

WORK SESSION

March 15, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, March 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 March 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 James J. Garrity, Esq., Township Manager Roman M. Pronczak, Assistant Township Manager David J. Mrochko, Director of Public Works Ronald J. Cione, Police Chief Kenneth Lawson, Director of Code Enforcement Michael McAndrew, Director of Finance Christine M. Bauman, and Fire Marshal David M. Camarda. Two members of the public were also present.

The Supervisors reviewed the agenda discussing approval of the March 1, 2016 minutes, authorization to advertise the Comprehensive Plan for adoption, authorization to advertise Ordinance #4-239, two public hearings on Ordinances #348 and #4-236, Resolutions #1117, 1119 and 1120, authorization to sign the Memorandum of Understanding with the PA Turnpike Commission, the release of escrow funds and authorization to proceed with professional services related to the redevelopment of Wissahickon Park and the development of the Boys and Girls Club.

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

- WRA Opening Day / Parade on the morning of April 9
- Earth Day – Thursday, April 21 at 9:30 a.m.
- Centre Square Fire Company – Groundbreaking for new firehouse and Comedy Night – June 11
- Harvest Festival – September 24 – Montgomery County Community College

When discussion on the listing of upcoming events concluded at 7:44 p.m., Supervisors met in Executive Session to discuss legal and personnel matters.

At 8:00 p.m., the executive session ended and Supervisors left for the public meeting.


David J. Mrochko
Whitpain Township Assistant Manager

#06-2016
March 15, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, March 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., Assistant Township Manager, David J. Mrochko, Solicitor James J. Garrity, Esq., Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Fire Marshal David M. Camarda, and Recording Secretary Virginia Papale were also present. Township Engineer James E. Blanch, P.E. and Parks and Recreation Director Kurt W. Baker were absent. There were 15 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 Chief Lawson, who highlighted the value of Partnership. Today, one of the more successful ways to reach out to the community is through social media. The Whitpain Township Police Department launched its Facebook page the previous day. At the time the meeting began, the site had received 800+ likes. The site will be useful for public relations, showing what the Police Department does. It will contain public service announcements, such as crime prevention tips, and will also show crime statistics. There will be news releases related to traffic and safety. Children are a focus of the Police Department. Officers visit schools every day. The first posting is of the children at St. Helena's. Chief Lawson asked that everyone get the word out and visit the Facebook page. Chairman Zucker thanked the Chief for his presentation.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve the minutes of the Board of Supervisors' meeting of March 1, 2016. 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 authorize the Township Manager to advertise the Comprehensive Plan for adoption. Chairman Zucker called for any discussion. Mrs. Weber encouraged everyone to go online and review the Comprehensive Plan which has been in the process for nearly two years. There has been much input from the community. It has been a long, enjoyable process. There was no additional discussion and the motion passed.

A motion was made by Mr. Conner, duly seconded by Mrs. Weber to authorize the Township Manager to advertise Ordinance No. 4-239, "Airport Overlay District". Chairman Zucker called for any discussion. There was none and the motion passed.

As advertised, a Public Hearing on Ordinance #348, Special Purpose Parking Zone Amendment was opened by Chairman Zucker, who asked Mr. Pronczak for a summary. Mr. Pronczak explained that this Ordinance will create a handicap parking space on Maple Avenue. This type of request is received periodically. The Police Department closely

monitors the requests and re-evaluates the parking conditions every so often. Occasionally special purpose parking spaces are removed. This request was reviewed by the Police Department and discussed with the neighbors. The recommendation was made to approve the request. Chairman Zucker asked for any questions or comments. There were none and the record was closed.

A motion was made by Mrs. Weber, duly seconded by Mr. Conner to enact Ordinance No. 348. Chairman Zucker called for any additional discussion. There was none and the motion carried.

As advertised, a Public Hearing on Ordinance #4-236, Signs Including a Changeable Text Electronic Message Board was opened by Solicitor Garrity. Chairman Zucker asked Mr. Pronczak for a summary. Mr. Pronczak noted that the hearing was advertised in the *Times Herald* as required. He then gave a brief overview of the Ordinance which provides signage in the Institutional District. This Ordinance should not be confused with the billboard ordinance that has been a topic of discussion recently. The proposed Ordinance is for signs with changeable electronic messages. There are no other LED or Plasma signs permitted anywhere else. This tightens regulations regarding the hours, brightness, appearance, and size. It is important to allow technology to exist while preserving the character of the Township. The sites included are Montgomery County Community College, St. Helena's, St. John's, Tiferet Bet Israel, St. Dunstan's, Boehms Church, Grace Baptist Church, elementary schools and one Village Commercial property. By conditional use, the sign in the Village Commercial district allows for a portion of the sign to change at given intervals. Mr. Pronczak then explained the specifics of the Ordinance.

Chairman Zucker asked if there were any questions. Mr. Tate of Lewis Lane asked if a corner property would be allowed multiple signs. Mr. Pronczak explained that only one would be permitted, within the allowable calculations for the main and collector streets. Current signs that do not meet today's requirements, will be required to comply with new regulations when replacing the existing signs. Ms. Jean Hanna of Grace Baptist Church commented that the Church is modern, not colonial, and when replacing the Church sign, would go with something more modern. Mr. Pronczak responded that they are permitted to match the modern architecture of their building, just as we did with the Township sign. There was no additional discussion and the hearing was closed.

A motion was made by Mrs. Weber, duly seconded by Mr. Conner to enact Ordinance No. 4-236. Chairman Zucker called for any additional discussion. Mr. Conner added that he has long been opposed to this type of sign for many reasons, one of which is preserving the character of the Township. Despite his reservations, Mr. Conner congratulated the Township and applicants who worked hard to come up with the least bad alternative, and he supports the passage of the Ordinance. There was no further discussion and the motion carried.

Mr. Pronczak thanked everyone in attendance from Grace Baptist Church for all they do to assist the Township after the Harvest Festival with cleaning up. The service is appreciated.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to pass Resolution No. 1117, updating the fees associated with applications and hearings before the Zoning Hearing Board, updating the fees associated with conditional use hearings and verifying the fees associated with stormwater management in the Whitpain Township Fee Schedule. Chairman Zucker called for any discussion. Mr. Conner responded that these fees cover our costs for the work effort behind each one. Fees were compared with neighboring municipalities, and ours are consistently lower than many of our peer municipalities in Montgomery County. Chairman Zucker called for any additional comments. There were none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to pass Resolution No. 1119, authorizing dedication of right-of-way along DeKalb Pike (SR202) to the PA Department of Transportation for construction of traffic improvements as part of the DeKalb Pike (SR202) road widening project. Chairman Zucker called for any discussion. Mr. Conner asked that Mr. Pronczak recap this matter for the benefit of the audience. Mr. Pronczak noted that this is related to the Centre Square Commons Land Development approval. This section of right-of-way was previously dedicated to the Township and will now be dedicated to PennDOT. A couple of months ago the Township was notified that the Rt. 202 widening project was scheduled to be delayed again, although it appears that we're back on track for 2017. Some of the delays are due to restructured stormwater management regulations. We had to sacrifice some of the Township's front yard for that purpose. We are doing everything we can to have this expedited. There were no additional comments and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mr. Conner to pass Resolution No. 1120, coordinating efforts between Whitpain Township, Center Square Commons, LP and Wawa, Inc. for the installation of a traffic signal on Rt. 202 at the entrance to Centre Square Commons. Chairman Zucker confirmed with Mr. Pronczak that this will allow for left hand turns out of Wawa on to Rt. 202. Mr. Pronczak added that the signal should be in place at about this time next year. There was no additional discussion and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to authorize the Chairman of the Board of Supervisors to sign the Memorandum of Understanding between Whitpain Township and the PA Turnpike Commission for the furnishing and delivery of tree saplings. Chairman Zucker called for any discussion after mentioning that this is NOT the annual Township tree give-away. This is part of the Turnpike widening, where the Turnpike Commission is giving free saplings to properties bordering the Turnpike in three communities. They will be available here at the Township building on April 2nd and 9th. Mr. Greco added that everyone must remember they are saplings, not trees, and that they will require care. Mr. Wollman added that the Shade Tree Commission is looking for volunteers

for the Township's tree give-away on Sunday, April 24th. There was no additional discussion and the motion passed.

A confirming motion was made by Mr. Conner, duly seconded by Mrs. Weber to release:

- a. \$36,384.10 (Release #A1) from the escrow fund for Blue Bell Springs Phase II (Latham Realty);
- b. \$57,961.55 (Release #1) from the escrow fund for Blue Bell Springs Phase III (Latham Realty);
- c. \$155,341.62 (Release #10) from the escrow fund for Blue Bell Springs Phase IV (Latham Realty); and
- d. \$15,081.49 (Release #6) from the escrow fund for Gable Estates Land Development located at 960 Morris Road.

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 authorize Simone-Collins to proceed with professional services related to the redevelopment of Wissahickon Park and the development of the proposed Boys and Girls Club on the park site, per their proposal dated February 17, 2016. Chairman Zucker called for any discussion. Mr. Conner commented that there is some action regarding the West Ambler Revitalization Action Plan nearly every meeting, as we continue with another step toward reopening Wissahickon Park. There is more information to follow on this. Simone-Collins, for \$13,143.00, will come up with a concept for the next generation site plan. There was no additional discussion and the motion passed.

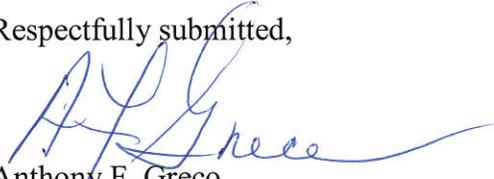
Chairman Zucker turned the meeting over the Vice-Chairman Weber for public comment. Vice-Chairman Weber asked if anyone had public comment. Mr. Brad Tate asked about the coordination of the Wawa traffic signal. Mrs. Weber explained that there were matters that had to be ironed out with Wawa and the developer of Centre Square Commons. PennDOT asked that the Township assist in coordinating that this becomes a reality, having the two sides work together. There were no additional comments from the public or the Board.

Vice-Chairman Weber announced that the Board met in executive session prior to this meeting, and will return to executive session at the end of the public meeting. She also noted that in addition to the Shade Tree give-away, WRA will have its opening day parade and ceremonies on Saturday, April 9th at 8:30 a.m., Earth Day is Thursday, April 21st at 9:30 a.m. at the Prophecy Creek Park Manor House, and the Harvest Festival is scheduled for September 24th when we will again partner with Montgomery County Community College. Look for updates in The Wire and on Twitter. For those who have never been involved with the Earth Day celebration, it is a good opportunity to see what the children from various elementary schools do. It includes children from Kindergarten through fifth grade.

Another exciting event is the groundbreaking for the Centre Square Fire Company's new firehouse. This will be in the later afternoon of June 11th, just prior to Comedy Night.

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 8:42 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

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