

WORK SESSION

May 22, 2019

A work session of the Whitpain Township Board of Supervisors was held on Wednesday, May 22, 2019 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA at 7:30 p.m. for the purpose of reviewing the agenda of the May 22, 2019 Supervisors' meeting. Supervisors Adam D. Zucker, Anthony F. Greco, Kenneth F. Wollman, and Michele Minnick were present. Supervisor Frederick R. Conner was absent. Also present were Township Solicitor Frank R. Bartle, Esq., Township Bond Counsel Marc S. Stein, Esq., Township Manager Roman M. Pronczak, P.E., Assistant Township Manager David J. Mrochko, Township Engineer James E. Blanch, P.E., Police Chief Kenneth Lawson, Director of Code Enforcement Michael McAndrew, Finance Director Christine M. Bauman, Fire Marshal David M. Camarda, Director of Public Works Thomas Farzetta, IT Director Nicole M. Leininger and Parks and Recreation Director Kurt W. Baker. One member of the public was present.

The Supervisors began the work session by reviewing the agenda for the meeting and discussing the scheduled Mission Moments, two conditional use applications, approval of the Consent Agenda including the minutes of May 7th, the March Treasurer's Report, award of contract for curb line milling, award of contract for police siding replacement, authorization to sign contract documents for the Centre Square Park turf fields, Resolutions #1288 through #1290, authorization to grant permission to WRA for field lighting, authorization to send Ordinances #4-254 and #4-255 to the Montgomery County Planning Commission and our Planning Commission for preliminary review, authorization to advertise Ordinance #375, two waiver requests, authorization to sign an alluvial floodplain boundary agreement, and appointments to fill vacancies on the Park and Open Space Board.

Mr. Pronczak continued the meeting by reminding Supervisors of two upcoming events, including:

- Boys & Girls Club Annual Dinner – May 23rd
- Senator Leach Town Hall Meeting – May 23rd 6:00 – 7:30 p.m.

The meeting continued with an announcement that the presentation of the Comprehensive Annual Financial Report, or CAFR will take place on Tuesday, June 18 at 6:00 p.m. Supervisors and the elected Board of Auditors will receive an overview of the CAFR from the Township's appointed auditor, Mallie LLP.

The next topic discussed concerned maintenance responsibilities for the roadway that will serve as the primary entrance to Centre Square Fire Company and the rear entrance to Centre Square Commons. Since the roadway will be used by emergency vehicles, the owner of Centre Square Commons, Kinsley Construction, is hesitant to accept maintenance responsibilities for the roadway due to liability concerns. Kinsley Construction has requested that the Township take maintenance responsibilities for the

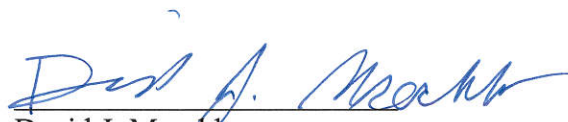
roadway after construction. In return for this concession, Kinsley Construction would waive the agreement that requires Centre Square Fire Company's future PAD site tenant to pay 10 percent of the total cost of the roadway and signalization. Since the roadway will be used as the main point of access for Centre Square Fire Company vehicles, Supervisors did not voice any concerns about this proposal.

Mr. Pronczak continued the meeting by discussing requests from BET Investments to offer an informal presentation on potential development plans at 480 Norristown Road (the former Yarway property). Their proposal would require a rezoning to allow for apartments on the property. Although the Supervisors have reservations regarding a potential rezoning, BET Investments would still like to make an informal public presentation on their concept. The informal presentation will be heard by the Board of Supervisors at their regularly scheduled meeting on Tuesday, June 18 at 8:00 p.m.

The next topic discussed concerned a proposal from Rouse Chamberlin for the property located between Whitpain Hills and Skippack Pike. The project would require a rezoning. The developer understands that there are traffic concerns on Skippack Pike and is looking into ways to mitigate these concerns, which includes potential signalization of Meehan Boulevard. An informal public presentation for this proposal is planned for September or October.

The last topic discussed in the work session meeting concerned an upcoming meeting between Township staff members, the Pennsylvania Game Commission, and Senator Daylin Leach to discuss deer issues in the Township. The meeting is scheduled for Friday, May 31.

When discussion on this topic ended at 7:59 p.m., the work session meeting was adjourned, and Supervisors left for the public meeting.


David J. Mrochko
Whitpain Township Assistant Manager

#10-2019
May 22, 2019

The regular meeting of the Whitpain Township Board of Supervisors was held Wednesday, May 22, 2019 at the Township Administration Building, 960 Wentz Road, Blue Bell, PA. Vice-Chairman Adam D. Zucker, along with Supervisors Anthony F. Greco, Kenneth W. Wollman and Michele Minnick were present. Chairman Frederick R. Conner was absent. Township Manager Roman M. Pronczak, P.E., Assistant Township Manager David J. Mrochko, Solicitor Frank R. Bartle, Esq., Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Code Enforcement Officer Michael E. McAndrew, Public Works Director Thomas Farzetta, Fire Marshal David M. Camarda, IT Director Nicole M. Leininger, Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, Bond Counsel Marc Stein, Esq., a Court Reporter and Recording Secretary Virginia Papale were also present. There were approximately 75 members of the public at the meeting.

Following the Pledge of Allegiance, the meeting was called to order at 8 p.m. by Vice-Chairman Zucker.

Vice-Chairman Zucker welcomed everyone and talked about the customary Mission Moment. As we focus on responsiveness, Fire Marshal David M. Camarda highlighted National EMS Week, May 19th through 25th. This is the 45th National Emergency Medical Services Week since President Gerald Ford authorized it in 1974 to commemorate the important work EMS practitioners do in our Nation's communities. This year's theme is "EMS STRONG – BEYOND THE CALL", highlighting education and safety. We are grateful for the dedicated service provided by the Second Alarmers (SARS).

The second part of the Mission Moment is to recognize the achievement of brothers Michael and Guy Cimini who attained Eagle Scout status, the highest rank in the Boy Scouts of America, with Troop 540 of Ambler in March. They are the 71st and 72nd Eagle Scouts of Troop 540. Their projects included the installation of a trail marker (information board) at the trailhead of the Whitpain Township Trail Network on Harvest Drive and the installation of bat boxes in the Armentrout Preserve. The information board assists residents and employees working in the Corporate Center with the trails, and the bat houses provide a safe environment for bats to live, as they are key components to the ecosystem. Michael and Guy were each presented with a Proclamation.

The third Mission Moment recognized the partnership and shared goals of trust with the community. Chief Kenneth Lawson presented commendations to residents and police officers.

The first Commendation was presented to John B. Campanella who by reacting quickly and decisively, saved the life of a dog who broke off its leash and ran out on to the frozen lake at the Village of Oxford. The dog fell through the ice. The dog's owner called for help, and Mr. Campanella entered the chest deep water, breaking ice with his elbows until he reached the dog. The Police Department and Board thanked Mr. Campanella for his efforts in aiding a fellow citizen and saving the life of a dog.

This was followed by Commendations presented to civilians William Gould, Jr., Melissa Krosty, Jason Duggas and William Reese, as well as Police Officers Scott Buchanan, Shaun Beitler, Ivan Kosty, Bianca DeLuca and Sgt. Franco for saving the life of a distressed female standing on the PA Turnpike overpass ledge threatening to jump. Through their teamwork and outstanding efforts, a life was saved. Everyone was thanked by the Police Department and the Board of Supervisors.

As advertised, a public hearing was held on Conditional Use Application #CU38-19, D'Argento Lago, LLC. Applicant proposes to remove the outdated barn and farmhouse and develop a 10-lot residential cluster development on approximately 4.23 acres located at 1150 Wentz Road within the Township's R-7 District.

A court reporter was present to record the proceeding and the transcript will be made a part of these minutes.

A motion was made by Mr. Wollman, duly seconded by Mr. Greco to approve Conditional Use Application #CU38-19 with conditions as set forth during the hearing. Vice-Chairman Zucker called for any additional comments after expressing his appreciation of the comments and concerns from the residents. There were none and the motion passed.

There was a short diversion in the agenda, followed by the second conditional use hearing.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve Item (f) of the Consent Agenda to pass Resolution No. 1288 to establish written procedures regarding post issuance compliance and record retention for general obligation bonds. Vice-Chairman Zucker called for any discussion. There was none and the motion passed.

As advertised, a public hearing was held on Conditional Use Application #CU40-19, ACTS Retirement-Life Community. Applicant proposes to add four detached independent living cottages as part of the existing retirement community on the property located at 9000 Twin Silo Drive, further identified as Tax Parcel No. 66-00-04102-00-8 within the Township's R-6 Agricultural Rural Residents District.

A court reporter was present to record the proceeding and the transcript will be made a part of these minutes.

A motion was made by Mr. Wollman, duly seconded by Mrs. Minnick to approve Conditional Use Application #CU-40-19. Vice-Chairman Zucker called for any discussion. There was none and the motion passed.

A motion was made by Mrs. Minnick, duly seconded by Mr. Wollman to approve the Consent Agenda, Items (a) through (q), except (f) as follows:

- a. Minutes of the Board of Supervisors' May 7th meeting.
- b. March Treasurer's Report.
- c. Award the contract for the 2019 Curb Line Milling Project to Rota-Mill, Inc. of Oley PA in the low bid amount of \$74,465, subject to the review and approval of the Township Solicitor.
- d. Award the contract for the Police Siding Replacement Project to Kupex Exteriors, LLC of Trenton, NJ in the bid amount of \$91,196, with the alternate bid for Soffit and Facia Capping in the amount of \$16,788, for a total bid of \$107,984.
- e. Authorize the Township Manager to sign on behalf of the Township a contract agreement between Whitpain Township and DeMarco Contractors and Mid-Atlantic Construction for the installation of the turf fields at Centre Square Park, subject to the review and approval of the Township Solicitor.
- g. Pass Resolution No. 1289 requesting a Flood Mitigation Grant in an amount not to exceed \$1,300,000 (with a Township local match of \$191,907) from the Commonwealth Financing Authority of the Commonwealth of Pennsylvania to be used for streambank restoration and stabilization.
- h. Pass Resolution No. 1290 authorizing the Township Manager to execute all documents and agreements between Whitpain Township and the Commonwealth Financing Authority to facilitate and assist in obtaining a grant in the amount of \$250,000 for Wissahickon Park Phase 1 Improvements.
- i. Authorize the Chairman to sign a letter granting permission to the Whitpain Recreation Association (WRA) to install field lighting at Centre Square Park upon receipt of required permits to assure compliance with applicable codes.
- j. Authorize the Township Manager to send Ordinance No. 4-254 to the Montgomery County Planning Commission and the Township Planning Commission for review. Ordinance #4-254 is an ordinance amending the Township's Zoning Ordinance by (1) adding a definition for "Independent/Assisted Living Facility/Personal Care Home" to Article II, Section 160-7[Definitions/Word Usage and Definitions]; (2) adding Article XXXIX entitled "I/AL-Independent/Assisted Living Overlay"; (3) adding the "I/AL-Independent/Assisted Living Overlay" to Article IV, Section 160-11[Zoning Districts/Enumeration of Districts]; and (4) adding the "I/AL-Independent/Assisted Living Overlay" to the Zoning Map, as incorporated in

to the Township's Zoning Ordinance Article IV [Zoning Districts/Zoning Map] and applying it to three properties identified as Montgomery County Tax Map Parcel Numbers 66-00-06340-00-2, 66-00-6334-00-8, and 66-00-06337-00-5.

- k. Authorize the township Manager to send Ordinance No. 4-255 to the Montgomery County Planning Commission and the Township Planning Commission for review. Ordinance No. 4-255 is an Ordinance amending the Township's Zoning Ordinance by (1) adding definitions of "Advertising Vehicle"; "Individual Establishment"; "Sign"; "Sign, Official Traffic and Highway"; "Sign, Outdoor Advertising"; "Sign, Roof; and "Source Light" to Article II, Section 160-7(B) [Definitions/Word Usage and Definitions]; (2) Deleting Article XXVI, Section 160-182(B) [Signs/Definitions]; (3) Amending Article XXVI, Section 160-187(G) [Signs/Prohibited Signs/Advertising Vehicles]; (4) Adding "CSCOD" (Community Shopping Center Overlay) to Article XXVI Sections 160-188(13) and (14) [Signs/Permitted Signs/On-premises Advertising and Grand Opening Signs] and 160-191(D)[Signs/Schedule of Sign Regulations/Commercial Districts]; (5) Amending Article XXVI Section 160-188(B) [Signs/General Regulations]; (6) Replacing the Article XXVI Section 160-191(B) Residential Districts Schedule of Sign Regulations Table; and (7) Replacing the Article XXVI Section 160-191(E) Institutional District Schedule of Sign Regulations Table.
- l. Authorize the Township Manager to advertise Ordinance No. 375, an Ordinance amending the Township Code, Chapter 53 (Shade Tree Commission) to add a new Section 53-4.1 (Alternate Members), making provision for alternate member appointments by resolution; prohibition for alternate members serving on the Township Zoning Hearing Board or as the Township's Zoning Officer; term of office; basis for appointment; continuation of appointment until decision; and case-designation of appointed alternate members.
- m. Grant a request for a waiver from the requirement of preparing a land development plan to the Wissahickon School District to install a new generator on a concrete pad at Blue Bell Elementary School located at 801 Symphony Lane.
- n. Grant a request for a waiver from the requirement of preparing a land development plan to the Wissahickon School District to install a new pedestrian trail (Phase II) at Blue Bell Elementary School located at 801 Symphony Lane. The waiver is conditioned upon the review and approval of the site plan by the Township Engineer and obtaining any required permits from the Montgomery County Conservation District (MCCD).

- o. Authorize the Chairman and Secretary to sign an Agreement for Determining Alluvial Floodplain Boundaries between Whitpain Township and Alma R. Jacobs, owner of 435 Holly Road, Blue Bell, PA 19422.
- p. Appoint Nancy Thillet to the Park and Open Space Board to fulfill a vacancy left by Vince Marrocco, with a term expiring December 31, 2022.
- q. Accept the resignation of Patrick Foley from the Park and Open Space Board, and appoint Marshall Bleefeld to fulfill the vacancy with a term expiring December 31, 2020.
- r. Advance Sandy Feltes to Alternate No. 1 on the Park and Open Space Board.

Vice-Chairman Zucker called for any discussion, noting that Item (r) was added to the Consent Agenda this evening upon motion by Mr. Wollman, seconded by Mrs. Minnick. There was no further discussion and the motions passed.

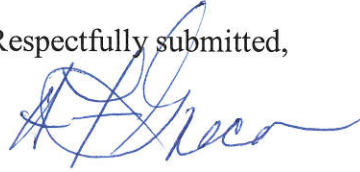
Vice-Chairman Zucker turned the meeting over to Mr. Wollman who asked for public comment. Mr. Michael Cram of 626 Jasmine Way in Blue Bell Springs asked what is being developed on the Beachcomber property and by whom. Mr. Pronczak explained that when the notices were mailed to the residents, we thought the applicant was ready to present its plan to the Planning Commission. That has been continued as the application was not ready for presentation. Additional notices will be sent out when the applicant is ready. The proposal includes the construction of 31 townhouses, with improvements to the roadway and the bridge crossing the floodplain. There are many steps prior to a land development review, the first being a conditional use hearing. We do not know who will be building the homes. Mr. Cram mentioned that is already difficult to enter and exit the Blue Bell Springs community and wondered how residents in the new development will manage. Mr. Pronczak said the residents will have plenty of time to offer comments. This was confirmed by Messrs. Wollman and Greco. Mr. Cram thanked the Board for the quick answer after sitting so long. Vice-Chairman Zucker mentioned that when a resident has this type of question, they should call the Township so not to have to sit through the entire meeting. There were no additional comments, and the meeting was returned to Vice-Chairman Zucker, who called for any old or new business from the Board. There was none.

Vice-Chairman Zucker stated that Senator Leach will hold a Town Hall meeting on May 23rd from 6 to 7:30 p.m. in Meeting Room "A" of our Township Building. The Senator and his staff will be available to answer questions about any state level concerns.

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With no further comments, Vice-Chairman Zucker moved to adjourn the meeting at 10:20 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

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