

**WHITPAIN TOWNSHIP**  
**BOARD OF SUPERVISORS' AGENDA #12-2021**  
**June 15, 2021**  
**6 PM**

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1. Salute to the Flag.
2. As advertised, a public hearing on Conditional Use Application #43-21Acts Retirement-Life Communities, Inc., 9000 Twin Silo Drive, requesting a Porte Cochere at its existing retirement community.
3. As advertised, the Board of Supervisors to consider Ordinance No. 389, an Ordinance amending the Code of the Township of Whitpain, Part II (General Legislation), Chapter 142 (Vehicles and Traffic), Section 142-12 (Traffic Signals at Certain Intersections) at Subsection A.
4. Consent Agenda:
  - a. Motion to approve the minutes of the Board of Supervisors' meetings of May 19 and June 1, 2021.
  - b. Motion to approve the May Voucher List in the amount of \$566,893.98, check sequence #73073 through #73324.
  - c. Motion to approve the April 2021 Treasurer's Report.
  - d. Confirming motion to pass Resolution #1457 to extend outdoor dining guidelines to September 11, 2021.
  - e. Motion to pass Resolution Nos. 1458 through 1462, Emergency Declarations for the month of June.

- f. Supervisors to approve a request from ACTS Retirement-Life Communities Inc. for a waiver from the requirement of preparing a land development plan to construct a Porte' Cochere at Normandy Farms Estates - Assisted Living Facility located at 9000 Twin Silo Circle. The waiver from land development is conditioned upon the review and approval of the site plan by the Township Engineer.
  - g. Motion to authorize the Board Chair and Township Manager to sign a Joint Intermunicipal Agreement with Ambler Borough, Amendment No. 2021-1 to the Agreement dated December 16, 1959, as previously amended, to allow for expansion of flows from Upper Dublin Township, subject to the review and approval of the Township Solicitor.
  - h. Motion to award the contract for Professional Land Planning Services to Land Concepts of Blue Bell, PA per their proposal submitted April 12, 2021. Services begin with any new applications that are submitted for review.
  - i. Motion to approve an agreement between Whitpain Township, Aqua Pennsylvania Wastewater, Inc. and Thomas Johnson, owner of a property located at 131 W. Township Line Road regarding acceptance of sanitary sewage into the Whitpain Township sanitary sewer collection system.
  - j. Motion to pass Resolution No. 1464, authorizing the Chair of the Board of Supervisors to sign an Authorization to Sign and Submit Multimodal Transportation Fund Grant Application for improvements at Walton Road and Stenton Avenue. The grant is administered by the Department of Community and Economic Development through funding provided by the Commonwealth Financing Authority.
  - k. Motion to authorize the Township Manager to sign the Montco 2040 Grant Funding Agreement between Whitpain Township and Montgomery County for the PECO Line Trail in the amount of \$196,300.
5. 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.

6. Motion to consider Resolution No. 1463 to approve final plans titled “Preliminary/Final Minor Subdivision Plans for 203-207 Mt. Pleasant Avenue” located at 203-207 Mt. Pleasant Avenue, Sheet 1 of 1, prepared by ProTract Engineering Inc., plan dated December 30, 2020 and last revised April 23, 2021 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon execution of planning module approval, receipt of all necessary permits from 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 letters from the Township Engineer dated February 2, 2021 and May 25, 2021.
7. Motion to appoint to the Planning Commission, \_\_\_\_\_ as Alternate #2 with a term expiring December 31, 2021, and \_\_\_\_\_ as Alternate #3 with a term expiring December 31, 2023.
8. Motion to appoint to the Shade Tree Commission, \_\_\_\_\_ as Alternate #2 and \_\_\_\_\_ as Alternate #3 with terms expiring December 31, 2024.
9. Does the Board of Supervisors wish to take any action on the following Zoning Hearing Board case scheduled to be heard June 17, 2021?

**NO. 2274-21 – MOO PROPERTIES, LLC** requests an amendment of Whitpain Township Zoning Hearing Board Decision No. 1761-07, section G, with respect to its property located at 1533 Skippack Pike, Blue Bell, PA in the Township’s R-1/R-2 Residential District. Applicant’s requested relief, if granted, will permit the Applicant to install a driveway through the berm along Whitney Drive which will decrease the continuous visual barrier between the subject property and Whitney Drive that the prior zoning decision obligated Applicant to maintain.

**(Revised) NO. 2277-21 – ALEXANDER A. SALOMON** request variances from Article VII, Section 160-36 related Rear Yards and Article XXVIII, Section 160-204 related to Residential Rear Yard Intrusions with respect to Applicant’s property located at 1440 North Wales Rd., Blue Bell, PA in the Township’s R-2 Residential District. Applicant’s requested relief, if granted, will allow Applicant to construct an addition on the property which will: (1) reduce the rear yard setback to 20 feet when the Ordinance requires a minimum of 50 feet; and (2) project into the rear yard when the Ordinance prohibits same.

**(Revised) NO. 2285-21 – RICHARD J. FORISH, JR.** requests variances from Article V, Section 160-15 related to Front Yards, Article V, Section 160-17 related to Side Yards for Single Family Dwellings, Article XXVIII, Section 160-202 related to Residential Projections into Front Yards and Article XXVIII,

Section 160-203 related to Residential Projections into Side Yards with respect to his property located at 1180a Parkwood Rd., Blue Bell, PA in the Township's R-1 Residential District. Applicant's requested relief, if granted, will allow Applicant to construct a 27'6" by 38'8" two story addition onto his residence which will: (1) project into the front yard and side yard when the Ordinance prohibits same; and (2) reduce one side yard width to 28 feet when the Ordinance requires a minimum of 50 feet; and (3) reduce the aggregate side yard width to less than 100 feet when the Ordinance requires a minimum of 100 feet; and (4) reduce the front yard to 45 feet when the Ordinance requires a minimum of 50 feet.

**NO. 2286-21 – STEFANIA LUCIANI** requests variances from Article V, Section 160-33 related to Front Yards on Corner Lots, Article V, Section 160-36 related to Rear Yards, Article XXVIII, Section 160-202 related to Residential Projections into Front Yards and Article XXVIII, Section 160-204 related to Residential Rear Yard Intrusions with respect to the property located at 1422 Daws Rd., Blue Bell, PA in the Township's R-2 Residential District. Applicant's requested relief, if granted, will allow Applicant to construct an addition onto an existing garage which will: (1) project into the front and rear yards when the Ordinance prohibits same; and (2) will reduce the rear yard setback to 44 feet when the Ordinance requires a minimum setback of 50 feet and (3) will reduce the front yard depth to 44'6" when the Ordinance requires a minimum depth of 50 feet.

10. Announcement - allocation of Recovery Act funds.
11. Public Comment.
12. Old Business/New Business/Closing Comments (Supervisors).