

WORK SESSION

May 17, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, May 17, 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 May 17, 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 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, Director of Finance Christine M. Bauman, and Fire Marshal David M. Camarda. Susan Mudambi, Chairman of the Park and Open Space Board was also in attendance.

The Supervisors reviewed the agenda discussing the Mission Moment, approval of the May 3, 2016 Board of Supervisors' meeting minutes, the March 2016 Treasurer's Report, Resolutions #1126, 1126, 1131 and 1132, one waiver request, a reimbursement agreement, authorization to proceed with professional engineering services, authorization for paving bid, approval of a trail easement agreement, authorization of an extension of conditional use, approval of a separation agreement, appointment of an interim solicitor and the May Zoning Hearing Board cases.

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

- Centre Square Fire Company Carnival – June 1-4
- 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.
- Historical Society Open House – Sunday, September 18 from 1:00 p.m. to 5:00 p.m.
- Community Festival – September 24 – Montgomery County Community College

After discussion on the listing of upcoming events concluded, the Board discussed Zoning Hearing Board Cases scheduled for June. The Board will only meet once in June and their meeting occurs after the June Zoning Hearing Board. Given this scheduling sequence, the Board must decide before the Zoning Hearing Board Meeting in June if they want to take a position on any of the cases. The Board took this under advisement and discussed LMT Real Estate LLC's request for Panache Grill at 602 Skippack Pike. The Board directed Mr. Pronczak to draft a letter to the Zoning Hearing Board indicating the Board's intent to stay neutral. Additionally, the Board wanted the letter to reflect

their concerns with pedestrian crossing on Penllyn Blue Bell and Skippack Pikes, given offsite parking areas that will be used at Panache Grill.

The next topic discussed was scheduling the annual Comprehensive Annual Financial Report, or CAFR, presentation for Tuesday, June 21 at 6:30 p.m. All Board members indicated they would be available to attend this meeting.

Mr. Pronczak continued the work session by mentioning a proposed strategic planning session. There would be two meetings in total, one for senior Township staff members and another joint meeting for senior staff members and Supervisors. Mr. Pronczak will circulate suggested dates for this session via email.

The next topic discussed was the recent award of a Green Light-Go Traffic Signal Grant for conversion of five traffic signals to more energy efficient LED technology. This grant was awarded by PennDOT.

The last item discussed was an invitation sent to Mr. Pronczak and Board members for the grand opening of BeBalanced Hormone Weight Loss Center in Village Square on May 24. Mr. Pronczak will attend on behalf of the Board.

At 7:55 p.m., the work session ended and the Board met in executive session until 8:00 p.m. when Supervisors left for the public meeting.



David J. Mrochko
Whitpain Township Assistant Manager

#10-2016
May 17, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, May 17, 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, Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Public Works Director Ronald J. Cione, Township Engineer James E. Blanch, P.E., Fire Marshal David M. Camarda and Recording Secretary Virginia Papale were also present. Code Enforcement Officer Michael E. McAndrew and Parks and Recreation Director Kurt W. Baker were absent. 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.

Prior to beginning Mission Moment, Chairman Zucker announced that this is National EMS Week (May 15 through 21). The Board asks that Township businesses and residents join them in recognizing this week as National Emergency Medical Services Week. This week honors EMS personnel who provide life-saving services to our communities all year long. This year is the 50th anniversary of modern EMS. In the Commonwealth of Pennsylvania, EMS personnel are dispatched every 3.5 seconds. The Second Alarmers Rescue Squad (SARS), Whitpain Township's provider, handle over 11,000 of these calls. In Whitpain Township, they respond to 1,400 calls annually. SARS was recently awarded the American Heart Association's Lifeline EMS Gold Recognition Award. On behalf of the Board of Supervisors and all residents, we thank the Second Alarmers, the brave and courageous EMS providers, for all they do to serve and protect Whitpain Township.

Chairman Zucker also announced that the next Board of Supervisors' meeting will be held June 21, 2016.

Many of our Mission Moments center on Partnerships within the business community. Beginning this evening, we would like to include recognition of organizations and businesses within the community on a regular basis. A Proclamation was read recognizing Baird – The Foley/Hillsley Group, honoring them as active, supporting members of the community. A second Proclamation was read recognizing Boehm's Church for its historic significance and as one of the oldest churches in Whitpain Township. The Proclamations were presented to representatives from each organization.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to approve the minutes of the May 3, 2016 Board of Supervisors' meeting. Chairman Zucker called for any discussion. There was none and the motion passed.

A motion was made by Mrs. Weber, duly seconded by Mr. Wollman to approve the March 2016 Treasurer's Report. 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 pass Resolution No. 1126 requesting an amendment to the Sterling Act to require that up to one percent of Philadelphia Wage Tax paid by non-residents of Philadelphia be remitted to the municipality in which the taxpayer resides. Chairman Zucker commented that Berkheimer advised that we could receive an additional \$900,000 in revenue. Mr. Conner said nearly \$1 million would be added to the operating fund of the Township and the school district as well. The finance committee favorably reviewed the information related to the Act. Mr. Conner urged his colleagues to vote for the passage of this resolution. Chairman Zucker called for any additional comments. There were none and the motion passed unanimously.

A motion was made by Mr. Conner, duly seconded by Mrs. Weber to pass Resolution No. 1128 authorizing the Township Finance Director to rebalance the General Fund balances under the standards for financial reporting established by the Government Accounting Standards Board (GASB) and transfer \$1,500,000 from the General Fund to the Capital Reserve Fund for future capital improvement. Chairman Zucker called for any discussion. Mr. Conner said this was reviewed by the Finance Committee as well, and he strongly recommended the passage of this motion. There were no additional comments and the motion passed.

A motion was made by Mr. Greco, duly seconded by Mr. Wollman to pass Resolution No. 1131 recognizing and congratulating the Montgomery County Public Works Association on its 50th Anniversary. Chairman Zucker called for any discussion. There was none and the motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to grant a waiver from the requirement of preparing a land development plan to Henkels & McCoy for the installation of courtyard improvements at their existing facility located at 985 Jolly Road. The waiver from land development is conditioned upon the review and approval of the site plan by the Township Engineer. 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 pass Resolution No. 1132 to revise the transportation impact fee as set forth in the PA Act 209 Transportation Impact Fee Ordinance. The fee was originally set at \$1,860 in July 1999 and is now being reset through the Construction Cost Index (CCI) to \$3,089 for each new PM peak hour trip. 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 approve a Reimbursement Agreement between Kristy Gregerson and Whitpain Township regarding a recapture of costs associated with construction of a pressure sanitary sewer extension from 483 Holly Road to 463 Holly Road. Future connections into the newly extended sanitary sewer main would be required to reimburse Kristy Gregerson a proportionate share of the cost as set forth in the Agreement. Chairman Zucker called for any discussion. There was none and the motion passed.

A confirming motion was made by Mr. Greco, duly seconded by Mr. Conner to authorize Chambers Associates, Inc. to proceed with professional engineering services and surveying services related to a Boundary Survey for Wissahickon Park located in the West Ambler Area in accordance with their proposal dated April 21, 2016 at a cost not to exceed \$7,500. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Wollman to authorize the Township Manager to advertise for bids for paving Township Line Road (north) from Rt. 202 (DeKalb Pike) to 250 feet east of the Upper Gwynedd Treatment Facility. Chairman Zucker called for any discussion. There was none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mr. Conner to authorize the Board of Supervisors to approve a Trail Easement Agreement between Whitpain Township and 930 Harvest Drive, LLC for the construction and maintenance of a recreational trail pursuant to the Recreational Use of Land and Water Act of 1966. Chairman Zucker called for any discussion. There was none the motion passed unanimously.

A motion was made by Mrs. Weber, duly seconded by Mr. Conner to authorize an extension of Conditional Use Approval to Korman Communities/Corporate Rental Suite, in accordance with Section 160-241 of the Whitpain Township Zoning Ordinance for one year to June 19, 2017. Chairman Zucker called for any discussion. Mrs. Weber noted that the basis for the extension is something the Township as a whole can appreciate as the applicant has been cooperative in addressing the Township's concerns in maintaining the aesthetic atmosphere and objectives of the community. She encouraged her colleagues to join her in this approval. There was no additional discussion and the motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. Conner to approve a separation agreement and general release between Whitpain Township and former Police Officer – Badge #50. Chairman Zucker called for any discussion. There was none the motion carried.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to appoint Frank R. Bartle, Esq. as interim Township Solicitor as of Friday, May 20, 2016. Chairman Zucker called for any discussion. There was none and the motion passed.

Chairman Zucker asked if the Board wished to take any action on the following Zoning Hearing Board cases scheduled for May 19:

#2072-16	LMT Real Estates, LLC
#2074-16	Pauline D. Watson

Mrs. Weber asked that since Attorney Kearney was present along with the applicant of case #2072-16, the questions regarding parking and pedestrian crossings that were raised during the work session be addressed. Mrs. Weber said that the Board will draft a letter to the Zoning Hearing Board expressing the concerns, however she wanted to give Ms. Kearney the

opportunity to discuss the details with the Board of Supervisors before presenting the case to the Zoning Hearing Board on Thursday. Ms. Kearney noted that the topic of valet parking came up in April, and an agreement for parking was reached with Parec Plaza. The location is a bit far and there is not enough continuous sidewalk between the two sites. They reached out to the Wissahickon Valley Library and the adjoining neighbors and agreements are being reviewed. Earlier today, an agreement was reached with 630 Skippack Pike, where they agreed to allow the use of 27 parking spaces after 6 p.m. This location is behind the Conestoga/Beneficial Bank site, between Enterprise and the gas station. It will be self-parking and the patrons will be able to reach the restaurant via sidewalks.

A motion was made by Mrs. Weber, duly seconded by Mr. Conner to have the Township Manager draft a letter to the Zoning Hearing Board expressing the Board's concerns for pedestrian crossing on Penllyn and Skippack Pikes, as discussed. Chairman Zucker called for any discussion. Mr. Conner noted that this development is in keeping with the Comprehensive Plan atmosphere and aesthetics in the Blue Bell Village area. It's a good development and the Zoning Hearing Board will address the parking issues. There were no further comments and the motion passed.

The Board took no action on Zoning Hearing Board case #2074-16.

Chairman Zucker turned the meeting over the Vice-Chairman Weber for public comment. Vice-Chairman Weber asked if any member of the public had comments or questions.

Mr. Luigi Colella owns a business in Blue Bell. Mr. Colella was under the impression that discussion of his land development plan would be on the agenda this evening. Mr. Blanch responded that Mr. Colella's engineer, Robert E. Blue, was informed it would not be on for tonight; the request was not made by the applicant or the engineer. Further, Mr. Blanch explained that after the Planning Commission meeting last week, there are a number of items that must be addressed before any review by the Board of Supervisors, which include PennDOT approvals. Mr. Pronczak noted that while Mr. Colella has been cooperative with the requirements, this is a complicated intersection. After approvals were made, Mr. Colella modified the plan. That required additional reviews and approvals by all agencies. Mr. Pronczak added that the staff has been working closely with Mr. Colella, and appreciates that he is trying to improve the intersection, but at the same time the safety concerns must be addressed and we are moving as quickly as possible. Once all of the conditions are met, it will come before the Board for approval. Mr. Colella said for 22 years, there were no problems, and now that he wants to add a building, there is suddenly a safety issue. Mr. Pronczak again explained there is a serious safety concern because of the alignment of the roads. We have to make sure the station customers and the passing motorists are safe. Mrs. Weber added that everyone is respectful of what must be done. We are close to the point where the plan will be approved.

Ms. Judy Kane of 1093 Stonybrook Drive expressed excitement about the opening of Panache. With a couple of hundred homes so close to the locale, the residents would like a

connected sidewalk to walk to Panache and the Blue Bell Inn from Midway Lane, about 1,500 feet. Mr. Pronczak responded that the Board has been clear about the importance of walkability. He and Mr. Blanch are going over the inventory of walks and trails and are identifying gaps. Mrs. Weber added that as part of strategic planning, a team is re-evaluating priority planning projects. Throughout the summer this will be reviewed and further discussed during budget sessions. There were no further public comments.

Vice-Chairman Weber announced the Board met in executive session on May 9th to discuss a personnel matter and also met in executive session prior to the start of tonight's meeting, and will not return to executive session. Mrs. Weber also announced the following events:

- Centre Square Fire Company Carnival, June 1st to 4th
- Centre Square Fire Company Groundbreaking, June 11th, followed by a reception and Comedy Night
- Whitpain Police Association/Parks and Recreation Golf Outing, June 13th at Meadowlands Country Club which is open to the public
- Dog Park Ribbon Cutting, Sunday, September 18th
- Historical Society Open Houses, Sunday, September 18th from 1 to 5 p.m.
- Community Festival, September 24th

Vice-Chairman Weber asked if any member of the Board had additional comments. Mr. Wollman said that maybe one day Luigi Colelli will receive a Proclamation for his business, which is a family business and has been in the same location for 22 years. He does good work at a fair price.

There was no further business, and Vice-Chairman Weber moved to adjourn the meeting at 8:41 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary