

#18-2021
September 21, 2021

The hybrid meeting of the Whitpain Township Board of Supervisors was held beginning at 6 p.m. on Tuesday, September 21, 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., 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, Public Works Director Thomas Farzetta and Recording Secretary Virginia Papale. Assistant Township Manager David J. Mrochko was absent. There was one in-person attendee and there were eight remote attendees.

Chair Michele Minnick welcomed everyone to the meeting and asked them to stand for the Pledge of Allegiance.

As advertised, the Board considered enactment of 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 to be placed eastbound on Valley Road at Laurence Drive, westbound on Valley Road at Doans Way, southbound on Doans Way at Valley Road and southbound on Laurence Drive at Valley Road, making the intersections all-way stop intersections. Chair Minnick noted that these are "T" intersections that are being made all-way stops at the recommendation of the Traffic Task Force. All neighbors have been made aware of the proposed changes. Chair Minnick asked for any questions or comments from the Board. There were none. She called for public comment. There were none. Solicitor Glassman marked Exhibit 1 as Proof of Publication of advertisement, and Exhibit 2 as the Ordinance.

A motion was made by Vice-Chair Koch and seconded by Chair Minnick to enact Ordinance No. 390. 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 Supervisor Keller to approve the Consent Agenda as follows:

- a. Minutes of the Board of Supervisors' meetings of August 17 and September 9, 2021.
- b. August Voucher List in the amount of \$1,275,646.85, check sequence #73802 through #74037.
- c. July Treasurer's Report.
- d. Pass Resolution No. 1469, Declaration of Emergency of September 2, 2021.

- e. Confirm the release of \$11,809.62 (Release #1) from the escrow fund for 335 Maple Avenue subdivision located at 335 Maple Avenue.
- f. Grant a waiver from the requirement of preparing a land development plan to Toll Brothers, Inc. to install an outdoor patio, sidewalk and four parking spaces (one handicap space) at the Creekside of Blue Bell development located at 652 DeKalb Pike (former Beachcomber property), conditioned upon the review and approval of the site plan by the Township Engineer.
- g. Authorize the Chair and Secretary to sign on behalf of the Township a Pillar Agreement between Richard and Gale Mahoney, owners of the parcel located at 430 Holly Road, and Whitpain Township. This agreement will permit the installation of cobblestones within the right-of-way located along Holly Road, on the condition that the cobblestones will be removed if any future road widening, repair or excavation is necessary.
- h. Authorize Environmental Standards to proceed with a groundwater investigation of the golf course at Mermaid Lake to include a human health risk assessment in the amount of \$29,115, per their proposal of August 30, 2021.
- i. Reappropriate excess funds in the amount of \$15,000 from the Prophecy Creek Park Sign Project within the Open Space Fund Budget to support the cost of the construction of steppingstones across the Prophecy Creek. This project is being completed by the Wissahickon Trails in partnership with the Township. The project cost is approximately \$25,000, of which Wissahickon Trails will contribute \$10,000. The Township contribution to the project will be \$15,000. This steppingstone project will provide public access to Prophecy Creek Park and the connection to the Briar Hill Trail.
- j. Ratify passage of Resolution No. 1470 extending the provisions of outdoor dining through December 31, 2021.

Chair Minnick called for any discussion. Vice-Chair Koch asked why we did not know of possible groundwater contamination prior to the purchase of Mermaid. Mr. Pronczak responded that we did a Phase I Environmental Study that did not indicate any reasons for concern to prevent the purchase. As we began the comprehensive plan for Mermaid, the recommendation was made by Environmental Standards that we might want to look at two areas in more detail, including where there might have been underground storage tanks, and the golf course, where pesticides, herbicides and fungicides are historically applied, and could contain compounds that could be toxic. Based on preliminary findings, we feel additional testing should be done and determine the appropriate remediation method. Mr. Pronczak added that we also did a risk assessment, and there is no reason to change operations from what we are now doing. Supervisor Campolongo asked Mr. Pronczak to discuss standards that were used in the assessment. Mr. Pronczak replied that the standard is

compared with a residential standard (i.e. 250 days per year, 24 hrs./day) which assumes that someone is on the property much longer and more frequently than someone would be in a park (only open during daylight hours). We are comfortable that we could go through a process saying that no remediation is necessary because of time limitations, though we feel it will be best to do some remediation to eliminate any potential risk down the road. We suspect that the recommendation will be to remove some of the soil and take it to a proper disposal site to eliminate any potential risk and eliminate the continued need for monitoring the property, while ensuring that we are doing everything we can to protect the environment. There was no public comment. Chair Minnick then 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 case scheduled for September 23rd:

NO. 2290-21 – JAMES MORRISSEY request variances from Article XII, Section 160-61.E related to Area Regulations and Article XXVIII, Section 160-204 related to Rear Yard Intrusions with respect to his property located at 8 Stenton Ave., Blue Bell, PA in the Township's R-5 Agricultural/Rural Residential District. Applicant's requested relief, if granted, will allow Applicant to construct a 20' by 30', one story addition to the side of his residence which will project into the rear yard when the Ordinance prohibits same and will reduce the rear yard to 52 feet when the Ordinance requires a minimum of 75 feet.

Chair Minnick then turned the meeting over the Vice-Chair Koch for public comment. Vice-Chair Koch called for any public comment. There was none and the meeting reverted back to Chair Minnick who commented on two upcoming events. On Friday night, September 24th from 5 to 8 p.m., the annual Big-Rig Roundup will be held at Montgomery County Community College. This is a change in venue as it has always been held at Wentz Run Park. Saturday, September 25th marks the return of our annual Community Festival in partnership with Montgomery County Community College and the Foley-Hillsley Group. There are many activities, live music, a beer garden and the evening will wind up with a wonderful fireworks event.

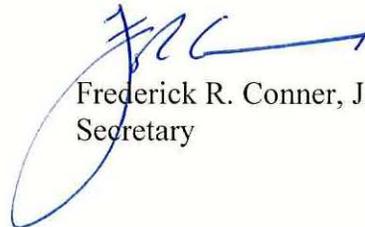
Chair Minnick additionally noted that we all recently experienced the wrath of Ida. While we were fortunate in most of this area, others were not quite as lucky. Upper Dublin, a neighboring municipality, has quite a bit of damage. Many of the homeowners have damage in the tens of thousands of dollars, with coverage not covered by homeowners' insurance or FEMA. For those who would like to help, monetary donations are being accepted through the Upper Dublin Citizens Emergency Fund. Checks can be sent in care of Jonathan Bleemer at 1245 Fort Washington Avenue, Fort Washington, PA 19034. This information will be posted in the Wire and on our website. She then asked her colleagues if they had any questions or comments.

Vice-Chair Koch said it is clear that storms like Ida are coming our way, with more 100-year storms than ever before. Whitpain Township needs to do its part to curtail any effects of climate change that we can. She would like the Solicitor to research some options of what the Township can do to mitigate our contributions, following the path of other municipalities who are working to lower their carbon emissions by 2040. Supervisor Conner added that we have long had a sustainability coordinator who is responsible for keeping tabs on our overall actions from a sustainability and efficiency standpoint. He has been working with the Public Works Department and the Township Engineer. A good starting point would be to get an update from him on the things that we have been doing for more than a dozen years as a baseline. He added that he is all for more sustainable operations and efficiencies for the Township. It is a good idea. Supervisor Keller added that stormwater management is an issue, and we have to move things along more quickly as the storms will begin to outpace us. We need to talk about natural elements that will help with our water basins. Climate change is at our front door, and we have to be responsible to do as much as we can in a safe, quick manner.

Chair Minnick called for any further comments from the Board.

With no additional comments, a motion was made by Supervisor Conner, seconded by Supervisor Keller to adjourn the meeting at 6:19 p.m.

Respectfully submitted,



Frederick R. Conner, Jr.
Secretary

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