

WORK SESSION

August 18, 2015

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, August 18, 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 August 18, 2015 Supervisors' meeting. Chairman Frederick R. Conner was present with Supervisors Anthony F. Greco and Supervisor Melissa M. Weber. Supervisors Adam D. Zucker and Kenneth F. Wollman were absent. Also present were Township Solicitor Andrew R. Friemuth, 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, Fire Marshal David M. Camarda, Assistant Code Enforcement Officer Keith Fuller, Parks and Recreation Director Kurt W. Baker, and Director of Finance Christine M. Bauman. Scott C. Denlinger, Esq. was also present along with three members of the public.

Mr. Pronczak began the meeting with an update on parking restriction on Norristown Road. Earlier this year, parking restrictions were enacted on a stretch of Norristown Road to improve the sight distance for those entering the roadway from Copper Beach Drive. These parking restrictions have improved the sight distance on Copper Beach Drive; however, cars are now parked on other stretches of Norristown Road. These parked cars are creating new sight distance problems in other areas. The Police Department is studying the issue to determine if more parking restrictions are needed on Norristown Road. The Police Department will issue a report on their findings in the coming weeks.

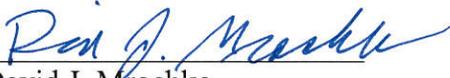
The next topic discussed was the upcoming Papal visit scheduled for late September. Earlier in the day Township staff members met to discuss the visit and to further examine the impact the visit will have on the Township itself and on our staffing levels due to mutual aid agreements with other agencies in the region. The first day of the Pope's visit to Philadelphia coincides with Whitpain's annual Community Festival scheduled for Saturday, September 25 at Montgomery County Community College. After meeting with officials from the college and from Montgomery County, it was agreed that the Community Festival could move forward with one modification. The fireworks show will be canceled since Second Alarmers Rescue Squad does not have the resources to provide a special duty crew for fireworks safety. Staff will continue planning for the Papal visit and for the Community Festival and will update the Supervisors as new information becomes available.

Mr. Pronczak continued the meeting by reminding the Supervisors that they received an invitation to the annual Blue Mass which is held at Saint Helena in Blue Bell. The next topic discussed was a listing of upcoming events, which included:

- 9/12/2015 – Centre Square Park – Grand Opening 9:00 a.m.
- 9/12/2015 – Angel Flight East – Wings ‘N’ Wheels 11:00 a.m. to 4:00 p.m.
- 9/12/2015 – Drive-in Movie Montgomery County Community College
- 9/26/2015 – Community Festival 11:00 a.m.
- 9/30/2015 – Boards & Commissions / Partner Recognition 6:00 p.m.
- 10/2/2015 – Centre Square Fire Company – Fire Expo 6:00 p.m.

The Supervisors continued the meeting by reviewing the agenda discussing this evening’s Mission Moment, approval of the July 21st minutes of the Board meeting, the July Voucher List, the June Treasurer’s Report, the public hearing on Ordinance No. 4-240, authorization to proceed with assessment of the 1895 School House, Resolution #1094 and #1095, authorization to advertise bids for the Village Circle Detention, a waiver request from Cedarbrook Country Club, release of funds for various projects, award of contract for repair and resurfacing at various parks, the road salt contract for 2015-16, and the August Zoning Hearing Board cases.

After reviewing the agenda, the Supervisors began meeting in executive session at 7:55 p.m. to discuss legal and personnel matters. When the executive session ended at 8:00 p.m., the Supervisors left for the public meeting. When the public meeting ended, the Supervisors met once again in executive session at 8:45 p.m. to continue the earlier discussions on legal and personnel matters


David J. Mrochko
Whitpain Township Assistant Manager

#13-2015
August 18, 2015

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Tuesday, August 18, 2015 at 960 Wentz Road, Blue Bell, PA. Chairman Frederick R. Conner, Jr., along with Supervisors Anthony F. Greco and Melissa Murphy Weber were present. Township Manager Roman M. Pronczak, P.E., Assistant Township Manager, David J. Mrochko, Solicitor Andrew R. Freimuth, Esq., Police Chief Kenneth Lawson, Assistant Code Enforcement Officer Keith Fuller, Public Works Director Ronald J. Cione, Finance Director Christine M. Bauman, Parks and Recreation Director Kurt W. Baker, Engineer James E. Blanch, P.E. and Recording Secretary Virginia Papale were also present. Supervisors Adam D. Zucker, Kenneth F. Wollman and Code Enforcement Officer Michael E. McAndrew were absent. There were 11 people at the meeting.

Following the Pledge of Allegiance, Chairman Conner welcomed everyone to the thirteenth meeting of the year. He announced the Board met in executive session prior to the meeting to discuss a legal matter and will return to executive session to discuss legal and personnel matters after the public meeting.

This evening's Mission Moment focuses on partnerships. Chairman Conner turned the meeting over to Mr. Greco. Of the five key values that guide us in accomplishing our Mission, we focus tonight on the partnerships that will be on full display in the coming weeks. Community events that are the result of some of the partnerships include the Grand Opening of Centre Square Park, Angel Flight East's Wings and Wheels and a drive-in movie at Montgomery County Community College, all scheduled for September 12th. On September 26th, the Community Festival will be held at Montgomery County Community College. Due to the Papal visit, there will be no fireworks. The annual Centre Square Fire Company Expo will be held October 2nd in Wentz Run Park. We benefit much from public/private partnerships, especially as a community. Mr. Greco expressed thanks to all who commit to these events which build community spirit and character.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to approve the minutes of the July 21, 2015 Board of Supervisors' meeting. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to approve the July 2015 Voucher List in the amount of \$940,293.59, check sequence #55474 through #55720. Chairman Conner 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 June 2015 Treasurer's Report. Chairman Conner noted that everything seems to be in fine shape and called for any further discussion. There was none and the motion carried.

As advertised, Chairman Conner opened the public hearing on Ordinance No. 4-240, and asked Mr. Pronczak to summarize the Ordinance. Mr. Pronczak noted there are two parts to the Ordinance. The first is accessory structures and the second deals with some minor updates to our sign regulations. Our current ordinance has a maximum height of ten feet based on the mean height of the structure. It is important to have a maximum height at any point of the structure. The existing ordinance also has a provision that the height of accessory structures can be increased if the building is moved back from the setback line; for each two feet moved in, you can add one foot of height to a maximum mean height of sixteen feet. The recommendation is to add, for a building that is right at the setback line, that the height cannot be any higher than fifteen feet at any point. If it is moved back from the setback line, the maximum height cannot be any higher than twenty-five feet, including chimneys or other projections on the roof. As far as the sign portion, within several zoning districts, current regulations permit directional signs when there are multiple buildings (three or more). Recommendations would allow an eight-foot sign at the curb cut to direct people through the property better. It repeals a previous provision that allows an eight-foot square sign per street frontage which would advertise a building for rent, and removes a provision that deals with flashing signs which would no longer be permitted. Chairman Conner asked if any Board member had questions on this Ordinance. There were none. He asked for public comment. There was none. Chairman Conner mentioned that this is a case where an ordinance is updated by a continuing review of all ordinances based on best practices. He closed the hearing and asked for a motion.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to adopt Ordinance No. 4-240. There were no additional comments or questions and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco, to authorize DataFac, Inc. to proceed with a capital needs assessment of the 1895 School House in accordance with the proposal submitted, in an amount not to exceed \$7,400. Chairman Conner said this building is owned by the Township. We are responsible for the upkeep. There were two bidders who bid to make the needs assessment for long-term care and maintenance. He asked if there were additional comments. There were none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to table the action on Resolution No. 1094 endorsing the Montgomery County Turnpike Corridor Reinvestment Project report until September, giving the Board, the Solicitor and the Planning Commission more time to review the full report and share comments. There was no further discussion and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to authorize the Township Manager to advertise for bids for the Village Circle Detention Basin Retrofit Project. Chairman Conner asked Mr. Blanch to give a brief summary of the project. Mr. Blanch explained that the basin was built in 1977. With more attention being given to stormwater quality issues, the upgrades to this basin include regrading, adding a forebay, landscaping, and inlet/outlet structures to improve the system. Chairman Conner noted that a

public meeting was held in March, attended by approximately 30 residents who supported this worthwhile endeavor. There were no further comments or discussion and the motion carried.

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 Cedarbrook Country Club, 180 Penllyn-Blue Bell Pike, for the installation of a permanent canopy and patio extension, for a total area of 1,300 sq. ft. as part of the Phase II Refurbishment. The waiver from land development is conditioned upon the review and approval of the site plan by the Township Engineer. Chairman Conner said this type of waiver is consistent for small project requests and 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 final release of all remaining funds from the escrow fund for the Broad Axe Station Land Development project (S-3-13) located at 244 Skippack Pike. Chairman Conner added that this is the former fire company sub-station site which was sold and developed as an attractive residential facility. A request was made to the developer to add landscaping to screen the parking lot. WB Homes has committed by written correspondence that they are willing to comply with the request. There were no additional comments and the motion carried.

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

- a. \$185,150.89 (Release #3) from the escrow fund for Gable Estates Land Development located at 960 Morris Road.
- b. \$143,513.79 (Release #3) from the escrow fund for Oak Lane Estates Subdivision/Land Development located at 137 Stenton Avenue.
- c. \$221,234.17 (Release #4) from the escrow fund for Oak Lane Estates Subdivision/Land Development located at 137 Stenton Avenue.
- d. \$98,431.50 (Release #1) from the escrow fund for BBCC Community Center Land Development located at 1760 Golfview Drive.
- e. \$19,506.15 (Release #3) from the escrow fund for Township Line Condos Land Development located at 579-587 Township Line Road.

Chairman Conner asked for any comments or questions. There were none and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to award the contract for the repair and resurfacing of the tennis courts at Wentz Run Park, the in-line hockey rink and basketball court at Stony Creek Sports Park and the basketball court at West Side Park to Top-A-Court, LLC from Hatfield, PA in the bid amount of \$98,800. Chairman Conner commented that this is a very competitively awarded bid at a fair price. We are looking forward to getting the work done before winter. There were no additional comments and the motion carried.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to piggyback the COSTARS contract for sodium chloride (bulk road salt) for the contract period August 1, 2015 through July 31, 2016 at the contract price of \$64.39/ton through Morton Salt of Chicago, IL. Last year's price was \$57.72/ton. Chairman Conner called for any comment or discussion. There was none and the motion carried.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to adopt Resolution No. 1095 authorizing the Chairman of the Board of Supervisors to sign an Application for Traffic Signal Approval to be submitted to the PA Department of Transportation. The application is required in order to install modifications to the existing traffic signal located at the intersection of Butler Pike and Skippack Pike in Broad Axe Village. Chairman Conner said that this is part of the work needed to be done to add a turning lane in conjunction with the County participation. Mr. Greco noted that this adds a right turn lane from Butler Pike on to Skippack Pike. There were no additional comments and the motion carried.

The Board of Supervisors took no action on the following applications scheduled to be heard August 20, 2015:

#2051-15	Patrick Leiter and Jennifer Kriss
#2052-15	Scott and Sindy Jacobs
#2053-15	Robert and Beth Kyle

A discussion ensued regarding application #2054-15 (Rhoda Rosenfeld). The Board discussed sending the Solicitor to appear before the Zoning Hearing Board in opposition to the requested relief in the application, in consideration of the safety and well-being of the surrounding residents of the neighborhood. Upon motion by Mrs. Weber and duly seconded by Mr. Greco, the Board voted to send the Solicitor in opposition, pending receipt of a request for continuance from the applicant. This gives another opportunity for the Board to make a consideration once the application has been amended. Chairman Conner called for any additional discussion. There was none and the motion carried.

In the absence of Vice-Chairman Zucker, Chairman Conner opened the floor to public comment.

Ms. Renee Cohen of Whitpain Farm, attending with her husband Herb and neighbor Shelly Serota brought up quality of life issues regarding proposed changes to Wings Field. As a Committeeperson, Mrs. Cohen represents Blue Bell Woods, Pheasant Run, Huntsman Lane, Steeplechase and Whitpain Farm. She expressed concern about noise, traffic congestion, and pollution that will come with a museum, restaurant and five homes with hangars. The proposal appears to invade the current open space with the construction of the new homes. Fifteen years ago, the proposal at the time took into consideration extended runways for increased safety, and included no jets. Today, there are many jets that utilize the airport. She suggested that the Board look deeper into the proposal in order to preserve the good life in Whitpain Township. Chairman Conner noted that at its meeting in June, the Planning Commission voted to table any vote on the proposed ordinance, after taking comments from a full house. Public discussion is important and critical to have as we develop our Comprehensive Plan, which is into its second year. When the proposed airport ordinance has been further reviewed by the Board and various committees, the hearing will be advertised with plenty of notice to residents. Chairman Conner called for any further discussion. Mr. Greco said he lived near Wings Field for 27 years, and at times it was noisy, but he appreciated the open space and wildlife. He assured Ms. Cohen that the hearing will be the time for the discussion of details and concerns, prior to the Board's vote.

Chairman Conner asked if there were any other questions. Mr. Ray VanHaute of 695 Sycamore Place asked for an update with further details on Meadowlands. Chairman Conner said in June the Board was prepared to move forward with the initiative that was introduced last March. Since then, the proposal has been withdrawn and is no longer on the table. When there is something to bring forward, there will be an announcement and notification to residents. The intent remains the same, to preserve open space, and the Board is available and ready to discuss that objective. When discussions continue, the objective remains the same.

There were no additional public comments. Chairman Conner asked if the Board had any old or new business to discuss. He confirmed that Board will return to executive session to discuss legal and personnel matters. There were no additional comments and the meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary