

## WORK SESSION

April 7, 2015

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, April 7, 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 April 7, 2015 Supervisors' meeting. Chairman Frederick R. Conner was present with Supervisors Adam D. Zucker, Anthony F. Greco, Melissa M. Weber, 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 Mark A. Smith, Assistant Parks and Recreation Director Michael J. Richino, Director of Code Enforcement Michael McAndrew, Director of Finance John Nagel, Fire Marshal David M. Camarda, and Administrative Intern Jonathan Slaven.

The Supervisors reviewed the agenda discussing the swearing-in of Officer Ivan Kosty, the Commendations to be presented, approval of the March 17<sup>th</sup> meeting minutes, the March 2015 Voucher List, the February 2015 Treasurer's Report, Resolutions #1077, #1078, #1079, and #1080, authorization to proceed to F.X. Browne, Inc. for design services associated with four storm water projects, release of escrow funds for Red Fox Farm, authorization to advertise Ordinance No. 4-241, review of the April Zoning Hearing Board cases, and public hearings scheduled for Ordinances Nos. 335, 337, 338, 339 and 4-236.

After reviewing the agenda, Mr. Pronczak mentioned that the Delaware Valley Health Insurance Trust now has an in-house Nurse Navigator. The Nurse Navigator is designed to help employees and their families navigate the complex inner workings of the health care delivery system. This benefit is available free of charge to those enrolled in the Township's healthcare plan.

Mr. Pronczak concluded the meeting by updating the Supervisors on a proposed letter to our elected officials in Harrisburg with some suggested improvements to Act 153. This Act is intended to protect children by tightening the background checks required for volunteers working with children in the state of Pennsylvania. Although the Board of Supervisors endorses the spirit behind the Act, a number of the specific provisions contained in the Act may be overly burdensome and expensive for municipalities and volunteer based organizations. Therefore, the Township was joined by our community-based youth sports organizations including, the Whitpain Recreation Association (WRA), Ambler-Whitpain Youth Football and Cheerleading, WissLAX, and the Wissahickon Boys Lacrosse Club seeking modest improvements to strengthen the Act and make it more sustainable.

At 7:57 p.m., the Supervisors adjourned the work session and met in executive session to discuss legal matters. When the public meeting ended, Supervisors met in executive session once again at 9:30 p.m. to discuss legal and personnel matters.



David J. Mrochko  
Whitpain Township Assistant Manager

#07-2015  
April 7, 2015

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Tuesday, April 7, 2015 at the Township Administration Building, 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 Mark A. Smith, Township Engineer James E. Blanch, P.E., Finance Director John B. Nagel, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Parks and Recreation Assistant Director Michael Richino, Fire Marshal David M. Camarda, Intern Jonathan Slaven and Recording Secretary Virginia Papale were also present. There were approximately 40 members of the public at the meeting.

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

Mission Moment tonight focuses on a number of important elements to the Statement. We have the honor of swearing-in newly hired Officer Ivan Kosty. Chairman Conner welcomed Officer Kosty and presented his background to the audience. The Honorable Robert Sobeck administered the Oath of Office to Officer Kosty, while his wife Laura Kosty held the family Bible.

Chairman Conner then asked Chief Smith to come forward to present various commendations. Chief Smith explained there is a committee of officers who follow strict guidelines related to awards and commendations, which includes a thorough review of details. He thanked everyone who is part of that committee.

The first award was given to civilian Philip Mandrack, who performed life-saving actions on October 2, 2014 when a co-worker was involved in a construction accident on North Wales Road during paving operations by Glasgow. Through the quick-thinking efforts of Mr. Mandrack, his co-worker's severe upper leg lacerations were attended to until Police and EMS arrived on scene, and his life was saved.

Chief Smith then presented an award to Sgt. Jay Pratt for 25 years of outstanding service to the Department and the community. He has been a leader throughout his career.

The following award was presented to four police officers who, because of their actions, a situation that could have ended badly, ended well. Officer Brian Sweisfurth, Officer George Frost, Plymouth Township Sgt. Brian Wagner and Plymouth Township Officer Todd Jordan were honored for Meritorious Service when they responded to a call of a man walking in the roadway, stabbing himself with a knife in the vicinity of Township Line Road and Penllyn Pike. The incident began in the office building at 516 Township Line

Road, and a 9-1-1 call came in from an employee of that building. The actions of the four officers prevented additional harm to those in the area of the initial call.

Chairman Conner noted that it is a pleasure to honor everyone tonight. There are two additional elements of Mission Moment. He officially welcomed Jonathan Slaven, who is interning with us as he pursues his degree in Public Administration. We also bid farewell to our Finance Director, John Nagel, who has taken another position.

A motion was made by Mr. Zucker, duly seconded by Mr. Greco to pass Resolution No. 1079, honoring John B. Nagel. Chairman Conner called for any discussion. Each of the Board members thanked and congratulated him and wished him well. We were fortunate to have him at Whitpain. His attention to detail raised the bar for the future. There were no further comments and the motion carried.

Mr. Nagel said it was not one-sided. His goal was to keep stability, and he thanked the Board for the technology and staff he was able to utilize to increase the efficiency of the department. He offered his thanks to everyone with whom he worked.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve the minutes of the Board of Supervisors' meeting of March 17, 2015. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Zucker, duly seconded by Mr. Greco, to approve the March 2015 Voucher List in the amount of \$460,465.54, check sequence #54539 through #54745. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mrs. Weber to approve the February 2015 Treasurer's Report. Chairman Conner noted this format was initiated by Mr. Nagel. There were no additional comments and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to approve Resolution No. 1080 of the Board of Supervisors, acknowledging and approving an agreement in principle between Whitpain Township and the Meadowlands Country Club, subject to conditions and to finalization by the Solicitor and the attorneys for the Country Club, and pertaining to the Township's purchase of a permanent conservation easement and temporary, conditional option to purchase the Country Club property of 128 acres, as part of the Township's Open Space Initiative with Meadowlands Country Club. Chairman Conner said we have had two public meetings on this matter and will be happy to take any additional questions this evening. This is an agreement in principle. When the formal agreement is ready, the Board will vote on its acceptance at a public meeting. The Meadowlands membership has voted in support of the plan. Chairman Conner asked for Board comments. There were none. He asked if any member of the audience wished to comment.

Mr. Genuardi asked if this agreement will benefit the Township or the members of Meadowlands Country Club, questioning spending \$6 million of Township funds to bail out the Club members. He wants to ensure it will benefit the Township in the end, and that there are thorough investigations into the operations of Meadowlands. Chairman Conner responded this is an agreement in principle, which will ensure a good outcome for the Township and for the Club. There has been a careful review of details, with discussions and negotiations held over three-to-four months. When the details are finalized, there will be a solid outcome for all. Mr. Zucker explained this is not a bailout, but the potential to purchase a conservation easement. No one can say what a future Board might do, and by purchasing this conservation easement, it will truly benefit all involved. Mr. Greco added that if this Board did not look into preserving this property, it might be sold in an open market to a developer. This is a good deal for the Township, with open space benefits to its residents and at the same time, remaining open as a golf course.

Mr. Williams, a 30-year resident, is very supportive of the initiative and commends the Supervisors for their preservation efforts. Chairman Conner explained that the Board will continue to take any questions or comments, while the many components of the final agreement are settled. Once the agreement is accepted, the Board will pass an ordinance to roll over the current debt. There were no additional questions or comments and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to authorize F.X. Browne, Inc. to proceed with design services associated with four storm water management drainage projects located at four separate locations within the Township, in the amount of \$40,940, in accordance with their proposal dated February 27, 2015 and addendum dated March 13, 2015. Chairman Conner asked Mr. Blanch for a brief summary. Mr. Blanch explained there was an RFP issued for engineering services at four locations: Plymouth and Morris Roads, Township Line Road (north) – ½ mile west of Rt. 202, the border between the Ridings and Graystone communities, and Stenton Avenue at Granary Road. Each of these areas experience storm water related issues, and this contract includes design services to address them. There were no additional comments and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Zucker to pass Resolution No. 1077 authorizing Whippain Township to execute and submit the Green Light-Go Grant Agreement to the PA Department of Transportation for upgrades and improvements to the traffic signal located at Narcissa Road, Norristown Road and Stenton Avenue. Chairman Conner called for any discussion. There was none and the motion passed.

A confirming motion was made by Mr. Greco, duly seconded by Mr. Wollman to release \$4,500 (Release #6) from the escrow fund for Red Fox Farm Subdivision/Land Development located at 1895 Skippack Pike. 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 pass Resolution No. 1078 authorizing the Township Manager to execute and submit a Grant Agreement to DCNR for the Centre Square Park Play Environments Project. Chairman Conner noted that this grant will add a playground with an environmental focus to the existing facilities. He asked if there were any other comments. There were none and the motion passed.

A motion was made by Mrs. Weber, duly seconded by Mr. Wollman to authorize the Township Manager to advertise Ordinance No. 4-241, an Ordinance amending Chapter 160 of the Code of the Township of Whitpain (also known as the Zoning Ordinance of Whitpain Township), for the purposes of defining a Corporate Residential Suite and providing for such use in the R-E Research and Engineering Zoning District by conditional use. An informal presentation by the representatives of Korman Communities was made to show the type of facility and amenities they propose if the ordinance is passed. There will be a four-story building with 290 units and 24,000 sq. ft. of amenity space, including 433 parking spaces. Studies indicate the average stay is five-to-six months, utilized by corporations or individuals in transition. A café with limited service will be available, although there will be no kitchen and no restaurant. A referral provision to promote local businesses that offer delivery will be the main focus of food amenities. Chairman Conner thanked Mr. Korman and his team for the concept proposal, and added that there is still a way to go before this becomes a certainty. There have been many different options presented for that site over time, and he complimented the group on the amount of ground that has been covered. There were no additional comments and the motion carried.

The Board took no action on the following Zoning Hearing Board cases scheduled to be heard April 16, 2015:

- #2037-15 Jim and Sue Scheffler, 418 Honeysuckle Lane
- #2038-15 Gwendolen & Stephen Bryant, 1130 Dairy Lane
- #2039-15 Pharmaceutical Research Associates, Inc., 731 Arbor Way

On the following case, the Board voted 4-0 to send the Solicitor to appear before the Zoning Hearing Board to defend the Zoning Officer in an enforcement notice:

- #2040-15 Gianni Calabretta, 1626 Kendrick Avenue

Mr. Zucker recused himself from the discussion and the vote on case #2040-15.

Mr. and Mrs. David Milburn of 1630 Burke Avenue talked about case #2040-15, as their property borders it. The Board of Supervisors appreciated the comments they made and advised that they attend the Planning Commission and the Zoning Hearing Board meetings to voice their concerns.

As advertised, a public hearing on Ordinance Nos. 335, 337, 338 and 339 was opened by Chairman Conner, who noted they are housekeeping actions. There are enhancements to the pension plans that are in keeping with the law. Chairman Conner asked if there were any questions or comments. There were none and the hearing was closed.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to adopt Ordinance Nos. 335, 337, 338 and 339.

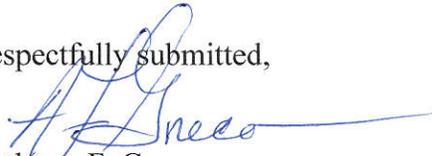
As advertised, a public hearing on Ordinance No. 4-236, an Ordinance amending the Code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-185 (Types of Signs) was opened by Chairman Conner. Chairman Conner called for any discussion. Mrs. Weber suggested that the Board table any action on this Ordinance, and the Board will continue to receive input regarding corrections, amendments and revisions to the Ordinance.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco, to table action on Ordinance No. 4-236 until the June 16<sup>th</sup> meeting of the Board of Supervisors.

Chairman Conner turned the meeting over the Vice-Chairman Zucker who asked for public comment. Mr. Milburn thanked the Board for allowing him to express his concerns about the neighboring property. Vice-Chairman Zucker thanked the Milburns for attending the meeting. He asked if there were any additional comments from the public or from the Board. There were none.

There being no further business, Vice-Chairman Zucker moved to adjourn the meeting at 9:27 p.m.

Respectfully submitted,



Anthony F. Greco  
Secretary