

WORKSHOP MINUTES

August 21, 2018

* Items are scheduled to be voted on at the August 27, 2018, Public Meeting.

The August 21, 2018, Workshop Meeting was called to order at 7:00 P.M. In attendance:

Kenneth E. Kroberger	President
Thomas A. Duffy	Commissioner
Denise M. Hull	Commissioner
Liz K. McNaney	Commissioner
Michael J. Lapinski	Township Manager
Alex J. Kaker	Assistant Township Manager
David Brill	Finance Director
David W. Duffy	Police Chief
David C. Onorato	Township Solicitor
Russ Benner	Township Engineer

Mr. Kroberger announced the Board has two items to be voted on tonight and asked for public comments.

1. Presentation of Public Comments and Concerns (Limit five minutes per individual)
Due to Items 2 and 3

Irene Reynolds who lives in Lansdale at the corner of Bradford Lane and Allentown Road. She is concerned about how long it takes the roads to be fixed and the number of detours on some roads including Hancock. She is also concerned that it will take four (4) months to complete Whites Road. Mr. Kroberger explained that they (Lansdale Borough) are installing sewer lines on Whites Road. He added the water lines have been installed and now they have to put in the sewer lines and because the lines are gravity fed, they have to go down very deep to dig. Mrs. Hull clarified that the construction on Hancock Road is in Lansdale Borough. Mrs. Reynolds also mentioned that there is a sinkhole in her neighborhood (Village of Gwynedd) on Eric Lane that no one is doing anything about. Mr. Duffy said Mr. Troxel is aware of it and that it needs further inspection. Mrs. Hull said the Township is aware of it and it is working on it. Mrs. Reynolds thanked the Commissioners for giving her an opportunity to voice her opinion.

2. Motion to ratify the Advertisement of Ordinance 2018-010: Revising the hours when solicitation or peddling is prohibited.

Mr. Kroberger said everyone received copies of the Ordinance revising the hours for solicitation. Mr. Onorato said there has been a solicitation Ordinance in place for a number of years and this Ordinance will extend the hours for solicitation and peddling in the Township.

Hearing no comments or concerns, upon motion by Mr. Duffy, and seconded by Mrs. Hull, the advertisement of Ordinance No. 2018-010 was ratified.

3. Motion to ratify the Nor-Gwyn Baseball Lighting Curfew Extension Request through August 22, 2018

Mr. Kroberger said we received notification from Bob Dantzer of Nor-Gwyn Baseball asking for another extension of the curfew until 12:00 midnight through August 22 due to inclement weather. Mr. Lapinski added that residents were notified of this extension.

Hearing no comments or concerns, upon motion by Mrs. Hull, and seconded by Mrs. McNaney, the Nor-Gwyn extension request was ratified.

CONSULTANTS

PLANNING/ZONING/CODE ENFORCEMENT

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

As reported by Van Rieker

- Sumneytown Pike Overlay District – Comments received from MCPC
This is a draft zoning text and map amendment that affects six (6) properties. This is to provide an opportunity to encourage reuse and redevelopment of vacant or specialized properties. Mr. Rieker said this was reviewed by both the Planning Commission and Plan Review Committee and both have given their okay as well as the affected property owners. He will meet with Mr. Onorato to put this into Ordinance form. Mrs. Hull asked if there were any comments received from the County. Mr. Rieker said the County didn't consider our new conditional use ordinance and all of the overlay district will be by conditional use. He added, we will make some changes based on the County letter. Mr. Onorato said many of the items the County commented on were either stylistic or needed clarification.
- Newbury Phase I Punchlist (PRDC Letter)
Mr. Lapinski said the T&M punchlist has been completed. The Township has maintenance responsibility for the dam. T&M will inspect the dam in the next two (2) weeks and identify any maintenance items that have been addressed by the residents. Mr. Lapinski added that much of the work on the dam is clearing some vegetation that is overgrown.
- ZHB #18-07 – LoPiccolo, 700 S. Broad St.
Mr. Rieker said this was continued from last month. The applicant owns two (2) properties across the street from one another and they want to use a portion of the vacant property (700 S. Broad) for additional parking for the restaurant. Mr. Onorato said the applicant has zoning relief for the restaurant and the ZHB limited the number of seats for his restaurant based on the amount of parking he currently has. He needs a variance in order to use the south side of the second property for parking as it is not permitted as a primary use in the commercial district.
- ZHB #18-09 – Geissele Automatics – Bldg. and Parking.
Mr. Rieker explained this is an expansion of a non-conforming building (for production use) with additional parking. The applicant needs by-right approval and certain variances to allow parking within the set-back. This is currently a zoning plan and if it is approved, the applicant will have to submit a land development plan for approval.

Add to the Public Meeting Agenda - A motion to authorize Mr. Onorato to attend the ZHB Meeting on Tuesday on behalf of the Township.
- ZHB #18-10 – Norwitz – Rear Deck Variance
The applicant wants to add a one (1) story building and patio with deck. It requires a 10' variance in the rear yard.

5. **Code Enforcement Activity Report**

Mr. Rieker identified two (2) active sites; 512 Washington, which is a 3000 sq. ft. driveway installation with no authorization and no permit. Upper Gwynedd Township sent a stop work order and an enforcement notice requiring him to provide for permits, provide a survey and file for a grading plan. Mr. Rieker said some of what is installed on the driveway will have to be removed. The applicant seems willing to submit the necessary plans.

1636 S. Broad – (Ed's Greenhouse) the owners have been served numerous notices about the abandoned property. The property is in foreclosure and will be offered at Sherriff's sale next month.

* 6. **2-lot Subdivision at 209 Morris Road – Resolution 22-2018**
Decision

Mr. Rieker said the property has an Old Morris Rd. address and fronts out to Morris Rd. The plan is in the preliminary/final stage. The applicant is seeking final approval. The application will expire next week. There is a neighbor in opposition to the plan. The Planning Commission approved the plan but didn't consider or recognize the ownership of the road and/or lot line and that may need to be mediated as a part of the approval process. The ownership of the road is in dispute.

Mr. Onorato said he is gathering information on the status of Township Line Rd./Old Morris Rd. as to whether the road is a public road, or whether the public right has passed. If it was a public road and the public right has passed, then there still are private rights of access that need to be addressed. He is waiting on additional information and a title report on the road to see what is on record. The legal status of the road has been placed in question by the neighbors. Mr. Onorato wants to make a final determination on the legal status of the road. A discussion ensued whether the access strip on the road is twenty-five feet (25') wide as required by our ordinance in the submitted plan. Mr. Benner summarized the requirements of our ordinance.

* 7. **Hartford Properties Conditional Use Application**
Hearing at Public Meeting

Mr. Lapinski moved this item up in the agenda. He said the Hartford Properties Conditional Use Application will be heard at the Public Meeting next Monday night. James Garrity, Special Counsel, presented copies of the status report on all litigation involving Hartford and Provco, the brief that was file on behalf of the Township in the land development appeals and the preliminary opinion requested by Hartford Properties under the MPC that their ordinance meets the requirements of these ordinances. Mr. Garrity added, we made it a conditional use to have multiple uses on a single property. We amended the previous ordinance to permit the multiple uses only by conditional use. One of the considerations that Hartford is requesting is a convenience store with gasoline sales. The Board will have to see if all the uses work on that property. He went on to say that it is Hartford's burden to establish that they are entitled to the conditional use and the suggested multiple uses work on the property. Mr. Kroberger said there are standards in the revised ordinance to consider for conditional use relative to what we need to look at on the plan. Mr. Lapinski will send out the Ordinance that was approved in May to all the Commissioners, so they can familiarize themselves with the conditions. Mr. Garrity said Mr. Goodman (Provco Pinegood) will send an attorney to oppose.

- * 8. **Ordinance No. 2018-010:** Revising the hours when solicitation or peddling is prohibited.
Approval

Mr. Lapinski said this will be for consideration on Monday night.

- * 9. **Resolution No. 21-2018:** Application to PennDOT for a Traffic Signal Approval at Allentown Road and Oxford Circle (Martin Tract)

Mr. Lapinski reported this is related to Gwynedd Ridge on Allentown Road. They are adding a fourth leg of the traffic signal at Oxford and Allentown Rd. to connect to the new private road that will service the Gwynedd Ridge development. It is a formality that authorizes him to send the application to PennDOT.

- * 10. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours demolition operations within B46 Laboratory Building. Hours of operation – 9 pm – 1 am Monday – Saturday, September 2018 – February 2019
Approval

Greg Landis said this is an unusual request by Merck. Building 46 is on the eastern side of the Merck site. It is inside the railroad line approximately 800' from Sumneytown Pike. There will be demolition of the first, second and third floors that are non-office space of the building (approx. 81,000 sq. ft.). This request is for an additional four (4) hours to work into the night to get this project completed in a timely fashion. It will require the use of jack hammers, small noise generators and moveable carts for staging material in the building so the material can be loaded into dumpsters the following morning and be removed from the site. Mr. Landis said Merck is sensitive to any noise that may disturb the neighbors. Mr. Landis added that Merck has an approved demo permit and Mr. Quimby has looked at the plans and provided comment.

- * 11. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours crane work on Building 28 for a Roof Replacement Project. Sundays in September and October 2018
Approval

Mr. Lapinski noted items 11, 12 and 13 are for the typical after-hours crane work waivers that Merck requests.

- * 12. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours crane work on Building 38 for a Roof Replacement Project. Sundays in September and October 2018.
Approval

See item # 11

- * 13. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours crane work on Building 56 for a Roof Replacement Project. Sundays in September and October 2018.
Approval

See item # 11

- 14. **Comprehensive Plan Steering Committee:**
Update

Mr. Lapinski announced we will meet next week with the County representative who will introduce our planner for the Comprehensive Plan update. Current members of the Steering Committee include Denise Hull, Liz McNaney, Jim Santi as an alternate, Dave Onorato, Gil Silverman, Kathryn Carlson, John Tierney, Nancy

Bednarik, Alex Kaker and Mike Lapinski. Mr. Kaker and Mr. Lapinski will rotate. We received 17 resumes from residents to be considered by the Board.

Mr. Kroberger said because of the amount of meetings, we can have rotating members based on precise qualifications of a subject matter, i.e. open space, wastewater, etc.

ENGINEERING

15. Report by T&M Associates (Updates)

As reported by Russ Benner

- Ivy / Grannery MS-4 Project – Update
Mr. Benner said we are still looking at the property at Hancock and Ivy. The survey work is done, and we need to complete a sketch plan and meet with the property owner to review the concept.
- Pennbrook Basins Status – Update
The vegetation on all three Basins vegetation is growing nicely and all three basins are functioning as they should. There will be additional plantings in the fall using a tree revitalization grant. Sediment will need to be cleaned out of the basins on a periodic basis. It will have to be weighed for our PRP plan.
- Swedesford Rd. SEPTA Bridge Inspection – Status
This is scheduled for early to mid-September. We are coordinating with Henkels and McCoy.
- West Prospect Avenue Bridge
T&M will be providing a construction estimate for the 2019 budget.
- Sumneytown Pike Bridge
T&M will be providing a construction estimate for the 2019 budget.
- WVWA Streambank Restoration Project Funding
The WVWA did not receive the NFWF grant. Mr. Lapinski is not sure if they are moving forward with the project without being completely funded. He said this is a plan we want to see happen.
- Sweetbriar Basin Restoration and Retrofit
T&M submitted the amendment to NFWF to remove Ivy/Grannery and add the Sweetbriar Basin for our grant. Mr. Benner wants to get started on the repair to this basin as soon as possible to which the Commissioners agreed.

FINANCE/PERSONNEL/ADMINISTRATION

16. **Communications Initiatives Committee**
Update

Mr. Lapinski said we had a Communications Meeting prior to Workshop. The Committee is looking at alternatives to the current website and they received proposals from four (4) vendors, which they have narrowed to two (2) vendors. The vendors will present their proposals to the Committee at the end of September. The Committee is also looking at a social media etiquette policy for the Township staff, Commissioners, etc.

- * 17. **Recognition of Fred Lynch for 20 years of service to the Township**
(Attendance TBD)

Chief Duffy confirmed that Officer Lynch will attend the Public Meeting.

PUBLIC SAFETY

- * 18. **Swearing in ceremony of Officer Evan Meoli**
At Public Meeting

This will be at the top of the agenda for the Public Meeting

- * 19. **Swearing in ceremony of Sergeant Charles Staub**
At Public Meeting

This will be at the top of the agenda for the Public Meeting

- * 20. **6th Annual Ataxia Research Alliance Charity Bike Ride**: Sunday, October 14, 2018
Approval

Mr. Lapinski said the Police Department recommended approval of this charity bike ride.

- * 21. **Authorization to advertise Ordinance No. 2018-011**: Consumer Fireworks
Approval

Mr. Lapinski reported this ordinance only deals with the sales of fireworks. Mr. Onorato said this is a result of a change in the state law that permits sales of consumer fireworks. This allows us to regulate where the fireworks can be sold (shopping center district) and allows for temporary structures to sell fireworks with certain conditions. He added the use of fireworks will be addressed at a later date. We will research what other municipalities are doing to see what is best for the Township.

PUBLIC WORKS/PARKS/RECREATION22. **Summer Projects Activity Update**

Mr. Lapinski reported the paving project is complete in Sugar Valley. The crew is currently working in Gwynedale, then Jay's, Patty's and Sandy's will follow. The project should be completed in the next two (2) weeks (weather permitting). White's Road may be completed later in the fall but may be deferred until 2019.

23. **Parks and Recreation Advisory Board Vacancy:** Resignation of Danielle Dvorchak
Discussion

Mr. Lapinski said Mrs. Dvorchak resigned her position due to time constraints.

* 24. **Appointment of JR Roach to the Parks & Recreation Advisory Board:** Term expires
December 31, 2019
Approval

Mr. Lapinski noted that Mr. Roach interviewed during the last vacancy and is happy to be considered for the Advisory Board.

* 25. **Authorization to advertise the bid for Snow Plow Equipment Rental**
Approval

Mr. Lapinski said we need additional equipment and labor during large storms for snow plowing.

* 26. **Hiring of Angelina Capozzi to the position of PT Recreation Coordinator:** Parks and
Recreation Dept.
Approval

Mr. Lapinski stated that Ms. Capozzi has worked with the Township soccer program. She is a year away from getting her degree in Communications and can help with our communications initiatives. She will be a part-time employee working twenty (20) hours per week.

* 27. **Payment #1 to Harris Blacktopping for 2018 Milling/Overlay Project:** Amount of
\$259,538.96
Approval

Mr. Lapinski said T&M has been inspecting the work for the mill/overlay project and recommended payment to Harris Blacktopping.

* 28. **2018 Equipment Rental Payment:** To Floyd Hersh in the amount of \$19,120 for inlet repair in
Sugar Valley

Mr. Lapinski explained that Hersh Inc. repaired inlet heads in Gwynedale and Sugar Valley prior to the mill/overlay project beginning.

WASTEWATER TREATMENT

- * 29. **Payment #2 to Insituform Inc.:** For the Meadowbrook Rd. CIPP CIP Saddle liners Project in the amount of \$65,902.45

Mr. Lapinski said there will be one more payment to complete this project.

- * 30. **Authorization to advertise for the position of Maintenance Mechanic at the WWTP to fill a recent vacancy:**
Approval

Mr. Lapinski said we had a recent vacancy at the Wastewater Treatment Plant. This is to authorize the advertisement of that position.

31. **Wissahickon Water Quality Partnership Update:** Partnership to Shareholder 2018 Request Discussion

Mr. Lapinski stated our contract runs until the end of 2018. There is a draft letter included in your packet as well as a summary of what has been accomplished by the partnership so far. The timetable for completion of the plan was two (2) years but he noted it will go at least another year. Mr. Lapinski explained this partnership began as a result of a low phosphorus TMDL limit that was being imposed by EPA and DEP. This is an alternative plan to the phosphorus TMDL plan. There will be a request for an extension of time and additional dues by resolution in September. Cheltenham has indicated that they will not enter into another agreement.

32. **TMA Capital Projects Fund – Vouchers for Review:**
- A. Univest Bank and Trust Co.
Upper Gwynedd Towamencin Municipal (7/1/18 – 7/31/18)
Current Balance: \$1000.00 (minimum required)
 - B. Bursich Associates (7/1/18 – 7/31/18)
Engineering Fees: \$ No invoice submitted

There was no activity with the TMA Capital Projects Fund.

Mrs. Hull asked if everyone looked at the parameters of having children's art displayed in the Township building. Mr. Kroberger asked how long the art will be exhibited. Mrs. Hull said we may begin the display at either the Fall Fest event or at the Holiday Lighting event and it will remain up until Spring. Mr. Duffy said he is concerned with having the Administration Building open during events when it is normally closed.

The Workshop Meeting was adjourned at 8:10 pm to Executive Session for legal and personnel.

Respectfully Submitted,

Alex J. Kaker
Assistant Secretary

/djf

Approved September 24, 2018