

WORK SESSION

October 3, 2017

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, October 3, 2017 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 October 3, 2017 Supervisors' meeting. Board Chair Melissa M. Weber was present with Supervisors Kenneth F. Wollman, Anthony F. Greco, Adam D. Zucker, and Frederick R. Conner. Also present were Township Solicitor Frank R. Bartle, Esq., Township Manager Roman M. Pronczak, P.E., Township Engineer James E. Blanch, P.E., Assistant Township Manager David J. Mrochko, Police Chief Kenneth Lawson, Director of Finance Christine M. Bauman, Parks and Recreation Director Kurt W. Baker, Director of Public Works Ronald J. Cione, Fire Marshal David M. Camarda and Director of Code Enforcement Michael McAndrew.

The Supervisors reviewed the agenda discussing the Mission Moment, the Consent Agenda including approval of the minutes of September 19th, the September Voucher List, the August Treasurer's Report, authorization to advertise the Budget Work Sessions for the 2018 Budget, approval of agreements regarding the collection of recycling data, authorizing advertising of Ordinance No. 364, receipt of the 2018 Minimum Municipal Obligation for the Police and Non-Uniformed Pension Plans, and the Defined Contribution Plan, Resolution Nos. 1199 and 1200, release of funds, approval of an amendment to agreements for the Township Line Condos, updates to signers on American Heritage accounts and the October Zoning Hearing Board cases.

After reviewing the agenda for the public meeting, the Supervisors discussed a listing of upcoming events, including:

- MCATO Fall Convention – October 6 – 10:00 a.m. to 2:00 p.m. – Presidential Caterers
- Representative Kate Harper – Mammograms for Women on the Move – October 6 – 6:00 p.m. to 9:00 p.m. – No Appointment Necessary
- Centre Square Fire Expo – October 6 - 6:00 p.m. to 9:00 p.m. – Wentz Run Park
- EPA Tour and Update of BoRit Site for Elected Officials – October 12 – 10:00 a.m.
- Flu Shots – October 18 – 10:00 a.m. – Whitpain Township Building
- DVHT Flu Shots – Week of October 2 – Various Times – 719 Dresher Road, Horsham, PA
- Hayrides – October 20 and 21 – 6:00 p.m. to 9:00 p.m. – Prophecy Creek Park
- Montgomery County Planning Commission Award for Crossways Trail – November 15 – 4:00 p.m. – Elmwood Park Zoo

After reviewing the listing of upcoming events, the work session meeting concluded and Supervisors met in executive session from 7:50 p.m. until 8:00 p.m. to discuss legal matters. At 8:00 p.m. Supervisors left for the public meeting.



David J. Mrochko
Whitpain Township Assistant Manager

#16-2017
October 3, 2017

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, October 3, 2017 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chair Melissa Murphy Weber, along with Supervisors Kenneth F. Wollman, Anthony F. Greco, Frederick R. Conner, Jr. and Adam D. Zucker were present. Township Manager Roman M. Pronczak, P.E., Solicitor Frank R. Bartle, Esq., Assistant Township Manager David J. Mrochko, Police Chief Kenneth Lawson, Township Engineer James E. Blanch, P.E., Code Enforcement Officer Michael E. McAndrew, Fire Marshal David M. Camarda, Parks and Recreation Director Kurt W. Baker, Finance Director Christine M. Bauman, Public Works Director Ronald J. Cione, and Recording Secretary Virginia Papale were also present. There were 15 members of the public at the meeting.

Following the Pledge of Allegiance the meeting was called to order at 8 p.m. by Chair Weber. She called for a moment of silence in respect for those who were affected by the events in Las Vegas. Chair Weber then welcomed everyone to the meeting. As is customary, each meeting of the Board of Supervisors begins with a Mission Moment. Our Mission, Vision, Values Statement focuses on how best to serve our community, and improving the lives of children is a major focus. Chair Weber turned the meeting over to Mr. Conner who said tonight's presentation centers on a project that touches on all of the facets of our Mission, Vision and Values Statement. We have partnered with the Wissahickon Valley Boys & Girls Club, part of the North Penn Valley Boys & Girls Club, to meet the needs of children in the Wissahickon School District who qualify and participate in the programming offered by the Club. The interim facility opened September 6th, and currently serves up to 60 children. Mr. Conner read a proclamation and upon motion by Mr. Zucker, duly seconded by Mr. Greco and unanimously approved, it was presented to Robert and Donna Kreamer.

Mr. Kreamer said it has been a long ten years to come to this point. September 11th was the first day for the children in the new facility. The Wissahickon School District (WSD) identified 63 children who are eligible for the free, or reduced, lunch program. They are students who struggle academically and socially and come from lower income families. Once identified by the WSD, the children who are part of the program are transported to the Club. These children typically feel left out, but as members of the Boys & Girls Club, they become more confident. They begin to believe in themselves and know that they can fit in. The reality of the interim facility became successful through the efforts of the Board and staff, especially Tom Farzetta. Mr. and Mrs. Kreamer thanked everyone.

Chair Weber announced the Board met in executive session before the public meeting to discuss two matters of potential litigation, and executive session is now concluded.

A motion was made by Mr. Greco, duly seconded by Mr. Conner to approve the Consent Agenda as follows:

- a. the minutes of the September 19, 2017 Board of Supervisors' meeting.
- b. the September 2017 Voucher List in the amount of \$946,751.19, check sequence #62089 through #62333.
- c. to approve the August 2017 Treasurer's Report.
- d. to authorize the Township Manager to advertise Budget Work Sessions for the 2018 Budget scheduled for October 17, 2017 at 8 p.m. (during the regularly scheduled Board meeting), October 24, 2017 at 3 p.m. and November 14, 2017 at 8:30 a.m. All Budget Work Sessions will be held in Meeting Room A of the Township Administration Building.
- e. to authorize the Township Manager to sign a three-year agreement between Whitpain Township and Hough Associates of King of Prussia, PA authorizing Hough Associates to act as Whitpain Township's appointee to collect 2017, 2018 and 2019 recycling data and to prepare the PA DEP 904 Recycling Performance Grant Application on or before the filing deadline.
- f. to authorize the Chair and Secretary to sign an Intermunicipal Agreement among Whitpain Township, Whitemarsh Township, Plymouth Township and Upper Dublin Township authorizing Hough Associates to collect 2016-2018 residential and commercial recycling data and to prepare a multi-municipal PA DEP 904 Recycling Grant application for the Townships.
- g. to authorize the Township Manager to advertise Ordinance No. 364, an Ordinance of Whitpain Township, Montgomery County, Commonwealth of Pennsylvania, ratifying an Intergovernmental Agreement entered into by Whitpain Township, Whitemarsh Township, Plymouth Township and Upper Dublin Township authorizing Hough Associates to collect residential and commercial recycling data and prepare PA DEP 904 Recycling Grant applications, repealing all inconsistent ordinances or parts thereof, providing a severability clause and providing an effective date.
- h. to acknowledge that the Board of Supervisors has received the 2018 Minimum Municipal Obligation for the Police and Non-Uniformed Pension Plans, and the Defined Contribution Plan for Whitpain Township as per Act 205 of 1984.

- i. to pass Resolution No. 1200 authorizing the 2017 allocation of \$546,002.15 from the General Municipal Pension System State Aid Program be deposited to the various Pension Plans as follows:
 - \$275,295.20 to the Police Pension Plan
 - \$270,706.95 to the Non-Uniformed Pension Plan
- j. to authorize the release of \$173,652.01 to the Centre Square Fire Company Fire Relief Association which represents one hundred percent (100%) of the 2017 allocation to Whitpain Township from the Pennsylvania Foreign Fire Insurance Premium Tax.
- k. to approve the Amendment to the Land Development and Financial Security Agreement for the Township Line Condos Land Development. The agreement is with Whitpain Township, R & B Held, LLC, and Meitner Homes. The agreement is conditioned upon the approval of the Township Solicitor and the Township Engineer.
- l. to adopt Resolution No. 1199 to approve Land Development Plans titled "Record Plan – ABP Investments – 302 Maple Avenue", Sheet 1 of 11 through 11 of 11, prepared by Lenape Valley Engineering, plans dated July 5, 2017 in accordance with section 509(b) of the Pennsylvania Municipalities planning Code conditioned upon execution of a Developer's Agreement, posting of financial security, planning module approve, receipt of all necessary permits from the Montgomery County Conservation District and resolution of items in the review letter from the Township Engineer dated August 29, 2017.
- m. to remove John B. Nagel as a signer for the American Heritage FCU Savings Account and Credit Card. Roman M. Pronczak and Christine M. Bauman are authorized to act on behalf of Whitpain Township and be added as signers on the American Heritage Savings Account and Credit Card.
- n. to confirm the release of \$29,010.43 (Release #9) from the escrow fund for Gable Estates Land Development located at 960 Morris Road.

Chair Weber called for any discussion. Mr. Conner noted that the scheduled budget sessions bring us to the home stretch of year-long discussions. It is important to note that the pension program is fully funded to eighty-nine (89%) percent (one of the highest in the state), and it is not stressed in any way. Obligated payments are made to the plans. We are now in the seventh year of transitioning to the Defined Contribution Plan, and this is all thanks to the hard work of the finance team. The Board will try its best to wind up the budget season for the eighth year in a row without a tax increase. There were no additional discussions and the motion carried.

The Board then considered enactment of Ordinance No. 362, an Ordinance amending the Township's Code, Chapter 142 (Vehicles and Traffic) Article IV (Stopping, Standing and Parking) Section 142-32 (Parking Prohibited at All Times in Certain Locations) to establish "All Times" prohibited parking at certain locations along Yost Road, Maple Avenue (200 block) and Dundee Drive. Mr. Pronczak gave an overview, stating that this ordinance focuses on safety and addresses more populated roadways. Along Yost Road and Dundee Drive, the prohibition will provide for adequate sight distance, giving motorists room to pass. Along Maple Avenue, it is for a bus drop-off area. Chair Weber called for any discussion. There was none from the public or the Board.

A motion was made by Mr. Conner, duly seconded by Mr. Greco and unanimously approved to enact Ordinance No. 362.

The Board of Supervisors did not take any action on the following Zoning Hearing Board cases scheduled to be heard October 19, 2017:

NO. 2131-17: STEPHEN D. BALLASAY requests variances from Article VII, Section 160-34 relating to Side Yards for One Family Detached Dwellings and Article XXVIII, Section 160-203 relating to Projections into side yards to allow construction on the property located at 1786 Clearview Ave., Blue Bell, PA in the Township's R-2 Residential District of a 20 foot long by 12 foot wide by 9 foot high car port on the side of the residence which will project into the side yard when the Ordinance prohibits same and which will reduce the aggregate width of the side yards to less than 60 feet when the Ordinance requires a minimum aggregate width of 60 feet and will reduce the width of one side yard to 9 feet 6 inches when the Ordinance requires a minimum width of 25 feet.

NO. 2132-17: GENO AND SUSAN PELLECHIO request variances from Article V, Section 160-14 relating to Lot Area and Width and Section 160-17 relating to Side Yards for Single Family Dwellings to allow construction on the property located at 1051 Wentz Rd., Blue Bell, PA in the Township's R-1 Residential District of a new home on a lot having a width less than 150 feet when the Ordinance requires a minimum lot width at the building line of 150 feet and having an aggregate side yard width of 102.43 feet when the Ordinance requires a minimum of 100 feet and reducing the width of one side yard to 20 feet when the Ordinance requires a minimum of 45 feet.

NO. 2133-17: JAMES DiDONATO requests variances from Article V, Section 160-17 relating to Side Yards for Single Family Dwellings and Article XXVIII, Section 160-203 and ZHB Decision No. 1326-00 relating to Projections into Side Yards to allow conversion of an existing garage into a family room on the property located at 998 Union Meeting Rd., Blue Bell, PA 19422 in the Township's R-1 Residential District which family room will reduce the side yard width to 33 feet when the Ordinance requires a minimum of 45 feet and will project into the side yard when the Ordinance prohibits same.

NO. 2134-17: JEFFREY C. AND MARY KATHLEEN LEE request variances from Article XXIX, Section 160-225.A and Article XXIX, Section 160-225.B relating to Expansion of Non-Conforming Use to allow construction of one cohesive roof over the existing building located on the property at 1975 Morris Rd., Blue Bell, PA 19422 in the Township's I Limited Industrial District which roof will not exceed 50 feet in height when the Ordinance prohibits: (1) the vertical expansion of a non-conforming use if it exceeds the height limitations of the existing non-conforming use in the zoning district in which the non-conforming use is located; and (2) vertical expansion which will exceed the height limitations of all other buildings or structures in the zoning district in which the non-conforming use is located; and (3) vertical expansion that increases the bulk, volume or square footage of the non-conforming use in excess of 25% of the non-conforming use as of the date the use first became non-conforming; and (4) vertical expansion above the first floor level if such expansion exceeds the yard setbacks in the zoning district in which the non-conforming use is located.

The Township Planning Commission will review these cases at its meeting October 10th.

Chair Weber turned the meeting over to Vice-Chair Wollman who asked if there was any public comment. Residents of Hallman Drive, including Mr. and Mrs. Grivner, Ms. Feltes, and Ms. Young brought up concerns about the work that occurred during this year on the Transco Pipeline by the Williams Company. Air quality, noise control and life safety matters were the most prevalent problems making the summer especially unbearable. Mr. Pronczak said they raised legitimate points. The Williams Company did notify the neighbors and our Police Department. When the residents contacted the Township after prolonged discomfort, police and staff responded. The noise and odor were disturbing. Mr. Zucker suggested that we reach out to the PUC to try to have a meeting to discuss improving communication with immediate neighbors. Chair Weber said the common denominator seems to be the lack of notice and the lack of knowledge about the events. The Township will try to do what it can to facilitate a sit-down, although as Mr. Conner noted, our jurisdiction goes so far. We can engage legislators to try and help make things happen. Chair Weber and Vice-Chair Wollman confirmed that we will do what we can. The residents thanked the Board for their time.

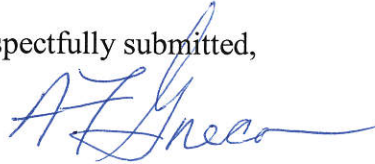
Dana Hasness, representing Senator Leach, noted that the Senator's office will be hosting a few events over the next several weeks, including an expungement clinic, a program for veterans and an opioid forum. There was no additional public comment. Vice-Chair Wollman turned the meeting back to Chair Weber who highlighted several upcoming Township events, including:

- CSFC Fire Expo on October 6th from 6 to 9 p.m. in Wentz Run Park
- Rep. Harper's office will have a mobile mammogram unit on October 6th; contact her office to schedule an appointment

- Montgomery County Planning Commission to award the Township for the Crossways Trail on November 15th
- Hayrides at Prophecy Creek Park on October 20th and 21st from 6 to 9 p.m.

There was no additional discussion by the Board, and upon motion by Mr. Zucker and seconded by Mr. Wollman, the meeting was adjourned at 8:57 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

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