

**WHITPAIN TOWNSHIP**  
**BOARD OF SUPERVISORS' AGENDA #10-2021**  
**May 19, 2021**  
**6 PM**

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1. Salute to the Flag.
2. Mission Moment – Eagle Scout Recognition
3. Consent Agenda:
  - a. Motion to approve the minutes of the Board of Supervisors' meetings of April 20 and May 4, 2021.
  - b. Motion to approve the April Voucher List in the amount of \$989,427.60, check sequence #72838 through #73072.
  - c. Motion to approve the March 2021 Treasurer's Report.
  - d. Motion to pass Resolution Nos. 1449 through 1452, Emergency Declarations for the month of May.
  - e. Motion to authorize the Township Solicitor to reconcile a transfer of land to the PA Turnpike Commission for additional limited access right-of-way along the Northeast Extension, being portions of Parcel Nos. 66-00-02812-66-8, 66-00-02968-00-8, and 66-00-08515-00-5. The Township will receive \$100,000 in compensation upon completion of this transfer.
  - f. Motion to approve a Settlement Agreement with the PA Turnpike Commission for transfer to the Commission additional limited access right-of-way along the Northeast Extension, being portions of Parcel Nos. 66-00-02812-66-8, 66-00-02968-00-8, and 66-00-08515-00-5, and to subdivide and transfer to the Township land at the northeast corner of Wentz and Jolly Roads, being a portion of Parcel No. 66-00-02974-00-2, as agreed.

- g. Motion to authorize the Township Solicitor to pursue a subdivision of land at the northeast corner of Wentz and Jolly Roads, being Parcel No. 66-00- 02974-00-2, for the purposes of transfer of a portion to the Township and retention of the remainder by the PA Turnpike Commission, as agreed.
- h. Motion to authorize Hibbeln Engineering Company to proceed with Professional Engineering and Surveying Services related to the subdivision of a parcel of land located at 1199 Jolly Road (TMP #66-00-02974-00-2) in accordance with their proposal dated April 27<sup>th</sup>, 2021 at a cost not to exceed \$12,800.00.
- i. Confirming motion for Environmental Standards to proceed with a supplemental soil investigation at the Mermaid Lake property located at 1002 Jolly Road per the proposal submitted April 15, 2021, cost not to exceed \$14,523.
- j. Motion to authorize the Township Manager to advertise proposed Ordinance No. 389, an ordinance amending Chapter 142 (Vehicles and Traffic), Section 142-12 (Traffic Signals at Certain Intersections) of the Code of Whitpain Township. The three intersections with new traffic signals are Morris Road and Montgomery County Community College Driveway (north entrance/exit); Skippack Pike and Centre Square Fire Company/Centre Square Plaza Access Driveways; and DeKalb Pike and Centre Square Commons/WAWA Access Driveways.
- k. Motion to authorize the Township Manager to send Ordinance No. 4-258 to the Montgomery County Planning Commission and the Township Planning Commission for review. Ordinance No. 4-258 is an ordinance amending the Township Zoning Code adding provisions for open or enclosed porches, decks, or patios and fences within the setback from property lines at Article VIII, Section 160-42.H [Development Requirements/Accessory Buildings or Structures].
- l. Motion to approve the sale of the sewer VacCon (vacuum truck) to Ambler Borough in the amount of \$75,000, upon approval for purchase by Ambler Borough Council at its May 19<sup>th</sup> meeting.
- m. Motion to approve the Comprehensive Recreation, Parks, Open Space and Trails Plan Update 2021-2030 “Conserve, Connect, Enhance”.

n. Supervisors to approve a request from the requirement of preparing a land development plan to:

- Caliber Service Management on behalf of PFI VPN Portfolio Fee Owner LLC and Brandywine Realty Trust to install a new paver patio with landscaping adjacent to the office building located at 910 Harvest Drive.
- Wings Field Preservation Associates, LP and the Philadelphia Aviation Country Club at Wings Field to install a 16' x 40' pavilion with restroom and changing room and a concrete sidewalk in the vicinity of the pool at their existing facility located at 1399/1501 Narcissa Road.

The waivers from land development are conditioned upon the review and approval of the site plans by the township Engineer.

o. Motion to award the 2021 Road Resurfacing contract to:

- Asphalt Maintenance Systems of Center Valley, PA to apply an Ultra-Thin Bonded Wearing Course for a base bid of \$822,500;
- Asphalt Paving Systems, Inc. of Hammonton, NJ to apply Type A Micro Surfacing at a unit price of \$2.99/sq. yd., single application; \$4.31/sq. yd., double application, on an as needed/if needed basis.

Contract awards are subject to the review of the bid documents by the Township Solicitor.

p. Motion to award the 2021 ADA Accessible Curb Ramps contract to Associated Paving Contractors, Inc. of Warminster, PA in the low bid amount of \$115,756, subject to the review and approval of the bid documents by the Township Solicitor.

q. Motion to approve a Commonwealth and Municipal Traffic Signal Maintenance Agreement between Whitpain Township and the Commonwealth of Pennsylvania, Department of Transportation for the ownership and maintenance of traffic signals within Whitpain Township.

r. Motion to pass Resolution No. 1453 authorizing the Township Manager to sign on behalf of the Township a Commonwealth and Municipal Traffic Signal Maintenance Agreement between Whitpain Township and the Commonwealth of Pennsylvania, Department of Transportation for the ownership and maintenance of traffic signals within Whitpain Township.

- s. Motion to approve Alternate Sewer Connection Permit Agreement between Blue Bell Self Storage, LLC and Whitpain Township regarding a new self-storage facility located at 1950 Skippack Pike, allocating 1 EDU for the facility. This agreement allows the property owner to purchase less sewer capacity than the amount prescribed by sewer allocation formulas; however, sewer usage is monitored by the Township and if the amount used exceeds the capacity purchased, the property owner is required to buy additional capacity at 1.5 times the normal tapping fee.
  - t. Motion to approve an agreement between Whitpain Township, Aqua Pennsylvania Wastewater, Inc. and Thomas Johnson, owner of a property located at 129 W. Township Line Road regarding acceptance of sanitary sewage into the Whitpain Township sanitary sewer collection system.
  - u. Confirming motion to release \$418,579.50 (Release #1) from the escrow fund for Creekside at Blue Bell (aka Beachcomber Tract) subdivision located at 652 DeKalb Pike.
  - v. Motion to pass Resolution No. 1455 authorizing the Township Finance Director to rebalance the General Fund balances under the standards for financial reporting established by the Government Accounting Standards Board (GASB) as of December 31, 2020.
  - w. Motion to pass Resolution No. 1456 authorizing the Chair and Township Manager to execute documents for a grant from the Commonwealth Financing Authority (CFA) in an amount not to exceed \$500,000 for Phase 3 streambank restoration and stabilization.
4. Motion to consider Resolution No. 1454 to approve final plans titled "Preliminary/Final Subdivision Plans for 190 Plymouth Road" located at 190 Plymouth Road, Sheets 1 of 7 through 7 of 7, prepared by Robert E. Blue Consulting Engineers, plans dated March 19, 2021 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon execution of a Development Agreement, posting of financial security, planning module approval, receipt of all necessary permits from the Pennsylvania Department of Transportation and the Pennsylvania Department of Environmental Protection, compliance with the recommendations contained in the motion from the Township Planning Commission and the resolution of items in the review letter from the Township Engineer dated April 2, 2021.

5. Does the Board of Supervisors wish to take any action on the following Zoning Hearing Board case scheduled to be heard May 20, 2021?

**NO. 2281-21 – STEVEN AND MICHELE GIRARD** request variances from Article V, Section 160-17 related to Side Yards for Single Family Dwellings and Article XXVIII, Section 160-203 related to Residential Projections into Side Yards with respect to their residence located at 680 Penllyn Pike, Blue Bell, PA in the Township's R-1 Residential District. Applicants' requested relief, if granted, will permit Applicants to expand the living area of the residence onto the existing porch area and build a new porch which will project 25 feet into the side yard when the Ordinance prohibits same and will reduce that side yard width to 20 feet when the Ordinance requires a minimum of 45 feet.

**NO. 2282-21 – RICHARD AND WENDY OBERHOLTZER** request variances from Article V, Section 160-21 related to Accessory Buildings or Structures with respect to his residence located at 559 Village Circle, Blue Bell, PA in the Township's R-1 Residential District. Applicants' requested relief, if granted, will permit one corner of an existing shed on the property to remain less than ten feet from the property lot line when the Ordinance requires a minimum of ten feet.

**NO. 2283-21 – KIM JONG JOSEPH AND SOOJIN ASHLEY** request variances from Article XXVIII, Section 160-204.D related to Residential Rear Yard Intrusions with respect to the property located at 9 Devonshire Court, Blue Bell, PA in the Township's R-5 Residential District. Applicants' requested relief, if granted, will permit Applicant to construct an attached pergola closer than 10 feet to a detached swimming pool accessory structure when the Ordinance prohibits same.

**NO. 2284-21 – JOHN COMINITSKI** request variances from Article V, Section 160-21 related to Accessory Buildings or Structures with respect to his residence located at 563 Village Circle, Blue Bell, PA in the Township's R-1 Residential District. Applicant's requested relief, if granted, will permit one side of the shed to be 10 inches from the rear yard lot line and another corner of the shed to be 9 feet from said lot line when the Ordinance requires a minimum of 10 feet.

6. Discussion on Pride Month.
7. Public Comment.
8. Old Business/New Business/Closing Comments (Supervisors).