

WORK SESSION

November 15, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, November 15, 2016 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 November 15, 2016 Supervisors' meeting. Chairman Adam D. Zucker was present with Supervisors Melissa M. Weber, Anthony F. Greco, Frederick R. Conner and Kenneth F. Wollman. Also present were Township Solicitor Robert J. Iannozzi, 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 Lieutenant Jeffrey Franck, Director of Finance Christine M. Bauman, Director of Code Enforcement Michael McAndrew, Fire Marshal David M. Camarda, Parks and Recreation Director Kurt W. Baker, and Assistant Finance Director Kellen D. Jarrett. One member of the public was also in attendance.

The Supervisors reviewed the agenda discussing the Mission Moment, approval of the minutes of the November 1st Board of Supervisors' meeting, the October Voucher List, Change Order #1 for the 1895 School House and Change Order #1 for the Village Circle Basin Retrofit, authorization to proceed with engineering services for a Pedestrian Crossing Study and for Maple Avenue, Resolution No. 1148, the release of escrow funds and the November Zoning Hearing Board cases.

Mr. Pronczak continued the meeting by reminding the Supervisors of the annual Daddy-Daughter dance set for December 11 at 5:00 p.m. at the Prophecy Creek Manor House.

The next topic discussed was the possibility of a permanent deed restriction to be placed over Armentrout Preserve. When the Township initially acquired the property almost 20 years ago, there was an agreement that the property would remain as passive open space for a 20-year period. As that 20-year period draws to a close, some neighbors have asked the Township to make this restriction permanent. Under the current agreement, the property would remain as open space, but could become active as opposed to passive open space. Supervisors agreed to discuss the proposed permanent deed restriction in the coming months after receiving a recommendation from the Park and Open Space Board.

The meeting continued with Mr. Iannozzi discussing a potential medical marijuana ordinance. Earlier this week, the Pennsylvania Department of Health released guidelines for dispensaries of medical marijuana. Mr. Iannozzi suggested the Solicitor's Office should take a model ordinance and tailor it to Whitpain's needs. The Board recommended that the Planning Commission and the Township's planning consultant review the proposed ordinance in January.

The next topic discussed was Boards and Commission appointments for 2017. Mr. Pronczak reviewed a listing of members whose terms are expiring and discussed those who were interested in reappointment. The Board of Supervisors will make appointments to fill vacancies at their reorganization meeting on January 3, 2017.

Mr. Pronczak continued the meeting by discussing proposed 2017 meeting dates for standing subcommittees of the Board of Supervisors. The proposed meeting dates included:

- Policy and Operations Committee – 6:00 p.m. quarterly on the same night as the second monthly Board of Supervisors' meeting in January, April, July, and October.
- Finance and Pension Committee – 8:00 a.m. on the second Tuesday in March, June, September, and October.
- Emergency Services Committee – 3:30 p.m. on the third Tuesday in February, May, August, and November.

When discussion on potential meeting dates ended, Mr. Pronczak briefly reviewed a small-scale Revolutionary War reenactment planned for Saturday, November 19 along the Green Ribbon Trail. The reenactment will begin about 9:30 a.m. near Germantown Academy. The reenactors will march on the trail to Penllyn Woods in Lower Gwynedd, where they will stage a simulated skirmish using blanks in their muskets. Once the simulated skirmish ends, the reenactors will march on Plymouth Road near the Gwynedd Valley Train Station.

Although no simulations are occurring in the Township, residents near Penllyn Woods may hear gunfire. The Township will notify residents of the reenactment via The Wire, the Township's electronic newsletter.

The last topic discussed at the work session meeting was an update on a subdivision plan at 350 Skippack Pike. Mr. Pronczak, along with Mr. McAndrew and Mr. Blanch, briefly reviewed current conditions on the property and some of the history associated with the property. The Zoning Hearing Board granted relief to the homeowner to subdivide the property so the barn and house can be on different parcels. With this relief, the Planning Commission will review the proposal again in December to ensure that the proposal complies with aspects of the Township's Subdivision and Land Development Ordinance or SALDO.

When discussion on this topic ended at 7:59 p.m., the Board left for the public meeting. When the public meeting ended, the Board met in executive session to discuss a personnel matter and a matter of potential litigation.


David J. Mrochko
Whitpain Township Assistant Manager

#19-2016
November 15, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Tuesday, November 15, 2016 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Adam D. Zucker, along with Supervisors Melissa Murphy Weber, Anthony F. Greco, Frederick R. Conner, Jr., and Kenneth F. Wollman were present. Township Manager Roman M. Pronczak, P.E., Solicitor Robert Iannozzi, Esq., Assistant Township Manager David J. Mrochko, Police Lt. Jeffrey Franck, Finance Director Christine M. Bauman, Public Works Director Ronald J. Cione, Code Enforcement Officer Michael E. McAndrew, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, Fire Marshal David M. Camarda, Assistant Finance Director Kellen Jarrett 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 by Chairman Zucker.

Chairman Zucker noted that we begin this meeting with some positive notes, beginning with the swearing-in of Robert T. McDugall, who has been appointed Tax Collector. The Honorable Robert M. Sobeck administered the Oath of Office. Chairman Zucker noted that Mr. McDugall has been a resident for many years. He has been very involved in the Township. He brings a great wealth of knowledge and participation. It is a difficult time for us with the recent loss of Patty Nelson, but we are fortunate to have someone like Bob McDugall step in. Vice-Chairman Weber also thanked his family for what will be some long hours away from home. She thanked him for his willingness to continue to serve.

Chairman Zucker announced that the Supervisors held Budget Work Sessions on Tuesday, October 18th at 8 p.m., Tuesday, October 25th at 8:30 a.m. and Wednesday, November 9th at 8:30 a.m. The meetings were open to the public.

Chairman Zucker turned the meeting over to Mr. Conner for the first Mission Moment presentation. Mr. Conner announced that the Finance Committee received some good news, and it is appropriate that it comes as we announce our seventh balanced budget with no tax increase and no sewer rate increase. The detail that backs this up is the CAFR, or the Comprehensive Annual Financial Report, created by the Finance Department. For the fifth consecutive year, we have received the Government Finance Officers' Association (GFOA) Certificate of Achievement for excellence in financial reporting for the fiscal year ending December 31, 2015. We are one of 24 municipalities in the entire state to receive this prestigious award, representing a significant accomplishment due to the hard work and dedication of the finance team. Mrs. Weber added that every day she learns how committed the staff is, with openness, transparency and correctness. Congratulation to all.

Chairman Zucker welcomed Russell Bellavance and Marie Goldkamp of the Wissahickon Valley Historical Society, who have a presentation for tonight's meeting. Mr. Bellavance remarked that over the past year the members of the Society have been going through various documents, and they found an original deed to 100 acres signed by Anne Whitpain, who was married to the grandson of Richard Whitpain. The area identified is from Montgomery County Community College to Township Line Road. The deed has been framed for preservation, and in order to be visible to the general public, was presented to the Township for display. Mr. Bellavance thanked everyone at the Township for what they've done for the Historical Society over the past few years. On behalf of the Board, Chairman Zucker thanked the members of the Society for this great gift as a representation of our history. Mr. Conner added that this gift from the 1700s is a cherished part of our history.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve the minutes of the Board of Supervisors' meeting of November 1, 2016 and the minutes from the November 9th Budget Work Session. Chairman Zucker called for any discussion. There was none and the motion passed.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to approve the October Voucher List in the amount of \$1,321,979.42, check sequence #59274 through #59530. Chairman Zucker called for any discussion. There was none and the motion carried.

A confirming motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve Changer Order #1 between Whitpain Township and Jones Masonry Restoration in an amount not to exceed \$17,000 for additional work necessary to complete the stucco project at the 1895 School House. Chairman Zucker called for any discussion. Mr. Conner noted that the repairs are going well. He mentioned the damage to the front steps, which was caused by a three-car accident. Repairs will be made through the insurance company of the striking vehicle. Chairman Zucker said this particular renovation project shows the Township's recognition of its valuable history. There were no further comments and the motion passed.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to authorize McMahon Associates to proceed with engineering services related to a Pedestrian Crossing Study at the intersection of Walton Road and Township Line Road/Norristown Road in accordance with their proposal dated November 8, 2016 at a cost not to exceed \$3,250 (Tasks #1 and #2). Chairman Zucker called for any discussion. Mr. Conner said he is pleased that we are doing the study to sort out the intersection. With the growth of employment in Sentry Parkway, this is a must. There were no additional comments and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to authorize Chambers Associates to proceed with engineering and surveying services related to Maple Avenue in accordance with their proposal dated November 10, 2016 at a cost not to exceed

\$5,600. Chairman Zucker called for any discussion. Mr. Conner commented that this is part of the revitalization efforts in West Ambler, which continues to move forward in the right direction. The planning to improve the area is getting done, enabling the revitalization to occur. There was no additional discussion and the motion passed.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to pass Resolution No. 1148 authorizing Roman M. Pronczak, P.E., Township Manager, as the Township's designee to execute all documents and agreements between Whitpain Township and PEMA for the purpose of obtaining financial assistance for the Hazard Mitigation Grant Program (HMGP) to acquire seven properties on Maple Avenue. Chairman Zucker called for any discussion. There was none and the motion passed.

A confirming motion was made by Mr. Greco, duly seconded by Mrs. Weber to release \$210,549.71 (Release #10) from the escrow fund for Red Fox Farm Subdivision/Land Development located at 1895 Skippack Pike. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Wollman to approve Change Order #1 for the Village Circle Basin Retrofit Improvement Project revising the final total contract amount with JMC Contractors, Inc. from \$174,347 to \$179,147. Change Order #1 provides for the installation of a permanent erosion control matting in certain areas within the naturalized detention basin. Chairman Zucker called for any discussion. There was none and the motion passed.

The Board took no action on the following Zoning Hearing Board cases scheduled for November 17, 2016:

#2086-16	Kyle Boyd (continued from October)
#2090-16	Einstein Healthcare Network (continued from October)
#2093-16	Jennifer and Shawn Connaghan
#2094-16	Karya Properties, LLC

The Planning Commission reviewed these cases at its November 9th meeting.

Chairman Zucker turned the meeting over to Vice-Chairman Weber who asked if any member of the audience had public comment.

Mr. Dave Cawley of 935 Maldon Court voiced his concern and that of his neighbors over a proposed two-lot subdivision in his community which involves a farmhouse and barn. There are multiple issues related to ownership, occupancy, previous zoning provisions and current proposals that could impact two dozen families. Mr. Dennis Callahan of 960 Maldon Court, who abuts the property being discussed, shared the same concerns including that of a non-resident owner. Discussion continued related to resident notification by the Zoning Hearing Board and the Planning Commission. At the request of Mr. Conner, Mr. Pronczak responded that notifications went far beyond the requirements. The requirement

matters were then addressed by Messrs. McAndrew and Blanch. Further dialogue centered on the requested use variance that was denied earlier this year, and was followed by the subdivision application. The subdivision has nothing to do with the non-conforming occupancy which should be addressed by the solicitor prior to an approval of the subdivision. Mr. Blanch explained that the Planning Commission tabled any decision on the subdivision application until its December meeting. In the meantime, staff will meet with the residents along with the Township Planner, Code Enforcement and Engineering staff, to clarify their concerns and misinformation about procedure. Mr. Pronczak recommended that the solicitor be available to meet with the residents as well. Mr. Cawley thanked Mr. Blanch for his prompt response to his initial inquiry. Chairman Zucker suggested that the residents regularly check the Township's website and subscribe to The Wire for up-to-date information. You can always find out about any Township information through these paths. Mr. Conner commented that it is not infrequent that we deal with historic properties. The subject property at 350 Skippack Pike dates back to 1720, and listed as a Priority 1 in the Comprehensive Plan. All were happy to see the earlier presentation by the Historical Society.

Vice-Chairman Weber asked if there were any additional comments from the public. There were none. She asked for discussion on old or new business from the Board. Mr. Wollman said there were quite a few events held over the past two weeks. He thanked Chairman Zucker and the members of Congregation Tiferet Bet Israel for the November 4th weekend events that began with the installation of Rabbi Eric Woodward. Mr. Wollman also attended the November 6th Veterans' Day Ceremony in Lower Gwynedd Township. This is the third year the ceremony was held, and Mr. Conner has been a participant in each. All of the speakers were interesting. The youngest Veteran is a student at Montgomery County Community College. He is very proud of his service, and at the same time conflicted about whether or not to bring it up among friends or classmates. He was unsure about why he felt that way; it was very moving. Mr. Wollman advocated that Mr. Conner work with Lower Gwynedd Township and the Daniel Dowling Post to enable Whitpain Township to become involved. Mr. Wollman also commented on the November 8th Election. Whitpain Township had a 79% turnout, of which everyone can be proud. All residents can be assured that the leadership of Whitpain Township will always seek excellence in accomplishing every facet of our Mission. In doing so, respect is one of our core values. Everyone is treated with respect in the Township, and their actions and words will demonstrate consideration and appreciation of all others without fail.

Vice-Chairman Weber noted that the Board will meet in executive session following the meeting to discuss a matter of potential litigation and personnel matters.

With no further comments, Vice-Chairman Weber moved to adjourn the meeting at 9:07 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

/v