

WORK SESSION

September 20, 2016

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, September 20, 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 September 20, 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 Frank R. Bartle, 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 Finance Christine M. Bauman, Parks and Recreation Director Kurt W. Baker, Director of Code Enforcement Michael McAndrew, and Fire Marshal David M. Camarda. One member of the public was also present.

The Supervisors reviewed the agenda discussing the date of the next Supervisors' meeting, Mission Moment, approval of the September 6, 2016 meeting minutes, a public hearing on Conditional Use Application #CU32-16, Ordinances #350 and #351, an agreement to determine alluvial floodplain boundaries, authorization to proceed with engineering services, release of escrow funds, waivers, and authorization to advertise for snow clearing services.

Mr. Pronczak continued the meeting by discussing the following list of events:

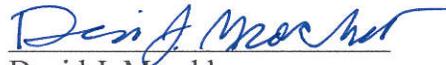
- Community Festival – Montgomery County Community College – September 24
- Fire Expo – Wentz Run Park – October 7 from 6:00 p.m. to 9:00 p.m.
- History of the Liberty Bell Trolley: Whitpain's High Speed Rail – Presentation at the Planning Commission meeting on November 9 at 7:30 p.m.

The next topic discussed was trash and litter along major roadways in the Township. The County no longer allows individuals completing community service hours to clean-up litter on the side of roadways because of liability issues. On certain Township roadways, Whitpain's Public Works crews pick up litter. The Township is exploring options with PennDOT to see if there can be a swap of services with PennDOT where the Township removes litter from state roadways and PennDOT provides a service, like line striping, on Township roadways.

Mr. Pronczak continued the meeting by discussing Whitpain's representatives on the Alternative TMDL Management Committee. Mr. Blanch and Mr. Pronczak offered to serve as representatives on the committee. Supervisors agreed with this proposal and Mr. Conner noted he would like to attend a few meetings as an observer.

The last topic discussed was West Ambler Flood Mitigation options which are being explored by William McManus, Assistant Zoning Inspector. To pursue options for a FEMA buyout of properties in the newly delineated flood maps, the Township needs to submit a non-binding letter by the first week of October. If FEMA believes buyouts in the area are possible, the Township will begin to hold public meetings on the topic.

When the work session meeting adjourned at 8:00 p.m., Supervisors left for the public meeting. When the public meeting adjourned, Supervisors met in executive session to discuss legal and personnel matters.



David J. Mrochko

Whitpain Township Assistant Manager

#15-2016
September 20, 2016

The regular meeting of the Whitpain Township Board of Supervisors was held at 8 p.m. Tuesday, September 20, 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., Solicitor Frank R. Bartle, Esq., Assistant Township Manager David J. Mrochko, Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Public Works Director Ronald J. Cione, Code Enforcement Officer Michael E. McAndrew, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker, Fire Marshal David M. Camarda and Recording Secretary Virginia Papale were also present. There were 12 members of the public at the meeting.

Following the Pledge of Allegiance the meeting was called to order by Chairman Zucker. He welcomed everyone and offered a reminder that the next meeting will be held on Wednesday, October 5th at 8 p.m.

The meeting began with the Mission Moment honoring local business Henkels and McCoy Group, Inc. Chairman Zucker read a Proclamation celebrating their success and contributions to the Community. He presented the Proclamation to Dan Pigott, Chief Administrative Officer, Lori Sartin, Senior Manager of Facilities Management and Pete Freind, Marketing Manager. Henkels and McCoy has been located on Jolly Road since 1966, and celebrates 50 years in Whitpain Township. They give back to the community through the support of our Police Department, Covenant House, the Boy Scouts of America and the United Way, among others. The Board expressed its appreciation in having the Henkels and McCoy Group as part of the Township.

A motion was made by Mr. Greco, duly seconded by Mrs. Weber to approve the minutes of the September 6, 2016 Board of Supervisors' meeting. Chairman Zucker called for any discussion. There was none and the motion carried.

As advertised, a public hearing was held on Conditional Use application #CU32-16, ACTS Retirement Life Community, Inc. for the construction of five (5) detached independent living cottages and sixteen (16) attached independent living cottages and a 22,500 sq. ft. addition to the skilled nursing facility as part of its existing retirement community known as Normandy Farms Estates located at 9000 Twin Silo Drive.

A Court Reporter was present to record the proceedings and a transcript of the hearing will be made a part of these minutes.

A motion was made by Mrs. Weber, duly seconded by Mr. Greco to grant approval of Conditional Use application #CU32-16. Chairman Zucker called for any discussion. There was none and the motion passed.

As advertised, a public hearing was held on Ordinance No. 350, Stormwater Management Ordinance Amendments. Mr. Pronczak explained this ordinance cleans up questions that exist in the current stormwater management regulations, clarifying the definition of BMPs. Mr. Blanch said it further refines the language in the stormwater ordinance passed last year as part of Act 167 regulations. Additionally, raingardens are clearly identified so there is no ambiguity for those who submit proposals. Applicants have been calling everything a raingarden, when some are actually infiltration basins. The definitions specify BMPs for each. There were no additional comments and the hearing was closed.

A motion was made by Mr. Greco, duly seconded by Mr. Conner to enact Ordinance No. 350. Chairman Zucker called for any discussion. There was none and the motion carried.

As advertised, the Board of Supervisors considered enactment of Ordinance No. 351, an amendment to the Township Code, Chapter 38, Planning Commission Alternate Members. Mr. Pronczak explained that the solicitor's office drafted this ordinance to conform with the Municipalities Planning Code (MPC) to appoint alternate members. The alternates would attend meetings and ask questions. They cannot vote unless they are named by the chairman as a member in a particular case due to (a) a conflict, or (b) an absence of a regular member. Chairman Zucker added that this helps everyone. Vice-Chairman Weber noted that an alternate member would hear a case and if there is no resolution, that person would be involved for the duration when tagged as a voting member. There were no additional questions or comments by the Board or audience, and the deliberations were closed.

A motion was made by Mr. Conner, duly seconded by Mr. Greco to enact Ordinance No. 351. 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 authorize the Chairman and Secretary to sign an Agreement for Determining Alluvial Floodplain Boundaries between Whitpain Township and Daniel P. and Marlene Coachi at 209 Stenton Avenue, Blue Bell, PA. 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 McMahon Associates to proceed with engineering services related to an access study for the Blue Bell Springs Community in accordance with their proposal dated September 8, 2016 at a cost not to exceed \$12,450 (Tasks #1 through #3). 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. Wollman to release \$14,514.19 (Release #1) from the escrow fund for the 298 Norristown Road Land Development projects. 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 grant a waiver from the requirement of preparing a land development plan to Whitpain Recreation Association for the installation of a shed at 1527 Yost Road (Centre Square Park). The waiver 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 Mrs. Weber, duly seconded by Mr. Greco to grant a waiver from the requirement of preparing a land development plan to Hansen Properties, Inc. for the installation of a patio and fire pit adjacent to the Blue Bell Country Club Clubhouse located at 1800 Tournament Drive. The waiver 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 authorize the Township Manager to advertise for snow clearing services for the 2016-17 snow season. Chairman Zucker called for any discussion. There was none and the motion passed.

Chairman Zucker turned the meeting over to Vice-Chairman Weber who asked if any member of the audience had public comment. Judy and Dana of Senator Daylin Leach's office introduced themselves. Dana, a new staff member, will be attending meetings regularly and taking back information to their offices. They offered assistance to anyone needing their services, and Dana will be the point of contact. There were no additional public comments.

Vice-Chairman Weber noted that we have reached the time of the year when the annual Community Festival is held. The event, scheduled for September 24th from 11 a.m. to 9 p.m., is growing every year. Everyone is encouraged visit our website for more information. The website has a link to the event, which includes the agenda. This comes just after the Historical Society-sponsored Open House which recognized many of the gems in the community. The Community Festival will end with fireworks scheduled for 9:15 p.m.

Additionally, Mrs. Weber announced the Centre Square Fire Company Expo will be held on October 7th from 6 to 9 p.m. at Wentz Run Park. Further, there will be a presentation to the Planning Commission at its November 9th meeting, 7:30 p.m. on the Liberty Bell Trolley, which was Whitpain's high speed rail, and a glimpse into history.

Vice-Chairman Weber asked if any member of the Board wished to discuss old or new business. Mr. Wollman commended the members of the Historical Society and the open house events held September 18th. The handout with its maps is excellent, and he hopes when the next event is held, more sites are added. Mr. Whittock shared that he had hoped more people would have visited the churches and synagogues. They had 40-to-50 people compared with the estimated 200 who came to the police station. Mr. Wollman added his praise of part-time Parks and Recreation employee Matt Kozeniewski, who was all over the

Township that day, directing traffic at Centre Square Park during the dedications and showing people around the Centre Square Fire Company, all with a great attitude. Certainly a future leader. Chairman Zucker gave a special mention to Officers Nickel and Daly who went above and beyond as participants in the dunk tank. There was not a pitch that didn't hit its mark. It meant a lot to the kids, and all loved it. He also mentioned the other events of the day and how great each was.

There were no further comments by the Board. Vice-Chairman Weber noted that the Board will retire to executive session to discuss legal and personnel matters, then moved to adjourn the meeting at 9 p.m.

Respectfully submitted,



Anthony F. Greco
Secretary

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