

WORK SESSION

November 4, 2015

A work session of the Whitpain Township Board of Supervisors was held on Wednesday, November 4, 2015 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 4, 2015 Supervisors' meeting. Chairman Frederick R. Conner was present with Supervisors Anthony F. Greco, Melissa M. Weber, and Kenneth F. Wollman. Supervisors Adam D. Zucker did not attend the work session, but was at the public meeting. Also present were Township Solicitor James J. Garrity, 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, Code Enforcement Officer Michael McAndrew, Parks and Recreation Director Kurt W. Baker, and Director of Finance Christine M. Bauman. No members of the public were present.

The Supervisors reviewed the agenda discussing approval of the minutes of the October 20th Board meeting and the October 27th Budget Work Session, approval of the October Voucher List and the September Treasurer's Report, authorization to sign future Declarations of Covenants, Easements and Restrictions Concerning Stormwater Facilities Agreements upon approval of the Township Engineer, authorization of the sale of a surplus police vehicle, approval of the Seventh Amendment to the License Agreement with Weddings by the Pond, authorization to sign a Trail License Agreement with PECO Energy, Conditional Use Hearings #30-15 (Korman Communities) and #31-15 (Centre Square Fire Company), and the November Zoning Hearing Board case.

After reviewing the agenda, Mr. Pronczak discussed a request from Michael Fondots, a member of the Wissahickon Valley Historical Society, to conduct relic recovery with a metal detector at Prophecy Creek Park. Mr. Fondots detailed his request and the methods used to recover relics in an email to the Board of Supervisors on October 29. Various staff members voiced concerns over possible conflicts with events at the Manor House and the potential precedent this could set for future requests. After some discussion, it was agreed that the Operations Committee would review the request further and make a recommendation to the full Board. In addition to this request, Mr. Pronczak noted that the Operations Committee would also conduct a capital improvement review of the 1895 School House at its next meeting.

Mr. Pronczak continued the meeting with a reminder that the Centre Square Fire Company will hold a paper shredding event on November 7, 2015 from 9:00 a.m. to 1:00 p.m.

When discussion of this event concluded, the work session meeting ended at 7:44 p.m. and Supervisors met in executive session to discuss legal and personnel matters. When the executive session ended at 8:00 p.m., the Supervisors left for the public meeting.

When the public meeting ended, the Supervisors met in executive session from 10:05 p.m. until 10:20 p.m. to discuss legal matters.

A handwritten signature in blue ink, reading "David J. Mrochko". The signature is written in a cursive style with a horizontal line underneath the name.

David J. Mrochko
Whitpain Township Assistant Manager

#18-2015
November 4, 2015

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Wednesday, November 4, 2015 at 960 Wentz Road, Blue Bell, PA. Chairman Frederick R. Conner, Jr., along with Supervisors Adam D. Zucker, Anthony F. Greco, Melissa Murphy Weber and Kenneth F. Wollman were present. Township Manager Roman M. Pronczak, P.E., Assistant Township Manager, David J. Mrochko, Solicitor James J. Garrity, Esq., Police Chief Kenneth Lawson, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Finance Director Christine M. Bauman, Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker and Recording Secretary Virginia Papale were also present. Fire Marshal David M. Camarda was absent. There were 11 members of the public at the meeting.

Following the Pledge of Allegiance, Chairman Conner welcomed everyone to the eighteenth meeting of the year.

Prior to beginning the business of the evening, Chairman Conner made a point of Personal Privilege to express what an honor it is to be elected to continue to service the residents of Whitpain. He congratulated opponents Randy Brock and Kimberly Woods for running positive campaigns. Mr. Greco also thanked the voters and expressed appreciation for the support he's received for his long-term service to the Township. He thanked opponents Randy and Kimberly for a good campaign.

Chairman Conner introduced Public Works Director Ron Cione to present Mission Moments. Mr. Cione communicated that our Mission includes protecting the health and safety of the public. The Public Works Department recently installed floodgates on West Mt. Pleasant Avenue, between Maple Avenue and Batleson Road. In sustained rain events, creek water rises to 18" to 24" over the roadway. In the past, crews put barricades or barrels across the roadway to prevent traffic from crossing, although they washed away or were moved, creating a risk to motorists. The new cantilevered gates are 28 ft. locked vertically. When dropped across the roadway, they extend 50 ft. They will drop automatically when the water reaches a certain level. Flashing lights are across the gates to warn motorists of the prohibited crossing. Chairman Conner asked if there was any input from the neighbors. Mr. Cione responded that pedestrians and motorists asked questions when the gates were being installed, and they were pleased that this will help keep them safe. Mr. Pronczak shared that updates were given at the last community meeting. Chairman Conner said this is another element of the West Ambler Revitalization.

A motion was made by Mrs. Weber, duly seconded by Mr. Wollman to approve the minutes of the Board of Supervisors' Meeting of October 20, 2015, which included the first Budget Work Session, and the minutes of the October 27th Budget Work Session. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to approve the October Voucher List in the amount of \$1,258,055.24, check sequence #56268 through #56515. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mr. Greco to approve the September 2015 Treasurer's Report. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to authorize the Chairman and Secretary to sign on behalf of Whitpain Township all Declarations of Covenants, Easements and Restrictions Concerning Stormwater Facilities Agreement between individual property owners and Whitpain Township after the Township Engineer has approved the property owner's plans. These agreements address operations and maintenance responsibilities for on-site stormwater management systems that are to be installed on private property. Chairman Conner explained that many of these agreements have been before the Board, and this is a de minimis declaration. When the Engineer is satisfied, this authorization will allow the signatures on behalf of the Township at the direction of the Township Engineer. There were no additional comments and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to authorize the sale of the following vehicle at a public auction on November 7, 2015 through JJ Kane Auction Company: 2011 Chev. Tahoe, VIN 1GNSK2E09BR2894411. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to approve the Seventh Amendment to the License Agreement dated March 1, 2011 ("License") by and between Whitpain Township ("Township") and Weddings by the Pond, LTD ("Licensee") pertaining to the property known as the "Prophecy Creek Manor House", 205 Skippack Pike, Whitpain Township, Montgomery County, Pennsylvania known in this agreement as the ("Premises"). Chairman Conner noted that this Amendment has been reviewed by the Manor House Committee. It addresses the minimum annual revenue for the Township that must be fulfilled. It also sets the minimum rental fees for different times throughout the year. The revenues are dedicated to Park and Open Space projects, and we're on track to receive over \$300,000 in rental income from the property. There were no additional comments and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mr. Greco to authorize the Township Manager to sign a Trail License Agreement between Whitpain Township and PECO Energy Company. This agreement allows the Wentz Run Trail to extend across the PECO lines, and end at the state champion Pignut Hickory Tree. Chairman Conner commented that it is a beautiful tree, and now there will be a trail to get to it. Trails are important for the walkability of the Township, and are a high priority for the Comp Plan and the Trails Plan. This past weekend, there were approximately 50 volunteers building the

trail, which is almost completed. It was a good community event. There were no further comments and the motion carried.

A public hearing was held on Conditional Use #30-15, Korman Communities. The applicant proposes to develop the tract into a four-story, 270-unit corporate rental suite building with associated parking, stormwater management facilities and related improvements. A verbatim record of the hearing was taken by a Court Reporter, and will be attached to and made part of these minutes.

At the close of the hearing, Chairman Conner expressed that there are three main issues that need to be addressed. They are traffic – including traffic mitigation, walkability and optimizing resources with our master trails plan, and the third point is refinements with the appearance of the building. We are not quite ready to move forward at this time, but should be within 45 days. Mrs. Weber said the applicant has come a long way since it was first presented. Other than clearing up a few miscellaneous items, the 45-day period should not be problematic to move forward. Mr. Lewis responded that discussions have been collaborative thus far, and should continue.

Upon motion by Mrs. Weber, duly seconded by Mr. Zucker and unanimously passed, the Board agreed to take this application under advisement. There were no additional comments or questions. Chairman Conner thanked the Korman group for a fine presentation.

A public hearing was held on Conditional Use #31-15, Centre Square Fire Company. The applicant proposes to demolish the existing firehouse and construct a new 17,900 sq. ft. firehouse with office, storage, meeting and garage space, and a shared access drive on the tract. A verbatim record of the hearing was taken by a Court Reporter, and will be attached to and made part of these minutes. Mr. Garrity stipulated that if the Board takes action this evening before receipt of the transcript, the conditions which can be imposed on the decision will be rendered in writing within 45 days of the receipt of the transcript.

Upon motion by Mr. Zucker, duly seconded by Mr. Greco and unanimously passed, the Board agreed to approve this application. Chairman Conner called for any additional comments. Vice-Chairman Zucker commented that he is happy to see this coming to fruition; it is great to see the neighbors in support of the project.

The Board took no action on the following case scheduled to be heard at the November 19th Zoning Hearing Board meeting:

#2059-15 Malvern School Real Estate, LP

The Planning Commission will review this application at its November 10th meeting.

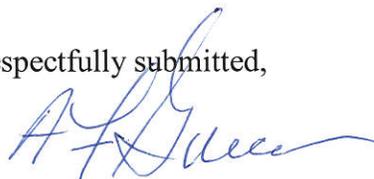
Chairman Conner then turned the meeting over to Vice-Chairman Zucker who asked for public comment. There was none. He asked if any member of the Board wished to comment. Mr. Wollman offered congratulations to the Wissahickon School Board, the administration, teachers, staff, students and parents for Wissahickon High School being named the number one high school in Pennsylvania, as indicated in an article on Philly.com.

Chairman Conner noted that the Board met in executive session to discuss legal matters before the meeting, and will continue the session after the public meeting.

Chairman Conner also remarked that Ms. Mendoza, who is the Administrative Assistant in the Code Enforcement Department is leaving with her family for bigger and better things. Her performance at Whitpain has been stellar, and she and her husband are wished the best. On behalf of the Board, he thanked her for her service.

Vice-Chairman Zucker commented on the great building trails event that was held over the weekend; a good time and a good job by all involved. He also noted that Wednesday, November 11th is Veterans' Day, and added thanks to those who have served. There were no additional comments and Vice-Chairman Zucker moved to adjourn the meeting at 10 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "A. F. Greco", written in a cursive style.

Anthony F. Greco
Secretary