

WORK SESSION

February 16, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, February 16, 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 February 16, 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 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, Parks and Recreation Director Kurt W. Baker, Director of Code Enforcement Michael McAndrew, Director of Finance Christine M. Bauman, and Fire Marshal David M. Camarda. Four members of the public were also present.

The Supervisors reviewed the agenda discussing approval of the December 2015 Treasurer's Report, the minutes of the February 2nd Board meeting, authorization to advertise Ordinance Nos. 4-236 and 348, the public hearings for Ordinance Nos. 4-242 and 347, Resolution Nos. 1106, 1112, 1113 and 1114, release of escrow funds, the termination of stormwater facilities agreement for 435 Walmere Way, sale of surplus equipment and the February Zoning Hearing Board cases.

Mr. Pronczak continued the meeting and reviewed a listing of upcoming meetings and events, including:

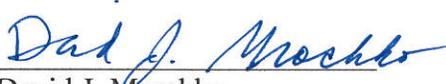
- MCATO – Luncheon Meeting – February 26 at 11:30 a.m.
- WRA Opening Day / Parade on the morning of April 9
- Harvest Festival – September 24 – Montgomery County Community College

Mrs. Weber, who serves on MCATO's Executive Committee, updated the Board of Supervisors on the changed format for MCATO's Spring Convention and on speakers who will present at the event.

At 7:54 p.m., the Supervisors adjourned the work session and met in executive session to discuss litigation matters. At 8:00 p.m., the Supervisors adjourned the executive session and left to attend the public meeting. When the public meeting ended, Supervisors resumed the work session at 9:10 p.m.

Police Officer Frank Franco gave a brief presentation on Facebook and how social media is being used by police departments to improve relations with the community. Officer Franco indicated that Facebook helps to humanize police and is essential because modern police departments need to partner with the public to provide a higher level of service and better policing. This social media platform also offers a great deal of transparency. Supervisors agreed that the police department should move forward with creating a Facebook page, but they urged caution with posting proper information.

At 9:45 p.m., the work session ended and Supervisors met once again in executive session to discuss legal matters.


David J. Mrochko
Whitpain Township Assistant Manager

#04-2016
February 16, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, February 16, 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., Assistant Township Manager, David J. Mrochko, Solicitor James J. Garrity, Esq., Police Chief Kenneth Lawson, Township Engineer James E. Blanch, P.E., Finance Director Christine M. Bauman, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Fire Marshal David M. Camarda, Parks and Recreation Director Kurt W. Baker, and Recording Secretary Virginia Papale were also present. There were approximately 14 members of the public at the meeting.

Following the Pledge of Allegiance the meeting was called to order at 8 p.m. by Chairman Zucker, who welcomed everyone.

Mission Moments was presented by Mr. Conner, and the topic was Partnerships. At 8:27 a.m., on February 9th, a fire call was received by the Centre Square Fire Company, initially for the Blue Bell Inn. The fire was actually across the street at the former L'Angolo Blue. Chief Lee Miller was on scene by 8:31 a.m. He assessed the situation, and within ten minutes, there were four companies at the scene to assist. Skippack Pike and Penllyn-Blue Bell Pike were closed. The fire was controlled within minutes. Media outlets were utilized to publicize the incident. Due to the quick response and professionalism of all the partners, the damage was contained to one room and a building that was built in 1771 was preserved. Mr. Conner thanked the Centre Square Fire Company and all responders for their actions. Chairman Zucker added the not only did the CSFC and the Police Department do an excellent job, but the communication was incredible. Through the Wire and Twitter, real time updates are a great way to stay informed.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to approve the December 2015 Treasurer's Report. Chairman Zucker 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 minutes of the Board of Supervisors' meeting of February 2, 2016. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Conner to authorize the Township Manager to advertise Ordinance No. 4-236, "Signs Including a Changeable Text Electronic Message Board." Chairman Zucker asked Mr. Pronczak for a summary. Mr. Pronczak explained that this ordinance will allow changeable message signs in the Institutional District, which includes schools, religious institutions and Montgomery County Community College. Chairman Zucker asked if this is related to the previous sign ordinance the Board discussed. Mr. Pronczak explained that the action on the previous version of the sign ordinance was tabled and has been "cleaned up". Chairman Zucker called for any further discussion. There was none from the Board. Resident Shirley White of Chatham

Lane asked for an explanation of Institutional District. Mr. Pronczak clarified, and also noted this is not the billboard ordinance that is being considered. There were no additional comments and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to authorize the Township Manager to advertise Ordinance No. 348, an Ordinance amending the Code of the Township of Whitpain to establish a new special purpose parking zone directly in front of 306 West Maple Avenue for handicapped persons or disabled Veterans. Chairman Zucker called for any discussion. There was none and the motion carried.

As advertised, a public hearing was held for Ordinance No. 4-242, "Floodplain Conservation District and Miscellaneous Amendments to Building Code and Subdivision and Land Development Ordinance Related Thereto." Mr. Pronczak explained that this Ordinance updates the floodplain ordinance to comply with FEMA regulations. FEMA will be updating the floodplain boundary maps by March 2nd, and these updates will bring us current with the FEMA map amendment. Mr. Conner added that with the digitizing of paper maps, it will be easier to make future floodplain designation changes. Mr. Pronczak further added that if this Ordinance is not enacted, the program would not be able to exist. Chairman Zucker called for any additional questions or comments from the Board, staff or public. There were none and the hearing was closed.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to enact Ordinance No. 4-242. There were no further questions or comments and the motion carried.

As advertised, a public hearing was held for Ordinance No. 347, "Norristown Road Parking Regulation Ordinance." Chairman Zucker explained that this Ordinance will further limit parking on Norristown Road where sight distances are blocked. Mr. Pronczak said the Township previously enacted ordinances that prohibited parking along the widened portions of Norristown Road in the areas of Huntsman Lane, Blue Bell Woods, Governor's Way and the McClure Subdivision. Motorists found other areas for parking. This Ordinance will further limit parking on Norristown Road and preserve sight distance and safety. Chairman Zucker called for any additional questions or comments. There were none and the hearing was closed.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to enact Ordinance No. 347. There were no further questions or comments and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to pass Resolution No. 1112, authorizing the Chairman of the Board of Supervisors to sign an Application to use PennDOT's dotGrants on-line reporting system. Chairman Zucker called for any discussion. Mr. Pronczak noted that this will enable electronic filing of applications and submittal of reports. This Resolution is for future grant applications, and the next similar one will enable us to file Liquid Fuels Reports electronically. The Liquid Fuels Reports are used to calculate how much money we received from the Commonwealth for road maintenance. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Conner to pass Resolution No. 1113, authorizing the Township Manager to apply for a PECO Green Region Grant in the amount of \$10,000. This grant, if received, would be for construction of stepping stones, boardwalks, bridges and other amenities where necessary along the Wentz Run Trail – Core Phase III of the Township’s Master Trails Plan. Whitpain Township would be responsible for a match of \$10,000 if the grant is awarded. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mrs. Weber to pass Resolution No. 1114, authorizing the Finance Director and the Assistant Finance Director to use the dotGrants on-line reporting system to file the required Liquid Fuels forms annually. Chairman Zucker called for any discussion. There was none and the motion carried.

A confirming motion was made by Mr. Conner, duly seconded by Mr. Greco to release \$92,732.40 (Release #3) from the escrow fund for Blue Bell Country Club Community Center Land Development located at 1760 Golfview Drive; \$17,341.00 (Release #6) from the escrow fund for Oak Lane Estates Subdivision/Land Development located at 137 Stenton Avenue; and \$15,352.56 (Release #6) from the escrow fund for Township Line Condos Land Development located at 579-587 Township Line Road. Chairman Zucker called for any discussion. There was none from the Board. Resident Tom Harris of 1799 Penllyn-Blue Bell Pike asked about the process. Mr. Pronczak explained that when a subdivision and/or land development application is approved, monies are placed in escrow to ensure the completion of public improvements. As the work is completed and inspected by the Engineering Department, the funds are released. A retainage is held until the completion of all work and the receipt of the Deeds of Dedication and all necessary paperwork. The balance is then released. There were no additional comments and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to authorize the Chairman and Secretary to sign on behalf of Whitpain Township a Termination of Declaration of Covenants, Easements and Restrictions Concerning Stormwater Facilities Agreement between Steven DelliGatti and Natalie DelliGatti, property owners of 435 Walmere Way, and Whitpain Township. This agreement addresses operations and maintenance responsibilities for on-site stormwater management systems to be installed at 435 Walmere Way. Chairman Zucker asked Mr. Pronczak why the agreement is being terminated. Mr. Pronczak responded that when this project was originally proposed, the details of the construction of the on-site system made it difficult to construct on this property. We are asking the property owners to pay the fee in lieu of making the improvements, and we will use the fee to have a study done regarding drainage systems in that area and make some improvements. Because we had the Declaration of Covenants and Easements imposed on this property, tonight’s agreement terminates that requirement. Chairman Zucker called for any discussion.

Mr. Conner commended the DelliGatti Family and the Engineering Department for coming up with this creative solution to a difficult situation in the Prophecy Creek Watershed. There were no additional comments and the motion passed.

A motion was made by Mr. Conner, duly seconded by Mrs. Weber to pass Resolution No. 1106 to approve a Preliminary/Final Land Development plan titled "Arborcrest-Woodlands I – Blue Bell Investment Company, LP", Sheets 1 of 48 through 48 of 48, prepared by Bohler Engineering, plans last revised November 20, 2015 in accordance with Section 509(b) of the PA 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 February 18, 2015, February 24, 2015 and January 12, 2016. Chairman Zucker noted that this is the result of productive discussions with the property owner, and called for any additional comments. Mr. Conner offered that through the work of the Planning Committee and Planning Commission, this project will move forward. There was been much constructive discussion. There were no additional comments and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mr. Greco to sell the following surplus equipment through Municibid: Four (4) Panasonic Toughbook notebook mobile computers, Model CF30; three (3) Motorola mobile car radios, Model MCS2000; three (3) Sure-Fire weapon-mounted flashlights; six (6) Motorola portable radios, Model MTS2000. Chairman Zucker called for any discussion. There was none and the motion carried.

The Board took no action on the following cases scheduled to be heard by the Zoning Hearing Board on February 18:

No. 2066-16 Jeffrey C. and Mary Kathleen Lee
No. 2069-16 William Baldassano

On the following case, several residents spoke against the application:

No. 2067-16 R & B Held, LLC

Mrs. Weber offered that the Board can opine, support, remain neutral or send the Solicitor in opposition to an application, only as recommendations. The Zoning Hearing Board is a separate governing unit and they review each application thoroughly. They trust the recommendations of the Planning Commission and the Board, but in the end they make the determination. Those in opposition are Craig Supowitz of 1780 Penllyn-Blue Bell Pike, Abigail Ray of 1760 Penllyn-Blue Bell Pike and Tom Harris. Leigh P. Narducci, Esq., representing the applicant, mentioned that at the time of the previously granted relief by the Zoning Hearing Board in 2004, an office building was proposed for the site. He said he is prepared to explain the entire case in front of the Zoning Hearing Board. The consensus of the Board of Supervisors is to remain neutral.

On the following case, the applicant gave a brief presentation on his plans for the site:

No. 2068-16 Meitner Family Partnership, LP

The Board remained neutral on the application with a letter to the Zoning Hearing Board that they would like to see the preservation of the "Gingerbread House" maintained. The concept of the project is supported, and it is up to the Zoning Hearing Board to hear all of the facts.

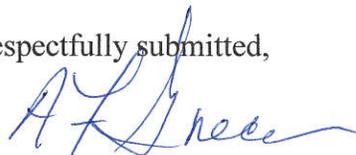
Chairman Zucker turned the meeting over the Vice-Chairman Weber for public comment. Vice-Chairman Weber asked if anyone had public comment. There was none. She asked if any member of the Board wished to discuss old or new business. There was none. Vice-Chairman Weber noted that the Board met in a brief executive session prior to the regular meeting. They will return to work session after the meeting, which is open to the public, and will resume the executive session after a presentation by Officer Franco regarding Facebook. Vice-Chairman Weber also offered the following dates to be saved:

WRA will have its opening day parade on April 9th, and the annual Community Festival is scheduled for September 24th.
Look for updates in The Wire and on Twitter.

Mr. Greco offered kudos to the Public Works Department for all of its hard work during the recent storms. They did a great job taking care of the roads.

Chairman Zucker thanked the community for coming out to the meeting. There were no additional comments, and Vice-Chairman Weber moved to adjourn the meeting at 9:06 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary