

**WHITPAIN TOWNSHIP
BOARD OF SUPERVISORS' AGENDA #02-2017
JANUARY 17, 2017
8:00 PM**

1. Salute to the Flag.
2. Mission Moment.
3. As advertised, a public hearing on Conditional Use Application #CU33-16, Albert Einstein Healthcare Network d/b/a Einstein Healthcare Network for approval to install 5 new signs on the property located at 676 DeKalb Pike in Unit 3 of the Village Square at Blue Bell Condominium Suites 101-105; 201-206, within the Township's VC-Village Commercial District. These 5 signs include 1 façade sign, 3 accessory/directional signs, and 1 double-sided monument sign of 15 square feet with a height of 5 feet. In addition to the proposed 5 new signs, Applicant is requesting to be added as a listing on the changeable digital message sign located on the property. In order to facilitate the proposed signage, Applicant is seeking conditional use relief under Section 160-130(C)(2) [Sign Regulations]. The requested conditional use relief, if granted, will permit Applicant to install the proposed signs on the property, as well as be included in the listing on the changeable digital message sign on the property.
4. Motion to pass a Proclamation for the Pennsylvania One Call System, honoring its 45 years of service.
5. Motion to approve the minutes of the Board of Supervisors' meeting of January 3, 2017.
6. Motion to approve the November 2016 Treasurer's Report.
7. Confirming motion to release \$90,655.90 (Release #1) from the escrow fund for Scarlet Fox Subdivision/Land Development located at 711 Cathcart Road.
8. Confirming motion to release \$19,056.23 (Release #2) from the escrow fund for the 298 Norristown Road Land Development project.

9. Motion to authorize the final release of all remaining funds for the Wings Field Grading and Fill Placement project located at 1501 Narcissa Road. As per the Land Development Agreement between Whitpain Township, Walsh Construction Company and Wings Field Preservation Associates, LP, this authorizes the final release of the posted Travelers Casualty and Surety Company of America Surety Bond (#100900200-2011-74) and Bank of America Letter of Credit (#3118193) .
10. Motion to pass Resolution No. 1155 to approve the Preliminary/Final Subdivision plans titled "350 Skippack Pike Subdivision", sheets C-1 and C-2, prepared by Alta Design Associates, plans last revised on December 23rd, 2016 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon resolution of items in the review letter from the Township Engineer dated October 28th, 2016.
11. Motion to approve Change Order #2 between Whitpain Township and Eastern Earth Movers for additional work to be done on the Core Phase Trail Connector Project in the amount of \$20,450. This work will include the installation of approximately 32 linear feet of additional concrete boardwalk across a small creek, cutting in a switchback on a steep bank for pedestrian safety and repairing existing stepping stones along the trail route.
12. Motion to authorize Whitpain Township to piggyback the Montgomery County Consortium of Communities and/or any individual Consortium municipality for the purchase of materials and supplies they bid in 2017. This motion will allow the same communities to piggyback our bids (Whitpain Township) in 2017.
13. Motion to authorize Whitpain Township to piggyback the PA General Services Contract Program (Costars) for 2017. This will include the purchase of highway materials, vehicles and supplies, as needed.
14. Motion to piggyback the (NJPA) National Joint Powers Alliance Contract for the calendar year of 2017.
15. Motion to authorize Whitpain Township to piggyback the (TIPS) The Inter-local Purchasing System Contract for the calendar year of 2017.
16. Motion to piggyback the H-GAC (Houston-Galveston Area Council) for cooperative purchases for 2017.

17. Motion to authorize Whitpain Township to dispose of Township personal property by public auction for the calendar year 2017, utilizing JJ Kane Auctioneers, Municibid, or Pennbid (the on-line auction service of the Commonwealth of Pennsylvania). This motion will also allow the Montgomery County Consortium of Communities and/or any individual Consortium municipality to piggyback our signed contract with either service.
18. Motion to authorize Whitpain Township to extend the 2015 Road Resurfacing Program, including Novachip, Ralumac, Ultra-Thin Lift Friction Course Paving, Crack Sealing and Polypatch, for one additional year, per the contract terms. This motion will also allow the Montgomery County Consortium of Communities and/or any individual Consortium municipality to piggyback our signed contract with either service for the calendar year of 2017.
19. Motion to authorize the Township Manager to extend the 2016 Bagged Leaf Collection and the 2016 Leaf Waste Collection bid for one additional year as per the options of the current contract. This contract is with Republic Services and will cover the 2017 calendar year.
20. Does the Board of Supervisors wish to take any action regarding the following applications to the Zoning Hearing Board scheduled to be heard January 19, 2017?

NO. 2092-16: TOWNLINE ASSOCIATES LLC request a variance from Article XXV, Section 160-175.G relating to grading or regrading of lands along the stream in the floodplain on the property located at 1269 Township Line Road, Blue Bell, PA 19422 in the Township's R-3 Multifamily District and Floodplain Conservation District. Applicants requested variance and special exception, if granted, will allow the Applicant to grade or regrade lands of the Property where the Ordinance requires a special exception to do so.

NO. 2095-16: KARYA PROPERTIES, LLC proposes to subdivide property located at 490 Penllyn Blue Bell Pike, Blue Bell, PA 19422 in the Township's R-1 Residential and FP Floodplain Conservation Districts into four (4) residential building lots. In connection with the proposed subdivision, the Applicant requests relief as follows: (1) a variance from the definition of the term "yards" contained in Article II, Section 160-7.B in order to orient the front yards for proposed Lots 1 and 2 away from Penllyn Blue Bell Pike, which is the street to which access is provided to the proposed subdivision by virtue of a shared, private access drive; (2) variances from Article V, Section 160-17 and Article XXVIII, Section 160-203 relating to projections into side yards to permit the existing barn on the subject property to remain on proposed Lot 1 and be converted to a single-family dwelling with a side yard setback of 27 feet, where a minimum setback of 45 feet is required; (3) variances from Article V, Sections 160-18 and 160-21, and Article

XXVIII, Section 160-203 relating to projections into side yards and locations for accessory structures to permit the existing barn to remain on proposed Lot 1 and be utilized as an accessory structure in the side yard, where accessory structures are permitted in the rear yard only; (4) a variance from Article XXVIII, Section 160-216.C regarding flag lot (rear lot) requirements to permit the proposed shared, private access drive to extend through more than two tiers of lots; (5) a variance from Article XXVIII, Section 216.D regarding flag lot (rear lot) requirements to permit the proposed shared, private access drive to serve four (4) lots, where the Ordinance would permit the access drive to serve only three (3) lots. In addition, the Applicant requests a determination that no alluvial soils are present on the subject property pursuant to Article XXV, Section 160-170.B relating to boundary disputes and appeals in a FP Floodplain Conservation District.

NO. 2098-16: HUGH BARRY SHERIDAN request a variance from Article XXV, Section 160-172.A relating to prohibited uses in a floodplain conservation district to allow the Applicant to retain a 15 foot, above-ground swimming pool constructed in the rear of the Applicants' property located at 788 DeKalb Pike, Blue Bell, PA, 19422 in the Township's C-Commercial and FP-Floodplain Conservation District. Applicants requested variance relief, if granted, will allow the Applicants retain the 15 foot, above ground swimming pool in the rear of their Property when the Ordinance prohibits same.

NO. 2099-16: TOLL BROTHERS, INC. desires to occupy a portion of a four-story office building known as "Veva 14" located at 1777 Sentry Parkway West, Blue Bell, PA 19422 in the A-R Administrative and Research District as a general office space for its professional design staff, including an accessory "finish selection gallery" for the selection of finishes for individuals purchasing a home from the Applicant (the "Proposed Use"). In connection therewith, the Applicant requests the following relief: (1) a determination that the Proposed Use is permitted by Article XVII, Section 160-102.A as "offices for administrative, executive, professional, sales and other similar uses, the attributes of which do not involve the actual storage, exchange, or delivery of merchandise on the premises"; (2) in the alternative, the Applicant requests a special exception pursuant to Article XVII, Section 160-102.D to permit the Proposed Use as a use of the same general character as the uses permitted in the A-R Administrative and Research District; (3) a variance from Article XXVI, Section 160-191.F relating to signage to permit the installation of one (1) non-illuminated building façade sign by a tenant occupying less than 50% of the floor area of the building in question; and (4) a variance from Article XXVI, Section 160-191.F to permit such sign to measure 32 square feet, where 16 square feet is allowed for permitted façade signs.

NO. 2100-16: KENCREST SERVICES requests a variance from Article XXVI, Section 160-191.F relating to signage on property located at 960 Harvest Drive, Blue Bell, PA 19422 in the Township's A-R Administrative and Research District. The Applicant's requested variance, if granted, will allow the Applicant to affix a façade sign measuring 16.2 square feet to Building "A" on the subject property, where the Ordinance prohibits such façade sign.

The Planning Commission reviewed these applications Tuesday, January 10, 2017.

21. Public Comment.
22. Old Business/New Business/Closing Comments (Supervisors).