Lake. There were three draft plans presented by Simone Collins. For those who were unable to attend the virtual meeting, Chair Minnick invited them to view it on our website and to fill out the associated survey. For those unable to complete the survey online, paper copies are available at the Township building. Chair Minnick then called for any old or new business from the Board.

Supervisor Campolongo noted that on May 29, 2020, George Floyd lost his life and at that time, Chief Lawson offered condolences to the family and friends of Mr. Floyd on behalf of the Whitpain Police Department. The Board also issued a public statement in response to the death of Mr. Floyd. With the verdict this afternoon, justice has been served. We have an obligation to carry social justice issues to the forefront, to which this Board is very committed. Supervisor Campolongo offered his personal condolences to the family of Mr. Floyd, and thanked the Whitpain Police Department and Chief Lawson for all they do to keep our community safe.

In honor of Administrative Professionals Day, Mr. Pronczak publicly thanked all of the administrative professionals in the Township building, especially Virginia Papale and Karen Dolga who work so hard every day to take care of the necessary details. It is sincerely appreciated.

With no further comments, a motion was made by Vice-Chair Koch, seconded by Supervisor Keller to adjourn the meeting at 6:28 p.m.

Respectfully submitted,



Frederick R. Conner, Jr., Secretary

/v