

WORK SESSION

April 19, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, April 19, 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 April 19, 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, P.E., Township Engineer James E. Blanch, P.E., 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 Parks and Recreation Director Kurt W. Baker.

The Supervisors reviewed the agenda discussing Mission Moment, adoption of the Comprehensive Plan, approval of the April 5, 2016 Board minutes, authorization to sign a Declaration of Restrictive Covenants for Centre Square Park, three waiver requests, the sale of surplus equipment, authorization to advertise a request for proposals for a playground master plan at Centre Square Park, authorization to advertise for public bid for construction as part of the Master Trail Plan, Resolutions #1124 and #1125 and the April Zoning Hearing Board cases.

Mr. Pronczak continued the meeting by discussing a resolution created by the Montgomery County Association of Township Officials (MCATO) regarding the Sterling Act. MCATO's resolution recommends altering state legislation, so suburban municipalities can recoup some of the wage tax paid by suburban residents who work in Philadelphia. After some discussion, the issue was referred to the Finance Committee for further analysis. Ms. Bauman will research estimated financial impacts for Whitpain should this legislation be adopted.

The next topic discussed was an update on the Route 202 expansion project. Mr. Pronczak recounted a meeting that he attended with Township staff members and officials and consultants from PennDOT. A variety of topics were discussed including, landscaping and fencing at Centre Square Commons and PennDOT's desire to build stormwater BMP's on the grounds of the Township Building along Wentz Road. Although many details remain to be solidified, the Township would request that PennDOT realign Wentz Road with Parkwood Road as part of this project.

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

- Earth Day (Prophecy Creek Park) – Thursday, April 21 at 8:30 a.m.
- Waterfowl Preserve Opening Day – West Ambler – Friday, April 22 at 4:00 p.m.
- Annual Tree Giveaway – Sunday, April 24 at 8:30 a.m.
- Centre Square Fire Company Banquet – Saturday, April 30.

- Big Rig Round-Up (Wentz Run Park) – Friday, May 6 at 5:30 p.m.
- Centre Square Fire Company – Groundbreaking for new firehouse followed by a reception and Comedy Night – June 11
- Whitpain Police Association / Parks & Recreation Department Golf Outing – June 13 at Meadowlands Country Club
- Dog Park Ribbon Cutting – Centre Square Park – Sunday, September 18 at 1:00 p.m.
- Community Festival – September 24 – Montgomery County Community College

After discussion on the listing of upcoming events concluded, changes to Montgomery County's emergency notification system were discussed. Mr. Camarda informed Supervisors that the new system includes both internal communications functions for elected officials and staff and external capabilities for residents. Mr. Camarda will email instructions to Supervisors outlining steps to create their own accounts. Should any Supervisor experience difficulties with this process, Mr. Camarda will meet with them individually to create their accounts.

The last topic discussed at the meeting was a proposal from Mr. Zucker to recognize businesses and institutions in Whitpain Township on an ongoing basis. Businesses and organizations would be recognized at Board Meetings and would also be profiled in the Township's electronic newsletter, The Wire. Staff will generate recommendations on businesses and institutions to be recognized as part of this proposal.

After discussing this agenda item, Supervisors adjourned the work session meeting at 7:55 p.m. and 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. When the public meeting ended, Supervisors met once again in executive session.



David J. Mrochko
Whitpain Township Assistant Manager

#08-2016
April 19, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, April 19, 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 Andrew R. Freimuth, 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, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker and Recording Secretaries Virginia Papale and Karen Dolga were also present. There were approximately 20 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 all in attendance. This evening is a special one for the Township. For those not normally in attendance, we begin each meeting with our customary Mission Moment which focuses on the Mission, Vision, Values Statement of the Township. Tonight, Mr. Conner will present the Mission Moment.

Mr. Conner said tonight's emphasis is on the Vision statement, which notes "Whitpain Township is a community that embraces the future while cherishing our heritage. We will continue to be recognized for our diversity, fiscal responsibility and leadership in resource conservation. We shall never waver in our collective commitment to ensuring public safety and enhancing the quality of life of all our fellow citizens." This statement is the organizing principle of the new Comprehensive Plan that will be presented this evening: Whitpain 2035 – Four Villages within a Community.

Mr. Conner added that this has been a two-year long process to create a genuinely sustainable strategic plan, which is our Comprehensive Plan. While the Plan was being formulated, many Land Development applications came before the Board, the largest of which is Centre Square Commons in Centre Square Village. Mr. Conner asked Mr. Pronczak to give an update on where things stand and where they are going.

Mr. Pronczak began by noting Dillon Horwitz, the student representative of the Comp Plan Committee, will be graduating from Wissahickon High School this year and moving on to college. We thought it was important to keep the relationship with the school and students going. Dillon reviewed this with the Principal and some of the instructors who agreed. Mr. Pronczak welcomed Gabe Iula and Matt Thompson who will be the new student representatives from Wissahickon High School who will be graduating one year apart from one another. We look forward to working with them.

Mr. Pronczak said that the Plan focuses on four village areas of the Township which include Centre Square Village, Blue Bell Village, West Ambler Village and Broad Axe Village. The key elements of the Plan deal with multi-modal connectivity through roadway and trail improvements, protecting and enhancing the parks system and developing the four village areas. There has been quite a bit of activity at the intersection of Rts. 202 and 73,

both at the southeast corner and across the street where McCaffrey's will soon occupy the space left by the Super Fresh vacancy. The Centre Square Fire Company will soon break ground on the new fire station to be built behind the existing station. The volunteer organization that provides a tremendous service to the Township is in need of a new building, which is especially important for recruiting new volunteers and retaining those they have. The area will include a signalized intersection with the shopping center across the street on Skippack Pike. In addition, pedestrian access is tied into the PennDOT improvements and the development of Centre Square Commons along Rt. 202. As part of the Rt. 202 widening project, new sidewalks, mostly on the eastern side of Rt. 202 will be part of the improvements, as well as a new traffic light on Rt. 202 at the Wawa and Centre Square Commons entrances. The Centre Square Commons shopping center includes 120,000 sq. ft. of new space with Fresh Market as the main tenant and restaurants, banks, a Starbucks and similar establishments. Mr. Conner added that the most notable progress being made is at the intersection of Rts. 202 and 73.

As advertised, a public hearing was held for the adoption of the final draft of the Comprehensive Plan, Whippen 2035 – Four Villages within a Community. Solicitor Garrity explained that after the Plan is presented by Peter Simone of Simone-Collins, questions will be taken.

Mr. Simone attested that his firm, Simone-Collins, McMahon Associates and Urban Partners have worked together for 20 months to develop this Comprehensive Plan. There was a dedicated committee who contributed greatly to the Plan. Prior to the engagement of the team, there was pre-planning by the Township for about one year. Five public town hall meetings were held which were well-attended by residents. There were nine committee meetings and two web surveys, each of which resulted in over 500 responses. Mr. Simone continued with confirming that this hearing was advertised as required under the PA Municipalities Planning Code (MPC). The MPC looks at a number of categories of the comp planning process. This Plan incorporates 67 recommendations in eight categories, including transportation, land use, parks and recreation, open space, energy conservation, sustainability, community facilities, historic preservation and compatibility with adjacent municipalities. The organizing principle around the preservation of four villages – West Ambler, Broad Axe, Blue Bell and Centre Square – is a unique one. The preservation of the villages in a modern day setting is an innovative way to organize a comp plan. In 2013 the Township undertook the West Ambler Revitalization which is incorporated into this update. There will be many changes in this community over the next ten years. The remaining villages will see continued commercial and mixed-use development.

Mr. Simone continued by noting the design guidelines for new development that have been developed, based on recommendations made through the various meetings and survey responses. In addition, the Township is embarking on a sustainability program, partnering with Montgomery County Community College, looking at how best to utilize resources within the community. The major emphasis of the entire Plan is enhancing transportation.

Traffic congestion is a challenge, and therefore recommendations have been made for over 25 roadway and intersection improvements. In addition, walkability and bicycling have been expressed as important features to address.

Further, Mr. Simone said enhancement and protection of natural resources is important. The Township has undertaken an aggressive program to protect the tree canopy, currently at 43%, which in turn reduces heat and stormwater runoff. Preservation of parks and open space land continues with the enhancements to Wissahickon Park. The park is scheduled to reopen in the future. Members of the committee spent time inventorying historic properties in the Township. This information will go a long way in preserving the character of the Township. Development of the villages will be a factor in economic development. The Township is unique in that there are healthy office centers located here with good transportation access. The Comprehensive Plan Committee has agreed to meet twice a year (October and April) to monitor the progress of the recommendations and bring any matters to the attention of the Board of Supervisors. A brochure has been developed summarizing the components of the Comp Plan as a guide to share with businesses coming into the community. Mr. Simone ended his presentation and asked for questions or comments.

Chairman Zucker asked Mr. Simone to explain how comments were received and incorporated into the Plan. Mr. Simone said the first draft of the Plan was reviewed by staff and the committee. Based on comments received, revisions were made and a second draft was prepared for the general public, Montgomery County, adjoining municipalities and the school district. Comments were received and appropriate revisions were made to arrive at the final draft. Chairman Zucker asked for any Board comments. There were none. He asked if any residents had comments.

Mr. Messmer of Penllyn-Blue Bell Pike asked why his property is listed as agricultural and how that will impact the future of his land. Mr. Simone explained that it is a generalization with the data coming from the Delaware Valley Regional Planning Commission. They do not survey each lot; this is meant as a guide. Zoning regulations govern the appropriate land use, not the Comprehensive Plan. Chairman Zucker concurred that if a property is zoned in a certain manner, the Comprehensive Plan will not influence the use of a property. The Comprehensive Plan is not a change in zoning, but a guide for the future.

Mr. Wetherill of Ridings Way thanked the Board for the Plan, noting that everyone did a great job; it is very informative. He asked about the bond issue from the purchase of the Thompson Tract (Prophecy Creek). Mr. Pronczak explained that the bond expires in the next several years and plans are to pay off the debt. We have looked at other open space initiatives, but at this time there is no plan. Vice-Chairman Weber added that the Board, whenever exploring obligations, is always mindful of current debt service, being very strict

not to exceed it. Mr. Wetherill asked if the funds could be used for other open space, and the response was yes. If the Board would do that, the amount would not exceed the current debt service and it would be with the understanding that the Thompson debt be retired. Mr. Conner added that the St. Helena's Tract bond issue will also be retired at the same time.

Mr. VanHaute of Sycamore Place asked what criteria are used to prioritize funding. He mentioned the open space as stated in the Comp Plan stands at 2,723 acres of which 723 acres are recreational and under Township Control, and asked what sources are used to determine the appropriate amount of open space acquisition and operation expenses. Chairman Zucker responded that as far as expenditures, there is no way to determine what properties may be looked at in the future. There have been past projects we have been approached with that have been declined because they were not right for the Township. Every project is different and there is no specific formula used for every open space acquisition. Opportunities will be reviewed on a case-by-case basis. Mr. Conner added that we have a five-year capital plan in which open space projects are budgeted. Many are open-ended where we allocate budget funds and depend on grants to complete them. We cannot anticipate what might come up, but we do adjust appropriately. If large tracts of privately-owned open space would be developed, there would be an impact in many areas, both positive and negative. This is something to consider when the time comes. Mr. Simone added that the Township is proactive in its approach to opportunities, and with the Comp Plan Committee agreeing to meet twice a year, they can monitor what is happening and what funding might be available.

Mr. Carnahan of Skippack Pike asked about the economic development within the four villages, and the mixed-use reference. Will zoning classifications have to be changed in order to create the mixed-use due to the fact that the Township is built out? Mr. Simone said this is something the Township will look at, as three of the villages are considered transportation hubs located at crossroads, and the West Ambler Village located near the train station. As far as conceptual planning, all locations could accommodate more density. Mixed-use can apply to a number of things in terms of development and location. Mixed-use was recommended generally, not specifically. The Township, not developers, would look at what zoning changes might be appropriate. Mr. Carnahan noted that this could increase the ability of the Township to collect additional tax dollars, and it is a positive way to help the community grow.

Chairman Zucker asked for any additional public comments. There were none. From the Board, Vice-Chairman Weber thanked all for coming out to participate in the proceedings. She thanked the Committee members, Mr. Simone and his team and Township staff for what they have done. It was a good educational opportunity and everyone working together makes it happen. Mr. Wollman added it was a great job by all. This Plan is the roadmap to keeping the community a wonderful place. Mr. Greco, as a 45-year resident, has seen great progress over the years. It is a pleasure to live here. The various Boards and Commissions help keep the Township number one in Montgomery County. Mr. Conner added that the Comprehensive Plan Committee was a team of teams with representatives from all areas who came together to creatively move the Township forward. Mr. Simone and

his firm did an outstanding job, bringing in the project on time and within budget. All participants added very valuable information. This has been a very inspiring two-year effort. The hearing was closed.

A motion was made by Mr. Conner, duly seconded by Mrs. Weber to pass Resolution No. 1124, adopting the Comprehensive Plan Whippain 2035 – Four Villages within a Community. Chairman Zucker 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 minutes of the Board of Supervisors' meeting of April 5, 2016. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to authorize the Chairman and Secretary to sign the Instrument for the Declaration of Restrictions and Covenants for the Centre Square Park project (for NOT-NPDES Closeout process). Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to grant the following waiver from the requirement of preparing a land development plan as requested by:

- a. the Panache Woodfire Grill for the installation of ADA access improvements for an existing building located at 602 Skippack Pike
- b. McCaffrey's Food Markets for the installation of a generator, generator pad and patio improvements located at 1301 Skippack Pike
- c. the Philadelphia Aviation Country Club for the installation of patio improvements located at 1399 Narcissa Road.

All waivers from land development are conditioned upon the review and approval of the site plans by the Township Engineer.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to sell the following surplus equipment through Municibid: Whelen Model 295HFSLA Electronic Siren, S/N C0600935, 12v perm. Mic; (2) Tufloc Wall-Mount QuadRack Multiweapon Storage Racks; Whelen Model 295HFSA1 12-v Perm. Mic Electronic Siren Amplifier, S/N P1103575; Whelen "Inner Edge" Six-Light Bar Light, Model IO2LR6L, 12-v DC, S/N 00145. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to authorize the Township Manager to advertise a request for proposals (RFP) for the design services for a playground master plan at Centre Square Park. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to authorize the Township Manager to advertise a public bid for the construction of Phase One of the Core Connector of the Whitpain Township Master Trail Plan including multiple surfaces, boardwalks and bridges. This section covers the area from the newly installed bridge across the Wissahickon Creek, along Township Line Road and Cathcart Road to the northeast corner of Montgomery County Community College. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to pass Resolution No. 1125 authorizing Ronald J. Cione, Director of Public Works, to execute all PEMA/FEMA documents related to the January 2016 winter storm on behalf of the Township. Chairman Zucker called for any discussion. There was none and the motion carried.

The Board took no action on the following Zoning Hearing Board cases scheduled to be heard April 21, 2016:

#2070-16	Henry and Suzy O'Reilly
#2071-16	Henkels & McCoy
#2073-16	Office Court at Walton Point Condominium Association

Chairman Zucker turned the meeting over the Vice-Chairman Weber for public comment. Vice-Chairman Weber asked if anyone had public comment.

Mrs. White of 660 Chatham Lane spoke of a major problem with noise from the recently completed PA Turnpike project and concrete barriers that were erected on the East Norriton Township side. The removal of mature vegetation and the relocation of a lane closer to the community in which she resides has caused the loud, constant noise from the moving vehicles. Mrs. White requested the assistance of Township officials to intervene with the PA Turnpike, as the Chairman of the Turnpike Commission suggested that the Township officials "signed-off" on the project. Mr. Pronczak noted that the Township has no say regarding Turnpike work, and that the Federal Highway Administration would oversee its operations. Chairman Zucker and Vice-Chairman Weber assured Mrs. White that the Board fought hard to get protection for the residents. The best option would be to contact the state legislators for assistance.

Mr. Messmer of Penllyn-Blue Bell Pike asked if the access area to the Armentrout Preserve would remain open during the stormwater remediation work. Mr. Blanch confirmed that it would. Mr. Messmer also asked about the speed of the vehicles within the work area. The police will monitor that. There were no additional comments from the public.

Vice-Chairman Weber announced that the Board met in executive session prior to the public meeting, and will continue the session afterward. She also announced the following scheduled events:

Thursday, April 21st, Earth Day at the Prophecy Creek Park Manor House where students from area elementary schools will receive awards for Earth Day art and poetry. Prior to the Earth Day ceremony, the dedication of the Outdoor Environmental Classroom will be held at 8:30 a.m.

Friday, April 22nd, the opening of the Wissahickon Waterfowl Preserve in West Ambler will be held from 4 to 6 p.m. This is also part of Earth Day.

Sunday, April 24th, the annual Shade Tree Commission giveaway at 8:30 a.m.

Saturday, June 11th, late afternoon, the Centre Square Fire Company groundbreaking ceremony followed by Comedy Night.

Sunday, September 18th, the Grand Opening of the Dog Park.

Saturday, September 24th, save the date – Community Festival.

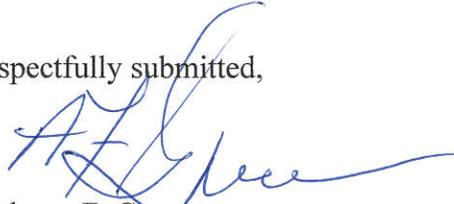
Monday, June 13th, a joint golf outing of the Whitpain Police Association and the Parks and Recreation Department at Meadowlands Country Club.

Vice-Chairman Weber additionally mentioned she just returned from the PSATS (Pennsylvania State Association of Township Supervisors) Convention in Hershey, PA. The delegates voted on many resolutions, six of which were prepared and presented by MCATO (the Montgomery County Association of Township Officials) regarding volunteer services, insurance, and stormwater regulations among other items. A more formal summary will be presented to be attached to these minutes.

Vice-Chairman Weber asked if any member of the Board had comments. Mr. Wollman congratulated Representative Mary Jo Daley and Senator Daylin Leach for the passage of Senate Bill 3, covering medical cannabis. This legislation is the most significant piece of social legislation passed in Harrisburg and it will help many people. Caroline, representing Senator Leach, thanked Mr. Wollman for his comments and offered assistance on behalf of Senator Leach to anyone needing it.

There was no additional business, and Vice-Chairman Weber moved to adjourn the meeting at 9:20 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

/v