

#16-2021
August 17, 2021

The hybrid meeting of the Whitpain Township Board of Supervisors was held beginning at 6 p.m. on Tuesday, August 17, 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 Solicitors Michael P. Clarke, Esq., and Alex M. Glassman, Esq., Police Chief Kenneth Lawson, Director of IT Nicole M. Leininger, Code Enforcement Officer Michael E. McAndrew, Finance Director Christine M. Bauman, HR Director Kathleen Yackin, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, Fire Marshal David M. Camarda and Recording Secretary Virginia Papale. Public Works Director Thomas Farzetta was absent. There were two remote attendees.

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

Chair Minnick announced that the Board met in executive session prior to this meeting to discuss new COVID guidelines. The conversation will continue later in this public meeting. She also announced that the work session meeting in September is scheduled for Thursday, September 9th due to the Rosh Hashanah holiday.

As scheduled, a public hearing was held on Ordinance No. 4-258, an ordinance amending the Zoning Ordinance by adding provisions for open or enclosed porches, decks or patios and fences within the setback from property lines at Article VIII, Section 160-42.H [Development Requirements/Accessory Buildings or Structures]. Township Solicitor Alex M. Glassman conducted the hearing.

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

A motion was made by Supervisor Koch to close the hearing. The motion was seconded by Supervisor Campolongo. With no questions by the Board or the public, Chair Minnick called a roll-call vote to close the hearing. Vice-Chair Koch, aye; Supervisor Conner, aye; Supervisor Campolongo, aye; Supervisor Keller, aye and Chair Minnick also voted in favor. The motion carried and the hearing was closed.

A motion was made by Chair Minnick, duly seconded by Vice-Chair Koch to enact Ordinance No. 4-258. There were no questions or comments from the Board or the public. Chair Minnick then 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 Supervisor Campolongo to approve the Consent Agenda as follows:

- a. Minutes of the Board of Supervisors' meetings of July 20 and August 3, 2021.

- b. July Voucher List in the amount of \$867,315.32, check sequence #73571 through #73801.
- c. Resolution No. 1467, Declaration of Emergency of July 21, 2021.
- d. Simone Collins proposal for a site feasibility study for the possible development of a community center at Centre Square Park or Mermaid Park (Arch Street Road parcel), in an amount not to exceed \$12,950.
- e. Simone Collins proposal dated July 29, 2021, revised August 12, 2021, titled "Inclusive Playground Areas Design at Mermaid Park" in the amount of \$21,490. The additional work is the result of the move of the Inclusive Playground project from Centre Square Park to Mermaid Park.
- f. Amendment No. 2 to the Agreement Pertaining to the Conveyance by Lower Gwynedd Township Municipal Authority of Sanitary Sewage Emanating from Properties Located in Whitpain Township. This amendment involves adding properties within this drainage area that were not included in the initial agreement or Amendment No. 1. Approval of this agreement is subject to review and approval by Lower Gwynedd Township as well.
- g. Authorize the Township Solicitor to review changes to the Human Relations Commission (HRC) Ordinance No. 383, as suggested by members of the HRC.
- h. Authorize the Township Manager to advertise Ordinance No. 390, an ordinance amending the Township Code, Chapter 142 (Vehicles and Traffic) Article II (Traffic Regulations) Section 142-21 (Stop Intersections Established) to add stop signs at Valley Road and Doans Way (westbound), Doans Way and Valley Road (southbound), Valley Road and Laurence Drive (eastbound) and Laurence Drive and Valley Road (southbound), making the intersections all-way stop intersections.
- i. Authorize Simone Collins LLC to proceed with Phase 3 of the Mermaid Master Site Development Plan in accordance with the timeline in their proposal dated October 5, 2020.
- j. Award the contract for Union Meeting Road Trail Project to Marino Corporation of Skippack, PA in the low bid amount of \$482,683, subject to the review of the bid documents by the Solicitor and Township Engineer.
- k. Authorize the Solicitor to draft an ordinance amendment to allow metal detectors to be used in Township parks by permit.

Chair Minnick called for any discussion. Supervisor Conner asked Mr. Pronczak to refresh everyone's memory regarding the Union Meeting Road Trail Project. Mr. Pronczak noted that this has been a high-priority project of the Parks and Recreation Department, as well as the Board of Supervisors and the Park and Open Space Board. It provides the connection from Plymouth Township, along Union Meeting Road and connects into Wentz Run Park. From there, it runs to Montgomery County Community College and into the Green Ribbon Trail in Lower Gwynedd Township. Parts of the Union Meeting Road trail were built by the AVE developer, Mark Korman. We have been working with the owners of Arborcrest to acquire easements, and we were also successful in obtaining a grant for the construction. This is the final step. We went out to bid, and in receiving a good bid, we are recommending moving forward with construction. Mr. Conner said the neighbors along Union Meeting Road and throughout the Township will be pleased with the completion of this final phase. Chair Minnick called for any additional questions or comments from the Board. Vice-Chair Koch said she has heard from neighbors questioning the price tag that Simone Collins projected for the Mermaid plan. She added that moving to Phase 3 in no way commits the Township to spending \$29 million. We are still discussing concepts. Supervisor Keller commended emergency services personnel for all they did to help protect the health, safety and welfare of the Township community during the weather emergency in July. Chair Minnick called for any comments or question from the public. There were none. With no additional comments or questions, a roll-call vote was taken: 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 Vice-Chair Koch, duly seconded by Chair Minnick to pass Resolution No. 1468 to approve plan titled "Preliminary/Final Approval – Amendment to the Subdivision and Land Development Plans for Blue Bell Springs" located at 650 DeKalb Pike, Sheets 1 of 4 through 4 of 4, prepared by Van Cleef Engineering Associates, plans dated February 5, 2019 and last revised May 28, 2021 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon 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 June 3, 2019, July 30, 2020, and October 6, 2020. Chair Minnick asked Mr. Pronczak to give background on this amendment, and why it has come up again. Mr. Pronczak explained that this is a minor amendment with the previous approval of a pavilion building, and as a result of discussions at a Planning Commission meeting and a Board of Supervisors' meeting regarding landscaping, there were changes made to the landscaping plan that were reviewed with the residents of the community and everyone is satisfied. With no questions or comments from the Board or the public, Chair Minnick took 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.

The Board took no action on the following Zoning Hearing Board cases scheduled for August 19th:

NO. 2287-21 – STUART AND SHANNON GEORGE requests variances from Article XXV, Section 160-171.G related to Permitted Uses and Article XXV, Section 160-176(A) and (B) related to Application for Special Exception or Variance with respect to their property located at 702 Willowbend Drive, Blue Bell, PA in the Township's R-6/FP Residential District/Floodplain District. Applicant's requested relief, if granted, will allow Applicant to construct a swimming pool on the property within the hydric soil limit line on the property when the Ordinance prohibits same.

NO. 2288-21 – PATRICIA AND MARK SHEINMAN request a variance from Article VII, Section 160-38 related to Accessory Buildings or Structures with respect to their property located at 983 Butler Pike, Blue Bell, PA in the Township's R-2 Residential District. Applicant's requested relief, if granted, will allow Applicant to construct an accessory structure (a pole barn) 12 feet from the northeast property line having a maximum height in excess of 13 feet but less than 25 feet when the Ordinance permits an accessory structure located that distance from a property line to have a maximum height of 13.5 feet but not to exceed 18.5 feet measured from grade to the highest point of that structure.

Chair Minnick followed up with a discussion of potential COVID restrictions. As mentioned earlier, the Board met with the Solicitor in executive session this evening to make certain all is being done for the safety and welfare of the community based on recent offerings from the County and the County Public Health Department in response to surges in cases with respect to the Delta variant. The decision has been made that going forward immediately, any visitor and all staff will be required to wear masks. There will be accommodations made for those who need them. Meetings will be held in a hybrid mode, with visitors able to be physically present in the building for the public meetings with masks. We will continue to monitor the situation and follow County guidelines.

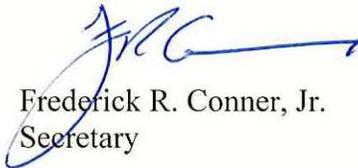
Chair Minnick then turned the meeting over the Vice-Chair Koch for public comment. There was none and the meeting was turned back to Chair Minnick who offered closing comments. When COVID first hit our community and our country, there were no vaccinations available, and we lost several members of the community. We joined in grieving with the family members. The opportunity is available for everyone to help themselves and the community, and if anyone has not already gotten a COVID vaccination, she urges you to reconsider if you are medically able to do so. The County website lists a number of places where one can register with the County, and there are other private sites available. She urged all to consider this for themselves and for the children who are unable to receive a vaccine.

Chair Minnick called for any further comments from the Board. Supervisor Keller brought up the Produce Produce Project from the Montgomery County Master Gardeners, asking that those who have an abundance of garden growth consider donating produce,

canned goods, or other non-perishables to local cupboards or food pantries. Because of COVID, there are still struggling families who can use the help. Please donate.

With no additional comments, a motion was made by Vice-Chair Koch, duly seconded by Supervisor Conner to adjourn the meeting at 6:20 p.m.

Respectfully submitted,



Frederick R. Conner, Jr.
Secretary

/v