

## WORK SESSION

September 5, 2017

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, September 5, 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 September 5, 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, Police Chief Kenneth Lawson, Director of Finance Christine M. Bauman, Parks and Recreation Director Kurt W. Baker, Director of Public Works Ronald J. Cione, and Director of Code Enforcement Michael McAndrew. One member of the public was also present.

The Supervisors reviewed the agenda discussing the Mission Moment, a presentation by Hawthorne Retirement Group and Columbia/Wegman Acquisitions, proposed Ordinance No. 361, approval of the Consent Agenda including the minutes of August 15<sup>th</sup>, the August Voucher List, the July Treasurer's Report, advertisement of Ordinance No. 362, an agreement to extinguish a restrictive covenant, release of escrow funds, Resolution Nos. 1188 through 1197, piggyback COSTARS for road salt purchases, appointment to the Planning Commission, signatories with American Heritage and the September Zoning Hearing Board cases.

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

- Boys & Girls Club Interim Facility Ribbon Cutting – September 6 – 5:00 p.m.
- Drive-In Movie - Beauty and the Beast – September 8 – Dusk
- 27<sup>th</sup> Annual Wings 'n Wheels – September 9 – 11:00 a.m. to 4:00 p.m.
- Blue Mass – St. Helena's – September 11 at 7:00 p.m.
- Dog License & Dog Park Open House Event – Whitpain Dog Park - September 15 from 2:00 to 6:00 p.m.
- Community Festival – September 23 – starts at 11:00 a.m. and fireworks begin at approximately 8:30 p.m.

After reviewing the listing of upcoming events, Mr. Pronczak confirmed that a strategic planning session for the Board of Supervisors will occur on September 29 at noon in the Township Building. Department Heads and various staff members will attend the September 29 meeting along with Supervisors.

The last topic discussed at the meeting was a proposed tour of the BoRit Superfund Site on October 12. The US Environmental Protection Agency (EPA) is coordinating the tour and they have confirmed the following participants will be present at the tour: representatives from US Senator Pat Toomey's office, EPA's Acting Regional

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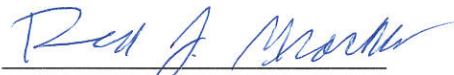
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Administrator, and the Secretary of Pennsylvania's Department of Environmental Protection. Supervisors did not voice concerns about the proposed date. Whitpain staff members will follow-up with EPA to coordinate the tour.

Mr. Pronczak concluded the meeting by noting that William McManus, Whitpain's Assistant Zoning Officer, recently acquired certifications as a Building Code Official.

After concluding the work session meeting, Supervisors met in executive session from 7:50 p.m. until 8:00 p.m. to discuss personnel and legal matters. At 8:00 p.m. Supervisors left for the public meeting. When the public meeting ended, Supervisors met once again in executive session beginning at 9:50 p.m.



David J. Mrochko  
Whitpain Township Assistant Manager

#14-2017  
September 5, 2017

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, September 5, 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, 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. In addition, Planning Commission Chairman Kenneth Corti, along with Planning Commission members Rick Shorin, Cathy McGowan, Joe Habboush and John O'Hara, as well as Park and Open Space Board members Rob Irvine and Charles Christine were present. Fire Marshal David M. Camarda was absent. There were 75 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 who welcomed those in attendance.

Chair Weber asked that everyone remember the Franconia Township family and the two public works employees who were struck by a vehicle while performing their work of lining the road. We offer thoughts and prayers to the families of these workers. Motorists must remember to be attentive while in their vehicles.

An announcement was made that the advertised public hearing for Ordinance No. 360 will not be held this evening. Suggested revisions by the Montgomery County Planning Commission requires re-advertisement. The hearing will be held at a future 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. Chair Weber enthusiastically highlighted the work of two younger Whitpain residents who have built value to the Township by being part of it. They have made a difference in the lives of child patients at Children's Hospital of Philadelphia (CHOP). Sophia Giamo, as a patient at CHOP, received toys from the Child Life Specialists at CHOP. She wanted to give back, and with a fellow patient, started a charity called CHOP DROP in 2016 that provides toys to patients at CHOP. Sophia and her sister Charlie Mae, through social media, collected toys, gift cards, games, books and monetary donations in 2017 which surpassed previous totals. The Board honored them for their accomplishments. Chair Weber read Resolution No. 1187. Upon motion by Mr. Zucker, seconded by Mr. Conner and unanimously passed, Resolution No. 1187 was presented by Chair Weber to Sophia and Charlie Mae Giamo.

Mr. Conner followed this with another Mission Moment regarding our newly formed Bike Patrol Unit. As a committee member of the Bike Montco Steering Committee, Mr. Conner noted that our Bike Patrol Unit was featured at a meeting recently held at

Montgomery County Community College. The Bike Patrol Unit has received rave reviews throughout the Township and across the County. Its development was made possible by a generous contributor and Officers Homan and Gallagher promote better policing through their development of this Unit. Mr. Conner thanked the Chief and his Department for their outstanding work with the Bike Patrol Unit.

As publicized, an informal presentation followed by representatives of the Hawthorne Retirement Group and Columbia/Wegman Acquisitions related to a potential development of independent and assisted living facilities on the tract of land in front of the Whitpain Hills community along Skippack Pike. Chair Weber explained that this is an informational presentation as no formal application has been submitted. She and Vice-Chair Wollman met with Hawthorne representatives several times previously as members of the Land Development Committee. This presentation will give all in attendance an opportunity to hear what is going on and to offer comments or suggestions. Mr. Pronczak added that if an application is filed, the first step will be a review by the Planning Commission at which time residents will have additional opportunity to express their views.

J. Edmund Mullin, Esq., attorney for the applicant, said the meeting held at St. John's Church in January included much discussion that effected a change from the original plans. The concept is to provide housing to an aging population and construct two new separate facilities, one independent [non-medical] living (Hawthorne) and one assisted [medical] living/memory care (Columbia) on opposite sides of Meehan Boulevard at Skippack Pike. There will be no skilled nursing facility. The setting will be park-like, with a common area, providing meals and activities for seniors. There is no buy-in fee, only a monthly rental that includes all services and utilities. Residents only have to pay for their phones. There will be no access to the Whitpain Hills community. Safety and security are of utmost importance. Ample parking for visitors and little traffic impact are highlights. Residents will be able to age in place and be part of the community with their long-term neighbors. Mark Lowen of Lenity Architecture, on behalf of Hawthorne and Columbia, gave the visual presentation and answered questions from the residents. Each section will be built on approximately seven acres. The cost of construction is estimated to be approximately \$30 million, contributing to the tax base with low impact on city services, low traffic volume and no impact on schools. The cost per unit is month-to-month with no six-figure entrance fee. The smallest studio unit will have a monthly rental of low-to-mid \$2,000's, with the largest two-bedroom unit rental of upper \$3,000's.

At the conclusion of the presentation, Chair Weber opened the floor to questions. Many were related to traffic impact and the current difficult access on to Rt. 73. Deliveries, maintenance, traffic studies, building themes, number of employees, parking, impervious space, sidewalks, exterior lighting and emergency services were addressed. Board members agreed that these concerns would be addressed if and when a land development application is submitted.

At the conclusion of the discussions, Chair Weber thanked everyone for their attendance and their input.

Chair Weber noted that the Board met in executive session prior to the meeting to discuss a personnel matter, and will resume executive session to further discuss a personnel matter and a matter of potential litigation.

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

- a. minutes of the August 15, 2017 Board of Supervisors' meeting.
- b. the August 2017 Voucher List in the amount of \$587,690.13, check sequence #61835 through #62088.
- c. the July 2017 Treasurer's Report.
- d. to advertise 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.
- e. to authorize the Chair and Secretary to sign on behalf of the Township, an Agreement to Extinguish the 1987 Restrictive Covenant between the property owners of 350 Skippack Pike and Whitpain Township.
- f. confirming the release of \$18,932.50 (Release #3) from the escrow fund for Scarlet Fox Subdivision/Land Development located at 711 Cathcart Road.
- g. confirming the release of \$43,858.81 (Release #7) from the escrow fund for Oak Lane Estates Subdivision/Land Development located at 137 Stenton Avenue.
- h. pass Resolution No.1188 to approve Reverse Subdivision plans titled "Preliminary Reverse Subdivision Plans – 209, 299, 249 Stenton Avenue", Sheets 1 of 14 through 14 of 14, prepared by Momenee, Inc., plans dated April 10, 2017 and last revised August 10, 2017 in accordance with Section 509(b) of the Pennsylvania 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 July 5, 2017 and August 24, 2017.

- i. pass Resolution Nos. 1189 through 1197 authorizing the Township Manager to sign applications for Traffic Signal Approval to be submitted to the PA Department of Transportation. The applications are required in order to install modifications to the existing traffic signals located at the following intersections:
  - Rt. 202 and Township Line Road
  - Rt. 202 and Jolly Road
  - Rt. 202 and Village Square Drive
  - Rt. 202 and Yost Road
  - Rt. 202 and Skippack Pike
  - Rt. 202 and Wawa-Centre Square
  - Rt. 202 and Centre Square Commons
  - Rt. 202 and Tournament Drive
  - Rt. 202 and Swede Road
- j. to piggyback the COSTARS contract for sodium chloride (bulk road salt) for the contract period August 1, 2017 through July 31, 2018 at the contract price of \$59.95/ton through Morton Salt of Chicago, IL. Last year's price was the same.
- k. to appoint Joseph Fay to the Planning Commission to fulfill the vacancy with a term expiring December 31, 2019.
- l. to remove John B. Nagel as a signer for the American Heritage Credit Card and add Roman M. Pronczak and Christine M. Bauman as signers.

Chair Weber called for any discussion. Resident Gerald Liebling asked about Item 5(i), regarding traffic signal modifications. Mr. Pronczak explained that this is related to the expansion/widening of Rt. 202 and new turning lanes, where all the traffic signals require modification. There were no additional comments.

The Board of Supervisors did not take any action on the following Zoning Hearing Board cases scheduled to be heard September 21, 2017:

No. 2129-17 Isaias and Karina Camarena  
No. 2130-17 VLKA Investments, LLC

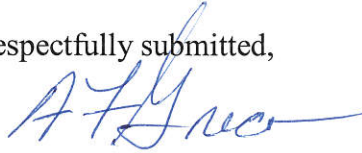
Chair Weber turned the meeting over to Vice-Chair Wollman who asked if there was any public comment. Dana Hasness of Senator Leach's office shared that Sen. Leach, along with the Montgomery County Treasurer's Office will hold a Dog Registration Event at Centre Square Dog Park on September 15 from 2 to 6 p.m. There were no additional public comments.

Vice-Chair Wollman asked for any Board comments. Mr. Pronczak said the Township is proud to partner with Senator Leach for the Dog Registration event and announced that the Township will hold an open house at the Dog Park during this event and encouraged all to see the facilities. The meeting was returned to Chair Weber, who announced several upcoming events:

Wednesday, September 6 <sup>th</sup>	Ribbon Cutting at 5 p.m. for the interim facilities of the Wissahickon Valley Boys & Girls Club
Friday, September 8 <sup>th</sup>	Movie Night at Montgomery County Community College – Beauty and the Beast
Saturday, September 9 <sup>th</sup>	Wings ‘n Wheels at Wings Field profiling Angel Flight East Supervisor Zucker is a pilot and participant of this event
Monday, September 11 <sup>th</sup>	Blue Mass at St. Helena’s at 7 p.m.

There was no additional discussion by the Board. Upon motion by Mr. Conner and seconded by Mr. Zucker, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,



Anthony F. Greco  
Secretary