

**WORKSHOP MEETING MINUTES**

August 16, 2016

The August 16, 2016, Workshop Meeting was called to order at 7:00 P.M. Those present were:

James A. Santi	Commissioner
Thomas A. Duffy	Commissioner
Michael J. Lapinski	Assistant Township Manager
David W. Duffy	Police Chief
David C. Onorato	Township Solicitor
Russ Benner	Township Engineer

**CONSULTANTS**

**PLANNING/ZONING**

1. **Report by E. Van Rieker (Updates):**

- Sunney Forge (Wawa Center) – Signs Removed.

Mr. Lapinski noted nothing new since last meeting. Signs were removed.

- Hartford Properties (Formerly Giant) Special Exemption for Sale of Gas ZHB 5/24/16 decided 6/28/16. Context of decision appealed by Applicant.

Mr. Lapinski reported that attorney Mullen submitted Plan B. It is an alternate to the hotel and the retail buildings have been brought back into the plan.

- Hartford Properties (Formerly Giant) Special Exemption for Hotel ZHB 5/24/16 continued to 8/23/16.

Mr. Lapinski reported that decisions have been continued for 30 days.

- ZHB 15-22 LoPiccolo (LaCampagnola Rebuild) – Approved for Restaurant and 2<sup>nd</sup> Floor Apartment. However, they now want to propose a Mixed Use Retail Bldg. at 700 S. Broad Street and reopen restaurant at 620 S. Broad Street and revoke previous shared Parking Agreement.

Mr. Lapinski stated the LoPiccolo's want to open a restaurant across the street. They want to abandon the restaurant with second floor apartment that had approval and change it to a retail site. It is in litigation with the insurance company for settlement resulting from the fire. Mr. Rieker is working with them on opening a smaller restaurant. No shared parking between the two properties.

- ZHB #16-09 Hartford Properties, Appeal of the determination of the Zoning Officer to permit multiple uses on a lot C-Commercial District continued 8/23/16.
- ZHB #16-20 Apple – 236 Croft Road. Variance to permit rear yard addition. Approved 7/26/16.

This was heard in July

- ZHB #16-11 Goodman (Country Bride) Special Exception for sale of gas and sign variances, scheduled 8/23/16.

Plans for a Wawa with gas at the site of the Country Bride and Sumney Tavern schedule for August 23, 2016  
ZHB

- Cottage Avenue Major Subdivision Application.

Mr. Lapinski reported the ongoing process of subdivision approval before the Planning Commission and then on to Board for final approval. There is a related item to approve Ordinance for Condition Use.

- Newbury II (1346 East Prospect Avenue) Zoning Classification (Hearing 7/25/16) decision tabled to September.
- Zoning Amendment. Misc. text amendments.
- Martin Property Sketch Plan Application to be reviewed by Plan Review Committee 8/18/16.

Mr. Lapinski reported a new application to develop the Martin Property on Allentown Road and Green Street. Pulte Homes has a proposal for 27 single homes.

- \* 2. **Merck & Co., Inc.**: Request for a Waiver from Chapter 113-1 for one (1) Sunday in support of ongoing roof replacement project on Building 62. This is a backup to the planned Saturday date of September 17, 2016, to lift roofing materials and equipment to/from the roof.  
Approval
- \* 3. **Merck & Co., Inc.**: Request for a Waiver from Chapter 113-1 for one (1) Sunday in support of ongoing roof replacement project on Building 76. This is a backup date to the planned Saturday date of September 24, 2016, to lift roofing materials and equipment to/from the roof.  
Approval
- \* 4. **Cottage Avenue Conditional Use**: Motion to Approve with Conditions  
Approval

Mr. Onorato has Draft Ordinance. Mr. Duffy noted a concern about rebounding of noise off wall toward Color Con. Mr. Lapinski noted that the site is being demolished. There have been no complaints from neighbors about noise or dust. Developer donated blocks of concrete and Willard is using them making bins for materials and storage.

## ENGINEERING

- 5. **Report by T&M Associates (Updates)**:
  - GIS Data Collection Update

Mr. Benner indicated that he is finishing up all the GIS GPS data collection work including expanded area. He met with staff on Thursday and gave them an update about the work, how to use equipment, and training. He will do overview for Board. Bob Hegedus will be trained on equipment.

- Gwynedd Manor Road Water Main Placement and Stormwater Improvement Project Update

Mr. Benner reviewed Carrol Engineering's bid package. Carrol Engineering would like Mike Lapinski to review prior to going out to bid.

Mr. Benner gave an update on the Pennbrook Basins Project. Said there is a meeting scheduled on Thursday with the residents to give an overview of the project including construction activity and how the project will look upon completion. Another meeting is scheduled on Monday at the township which is a pre-construction meeting with the contractor seeking a notice to start the next day.

## FINANCE/PERSONNEL/ADMINISTRATION

- \* 6. **Resolution No. 19-2016:** Disposition of Specific Township Records (Applications for employment – unhired submissions pre 2014. Law requires 2-year retention.)  
Approval
- \* 7. **BT Broad Street LP vs. Montgomery County Board of Assessment**  
**Appeals:** Settlement Stipulation Refund to BT Broad Street LP from the Township in the amount of \$6,348 covering the years 2010 through 2016  
Approval
- \* 8. **BT V-Brookview LP vs. Montgomery County Board of Assessment**  
**Appeals:** Settlement Stipulation Refund to BT V-Brookview LP from the Township in the amount of \$5,989 covering the years 2010 through 2016  
Approval

## PUBLIC WORKS/PARKS/RECREATION

- 9. **PennDOT 2016/2017 Winter Services Agreement:** \$21,915.57  
Discussion
- \* 10. **Ordinance No. 2016-015:** Preparation and Advertising  
Ratify
- \* 11. **Ordinance No. 2016-015:** Establishing Intergovernmental Agreement (IGA) Wissahickon TMDL  
Alternative  
Approval

Mr. Onorato said this is a commitment for 2 years on the planning process only. The Township can back out after two years. Mr. Benner recommends being involved as much as possible. Mr. Onorato said it is part of our agreement to have an independent consultants review. Our commitment is \$12,500.00 per year for 2 years for the Plant and storm water.

## PUBLIC SAFETY

12. **Jeffrey A. Tomczak**: Meeting needed with Mr. Tomczak, Mr. Kroberger, and Mr. Sands to discuss Fire Marshal Setup

Mr. Lapinski informed the Board that Jeff will be going into active duty for 6 months. He has a candidate to take his place in the interim. Needs a meeting to discuss.

13. **Upper Gwynedd Fire Company**:  
Discussion
- A. Unit # Squad 80: \$4,801.87  
Request for financial assistance in full or in part.
  - B. Unit # Tower 80: \$5,396.34  
Request for financial assistance in full or in part.
  - C. Fire Alarm System at Firehouse: Budgeted \$18,000, Anticipated Cost under \$15,000  
Capital Improvement Project

Mr. Lapinski noted some emergency repairs that the Fire Department is asking for assistance in reimbursement. The monies should come out of the Fire Tax Fund.

14. **Sumneytown Pike & Swedesford Road Traffic Signal**:  
Discussion

Chief Duffy reported that Lower Gwynedd is taking lead on a possible signal at intersection. He indicated 0 accidents at the intersection since the stop sign has been put in. Lower Gwynedd also have reported no accidents since stop sign has been in place. Chief Duffy and LG Chief will reevaluate in the fall. A traffic light may slow traffic more.

15. **Civil Service Rules**: Update  
Discussion/Approval

Chief Duffy noted that the rules for the hiring process were reviewed at a recent Civil Service Commission meeting. The Commission recommended that the Academy be completed before hiring and certification occur within 2 months of hire. Minutes were given to Mr. Onorato with highlighted changes.

- \* 16. **Junior Police Academy 20 Year Anniversary**:  
Recognition

Pictures from the event are posted on Facebook. Chief Duffy noted this is the 20<sup>th</sup> year of the Junior Police Academy. He would like to recognize Dave Poirier as he is a founder of the JPA. Over 1500 kids have participated in the Academy over the years with 90 participating this year.

- \* 17. **Walk the Wissahickon – Guided Hike of the Green Ribbon Trail**: Sunday, September 25, 2016, 7AM to 6PM. Begins and ends at Parkside Place. Use of Rest Rooms and parking on Nor-Gwyn Pool Parking Lot requested.  
Approval

This event has been done before and handled in house.

## WASTEWATER TREATMENT

18. **PA DEP Act 537 Revision (Flow Diversion):** Advertising for 30 Day Public Comment in September Discussion

Mr. Lapinski reported we will be advertising for the 30-day public comment in September for this plan relating to flow diversion.

- \* 19. **Resolution No. 18-2016:** Amending the Rules and Regulations of DEP adopted thereunder, Chapter 71 of Title 25 of the PA Code, required the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality. (Act 537 Plans – Special Study).  
Approval

Related to PA DEP Act 537

- \* 20. **Swedesford Road Inflow and Infiltration Re-Bid:**  
Authorization to Prepare and Advertise

Mr. Lapinski noted that we want authorization to rebid. Previous bids came in too high and/or were submitted incorrectly.

- \* 21. **DelPAC 1525 Polyaluminum Chloride Formulation Bid:** Phosphorus Removal  
Authorization to Prepare and Advertise

Annual Bid

- \* 22. **Dense Soda Ash Bid:** Used to naturalize Alkalinity  
Authorization to Prepare and Advertise

Annual Bid

23. **TMA Capital Projects Fund – Vouchers for Review:**
- A. Univest Bank and Trust Co.  
Upper Gwynedd Towamencin Municipal (Statement Period 06-01-16 – 06/30/16)  
Current Balance: \$336,081.70
  - B. Bursich Associates  
Engineering Fees: \$2,923.21
  - C. PECO Energy Company  
PECO Easement Acquisition: \$338.05

There being no further business for public discussion, the meeting was adjourned at 7:37 to Executive Session.

Respectfully submitted,

Deanna Logan  
Recording Secretary

**Approved September 26, 2016**