

#22-2021  
November 16, 2021

The hybrid meeting of the Whitpain Township Board of Supervisors was held beginning at 6 p.m. on Tuesday, November 16, 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, 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. There were three remote attendees.

Chair Michele Minnick welcomed everyone to the meeting and announced that the video of the meetings will be close-captioned. This is an auto-generated application through Zoom, and it is not 100% accurate - subject to misinterpretations and misspellings. This will not replace the official minutes of any meeting, which are approved by the Board of Supervisors at subsequent meetings. She then asked all to stand for the Pledge of Allegiance.

Chair Minnick announced as advertised, the Board of Supervisors held budget work sessions in hybrid mode on November 3<sup>rd</sup> at 6 p.m. and November 10<sup>th</sup> at 5 p.m. These sessions were open to the public.

Chair Minnick then turned the meeting over to the Solicitor to begin discussion on Ordinance No. 380, as advertised. For the record, Solicitor Glassman introduced the advertisement that was published November 8<sup>th</sup> and a copy of the draft ordinance. An explanation of the ordinance was given by Mr. Pronczak who said this clarifies maintenance responsibilities of curbs, sidewalks and aprons. If a property owner does not remedy a necessary repair after being notified, the Township will make the repairs and recover costs.

A motion was made by Supervisor Conner, duly seconded by Supervisor Campolongo to enact Ordinance No. 380. Chair Minnick called for any questions or comments. There were no questions or comments from the Board or the public. She 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.

A motion was made by Supervisor Koch, duly seconded by Supervisor Campolongo to approve the Consent Agenda as follows:

- a. Minutes of October 19<sup>th</sup> and November 3<sup>rd</sup> Board of Supervisors' meetings and the November 10<sup>th</sup> budget work session.
- b. Authorize the Township Manager to advertise and make the 2022 Annual Budget, including all funds proposed, available for public inspection on Wednesday, November 24, 2021.

- c. October Voucher List in the amount of \$2,036,929.09, check sequence #74248 through #74521.
- d. Pass Resolution No. 1474 amending the Township Fee Schedule effective January 1, 2022.
- e. Pass Resolution No. 1475 authorizing Thomas Farzetta, Director of Public Works to execute all PEMA/FEMA documents related to Hurricane Ida.
- f. Authorize the Township Manager to advertise Ordinance No. 391, an ordinance amending Human Relations Commission Ordinance No. 383 adding additional protected classes.
- g. Confirm the Chair and Secretary to sign a First Amendment to Land Development and Financial Security Agreement between Whitpain Township and CRP/K-C Blue Bell for the AVE Blue Bell Land Development project located at 1600 Union Meeting Road/850 Jolly Road, Parcel No. 66-00-09294-00-8.
- h. Confirming the release of escrow funds in the amount of
  - \$351,224.31 (Release #2) for Creekside at Blue Bell (aka Beachcomber Tract) subdivision located at 652 DeKalb Pike; and
  - \$8,320.25 (Release #4) for 637 Cathcart Road subdivision located at 637 Cathcart Road
- i. Accept the resignation of Shannon Cunningham from the Human Relations Commission effective October 25, 2021.

Chair Minnick called for any discussion. Supervisor Campolongo offered thanks to Shannon Cunningham for her service and wished her good luck. He also welcomed member Larry Maltin as a full HRC member as he will be named later in the agenda. Chair Minnick called for public comment. There was none. She 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.

A motion was made by Supervisor Conner, duly seconded by Chair Minnick to appoint Travis DeCaro as the Assistant Zoning Officer under Michael E. McAndrew. Chair Minnick noted that Travis previously served as project coordinator and was instrumental in obtaining several grants. She called for any discussion by the Board or any public comment. There was none. 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.

A motion was made by Supervisor Keller, duly seconded by Supervisor Koch to appoint Larry Maltin to fulfill a vacancy left by Shannon Cunningham on the Human Relations Commission effective October 26, 2021, with a term expiring December 31, 2023. Chair Minnick called for any discussion. There was none. She called for public comment. There was none. 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 Keller, duly seconded by Chair Minnick to pass Resolution No. 1476 to approve preliminary/final plans titled "Subdivision Plan for 209 Stenton Avenue" located at 209 Stenton Avenue, Sheet 1 of 6 through 6 of 6, prepared by Apex Engineering Group, plans dated July 20, 2021 and last revised October 13, 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, planning module approval and the resolution of items in the review letter from the Township Engineer dated August 18, 2021. Chair Minnick called for any comments from the Board or the public. There were none. 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 cases scheduled for November 18<sup>th</sup>:

**NO. 2295-21 – MARK AND JENNIFER DRISCOLL** request a variance from Article V, Section 160-21 related to Accessory Buildings or Structures with respect to their property located at 637 Valley Rd., Blue Bell, PA in the Township's R-1 Residential District. Applicant's requested relief, if granted, will allow Applicants to install a 24' by 24' by 17' detached garage less than 10 feet from their property line when the Ordinance prohibits same.

**NO. 2296-21 – TIMOTHY B.AND HEATHER E. HOOVER** request a variance from Article V, Section 160-17 related to Side Yards for Single Family Dwellings with respect to their property located at 1055 Rosewood Drive, Blue Bell, PA in the Township's R-1 Residential District. Applicant's requested relief, if granted, will allow Applicants to install a covered rear patio on their residence which will reduce the aggregate side yard width to 97.73 feet when the Ordinance requires a minimum of 100 feet.

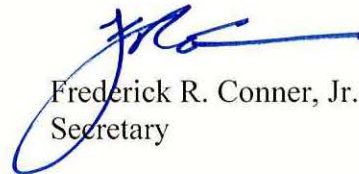
**NO. 2297-21 – STUART AND SHANNON GEORGE** request a variance from Article XXV, Section 160-172.B related to Prohibited Uses, a variance from Article XXV, Section 160-176(B) related to Application for Special Exception or Variance and a special exception from Article XXV, Section 16-175(D) and (G).(1) & (3) related to Uses permitted by Special Exception with respect to their property located at 702 Willowbend Drive, Blue Bell, PA in the Township's R-6 Residential District. Applicant's requested relief, if granted, will allow Applicants

to install a rain garden on their property which is within a floodplain conservation district and will permit them to grade and re-grade their property without having to: (a) submit detailed engineering studies indicating the effects on drainage and streams on all adjacent properties as well as the property in question; or (b) submit a plan indicating the deposition of any fill or materials proposed to be deposited by the grading or regrading of land when the Ordinance requires all of the above.

Chair Minnick turned the meeting over to Vice-Chair Koch for public comment. There was none, and the meeting returned to Chair Minnick, who asked if any of the Board members wished to make a comment. Vice-Chair Koch expressed gratitude to the Police Department for their swift response to an incident earlier in the day. She is grateful for their dedication. There were no additional comments

With no additional comments, a motion was made by Supervisor Conner, seconded by Chair Minnick to adjourn the meeting at 6:10 p.m.

Respectfully submitted,



Frederick R. Conner, Jr.  
Secretary

/v