

WORK SESSION

February 21, 2017

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, February 21, 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 February 21, 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, Township Engineer James E. Blanch, P.E., Assistant Township Manager David J. Mrochko, Director of Public Works Ronald J. Cione, Police Chief Kenneth Lawson, Director of Finance Christine M. Bauman, Director of Code Enforcement Michael McAndrew, Fire Marshal David M. Camarda, and Parks and Recreation Director Kurt W. Baker.

The Supervisors reviewed the agenda discussing the Mission Moment, approval of the February 7th minutes, the December 2016 Treasurer's Report, authorization to advertise for bids for curb ramps, approval of Resolutions Nos. 1157, 1162, 1163, 1164 and 1165, one waiver request, one pillar agreement, the sale of surplus items, the towing contract, Ordinance #355, the written Decision and Order of Conditional Use #33-16, and an appointment to fulfill the vacancy on the Planning Commission.

Mr. Pronczak reminded the Supervisors that the annual MCATO Spring Conference will be held on February 24 from 10:00 a.m. to 2:00 p.m. Mr. Bartle will speak with a group of panelists on the medical marijuana law in Pennsylvania.

The next topic discussed was a listing of upcoming events, including:

- Whitpain Dog Park Re-Opening – March 13
- Breast Cancer Screening – March 16 – State Representative Mary Jo Daley's Office (appointments needed)
- Comedy Show – Centre Square Fire Company – April 1
- Earth Day – April 20 – Prophecy Creek Manor House
- Community Festival – Montgomery County Community College – Starting at 11:00 a.m. with fireworks at 8:00 p.m.

The next topic discussed was an expiring deed restriction on the Armentrout Preserve. The property had a 20 year deed restriction which mandated that it be preserved as passive open space. Residents in the area have asked that the property be permanently restricted as passive open space. The Park and Open Space Board recommended that the property be permanently deed restricted as open space, but some members of the Park and Open Space Board subsequently voiced reservations with their recommendation to the Supervisors. Mrs. Weber noted that she is in agreement that the property should remain passive open space, but the deed restriction should be extended for another 20 years and not permanently. Taking this approach, the current Board would not tie the

hands of future Boards as it may be hard to predict future recreation demands. Mr. Conner agreed with this sentiment but no formal decision was made on the deed restriction.

The last topic discussed at the work session meeting was an update in the BoRit Asbestos Superfund site. The Township's special attorney for this project, Robert Fox, prepared a response to the Environmental Protection Agency's Proposed Remedial Action Plan for the site. Mr. Pronczak outlined the concern Mr. Fox listed in the letter. The letter was reviewed by staff and other consultants and everyone was satisfied that our concerns are adequately addressed.

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



David J. Mrochko
Whitpain Township Assistant Manager

#04-2017
February 21, 2017

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, February 21, 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., Assistant Township Manager, David J. Mrochko, Solicitor Frank R. Bartle, Esq., Police Chief Kenneth Lawson, Township Engineer James E. Blanch, P.E., Finance Director Christine M. Bauman, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Parks and Recreation Director Kurt W. Baker, Fire Marshal David M. Camarda and Recording Secretary Virginia Papale were also present. There were 18 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 was pleased to see the newest Eagle Scouts from Troop 98 in attendance and introduced Mr. Zucker, also an Eagle Scout, to present the Mission Moment.

Mr. Zucker began the Mission Moment by reciting the Township's Mission statement, and noting the Values are closely aligned with those of the Scouts. He commended them on their various projects, and introduced those who were able to attend, including Jake Pogorzelski, Nate Truitt, and Vaughan Hart. The Scoutmaster and other leaders should be proud to have seven members of the troop attain Eagle Scout status, as overall, one percent of those in scouting reach that goal. Mr. Zucker read the Resolution. Upon motion by Chair Weber, duly seconded by Mr. Greco and unanimously approved, Resolution No. 1162 honoring the young men who achieved Eagle Scout status was presented to BSA Troop 98. They were congratulated by all.

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

- a. the minutes of the February 7, 2017 Board of Supervisors' meeting
- b. the December 2016 Treasurer's Report
- c. authorize the Township Manager to advertise for bids for replacement and/or upgrades to ADA accessible curb ramps in the Forest Creek and a portion of the Belfry Meadow subdivisions
- d. Resolution No. 1157 appointing the Deputy Tax Collector
- e. grant a waiver request from the requirement of preparing a land development plan to Wissahickon School District for the installation of a pedestrian trail, landscaping and stormwater improvements located at Blue Bell Elementary School, 800 School Road. The waiver is conditioned upon the review and approval of the site plan by the Township Engineer.
- f. authorizing the Chairman and Secretary to sign a Pillar Agreement with Amit and Chetna Patel of 6 Devonshires Court, permitting the installation of a landscaping berm within the sanitary sewer easement on the condition that the berm will be removed at the owner's cost if any future work by the Township requires its removal.

- g. Resolution #1163 to approve an Amended Preliminary/Final Land Development plan titled "Amended Preliminary/Final Land Development plans for Arborcrest-Woodlands I – Arborcrest Woodlands, LLC", Sheets 1 of 46 through 46 of 46, prepared by Bohler Engineering, plans last revised on February 1, 2017 in accordance with Section 509(b) of the PA Municipalities Planning Code conditioned upon execution of an Improvement Construction Agreement, posting of financial security, receipt of all necessary permits from the PA Department of Environmental Protection, and resolution of items in the review letters from the Township Engineer dated December 22, 2016 and February 10, 2017.
- h. Resolution #1164 to approve Preliminary & Final Land Development plans titled "Preliminary & Final Land Development Plans for Blue Bell Quarters", 1155 DeKalb Pike, Sheets 1 of 20 through 20 of 20, prepared by Estabrak J. Habboush, P.E., plans dated November 8, 2016 and last revised February 3, 2017 in accordance with Section 509(b) of the PA Municipalities Planning Code conditioned upon execution of a Developer's Agreement, posting of financial security, planning module approval, receipt of all necessary permits from the PA Department of Transportation and resolution of items in the review letters from the Township Engineer dated November 28, 2016 and February 15, 2017.
- i. Resolution #1165 to accept the deed of public access easement for an area consisting of 6,482 square feet on the Village of Oxford Condominium property located at 1700 Narcissa Road for the purpose of installing and maintaining a pedestrian trail. The public access easement agreement is between Oxford of Blue Bell Condominium Association and Whitpain Township.
- j. authorize the sale of the following surplus equipment through Municibid: one Minolta Maxxum 3xi 35mm camera, serial number 62304054; two Primus trail cameras, serial numbers 107737 and 110085; and eight SureFire weapon lights, model M500A.
- k. the Towing Contract with Whitpain Township and Centre Square Motors Towing, Janeway Towing and EVB Services for a three-year term.

Chair Weber called for any discussion. There was none and the motion passed.

As advertised, the Board considered the provisions of Ordinance No. 355, an Ordinance authorizing Whitpain Township to enter into an Intergovernmental Cooperation Agreement with the Montgomery County Transportation Authority related to the acquisition of right-of-way and the installation and construction of improvements along Butler Pike at its intersection with Skippack Pike.

A motion was made by Mr. Conner, duly seconded by Mr. Zucker to enact Ordinance No. 355. Chair Weber called for any discussion after elaborating that this involves the ongoing efforts to revitalize the intersection of Butler Pike and Skippack Pike across from the Broad Axe Tavern. The County owns that section of Butler Pike, and the agreement will help with Township plans to reconstruct the intersection with a right-turn lane on to Rt. 73.

Mr. Wollman clarified that this will be from southbound Butler Pike. Mr. Pronczak explained that there is a designated left-turn lane, and a combination straight and right-turn lane currently. This will create a separate right-turn lane. Mr. Pronczak noted that concept plans have been reviewed for the intersection. The owner of the corner property will grant the easement, although the owner of the shopping center is the reason for the acquisition of the right-of-way. Mr. Conner said that as discussed during the last meeting, there is a significant bottleneck at this intersection, and we're glad to see this coming to fruition. There was no further discussion and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve the written Decision and Order of Conditional Use #33-16, Einstein Healthcare Network, memorializing the Board's January 17, 2017 Same-Night Conditional Use Approval. Chair Weber called for any discussion. There was none and the motion passed.

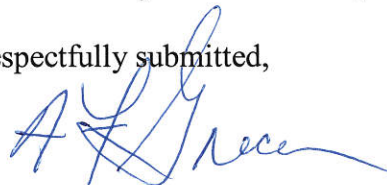
A motion was made by Mr. Greco, duly seconded by Mr. Conner, to appoint Estabrak (Joe) Habboush to the Planning Commission to fulfill a vacancy left by the resignation of Tory Meitner, with a term ending December 31, 2017. This will move alternates Kent Conway and John O'Hara to positions #1 and #2 respectively, and leave the position of Alternate #3 vacant.

Chair Weber turned the meeting over to Vice-Chair Wollman who called for public comments. There were none. Chair Weber highlighted several upcoming events in 2017:

- March 13 – reopening of the dog park; she thanked Mr. Baker and his team, along with resident participants, for their work on the orientation for members
- March 16 – Breast cancer screening at Rep. Mary Jo Daley's office by appointment
- April 1 – CSFC comedy show; doors open at 7:30 p.m., show starts at 8:30 p.m. Come a show support for the Centre Square Fire Company.
- April 20 – Earth Day
- September 23 – Community Festival; 11 a.m. to 8 p.m. with fireworks beginning at 8 p.m.

There being no further business, Chair Weber moved to adjourn the meeting at 8:20 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary