

WORKSHOP MEETING MINUTES

March 19, 2019

* Items are scheduled to be voted on at the March 25, 2019, Public Meeting.

Announcement: An Executive Meeting was held on Monday, March 11, 2019 to discuss personnel issues.

Mr. Kroberger made the above announcement after calling the meeting to order.

The March 19, 2019, Workshop Meeting was called to order at 7:00 P.M. In attendance:

Kenneth E. Kroberger	President
James A. Santi	Vice-President
Denise M. Hull	Commissioner
Liz K. McNaney	Commissioner
Alex J. Kaker	Interim Township Manager
Larry Comunale	Assistant to the Township Manager
David Brill	Finance Director
David W. Duffy	Police Chief
David C. Onorato	Township Solicitor
Russ Benner	Township Engineer

CONSULTANTS

PLANNING/ZONING/CODE ENFORCEMENT

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

As Reported by Van Rieker:

- ZHB #18-17, ABH Builders 505 Washington Avenue, front & side yard variances - approved in part/denied in part.
This was adjudicated last month. The applicant received approval to build with side yard variances and denied the setback variance. The averaging of setbacks will be more appropriate. The appeal period is currently running.
- ZHB #19-1, Laurel House, 800 East Main Street.
This is for a use variance for R2 zoning. It has been used as office space. The applicant wants to use it in part for offices associated with Laurel House and in part for dwelling units for the Laurel House program. There will be no external changes, only internal renovations. The applicant needs a parking variance to satisfy their needs. Mr. Onorato suggested putting a limitation on the number of residents. The Board will discuss this further to decide on possible representation at the ZHB meeting. Chief Duffy will review the property for parking to see if there are any concerns.

- ZHB #19-2, Merck, special exception to permit the erection of a 20' high outfield fence. This is an outfield fence in the ballpark that is under construction at Moyer Blvd. and West Point Pike. They require a variance to exceed eight feet (8') in height for the fence that is within the setback.
- ZHB #19-3, 870 Sumneytown Pike - Appeal from decision of Zoning Officer - Variance to permit duplex use of the subject property. This will be heard at the April ZHB meeting. The existing home was labeled as a single-family home, but it is a duplex and the new owner wants to use it as a duplex with two (2) addresses. The issue with the property will be density, as it is at its maximum. The PRC will review it on Thursday.
- Deluca Homes, West Prospect Ave. 5-Lot subdivision. This is for a 5-lot subdivision with no new roads. This is what is currently the St. Rose Ballfield. It may possibly be heard at the April ZHB meeting.

2. **Code Enforcement Activity Report**

Mr. Kaker said Colorcon has proceeded with construction on parking and some exterior work.

3. **Ordinance No. 2019-05:** Text and Map Amendment for Sumneytown Pike Overlay District Discussion

Mr. Rieker reported that this was put on hold to discuss the density. The original text amendment had the density at eight (8) dwelling units per acre (dua), but some members of the Board felt the density should be lower at five (5) or six (6) dua. Mrs. Hull asked if a density of six (6) would discourage possible developers of apartments. Mr. Rieker said it may perhaps discourage a developer, but there is an applicant that is willing to develop the property and can possibly present next week. A discussion ensued regarding the possible development of the Jeppe property. The Board suggested we amend the density to six (6) dua. The text amendment and map amendment can be done at the same time. Mr. Onorato said the Board needs to decide on the number of properties. The previous map split the Merck property, so that will be updated to include the entire Merck property that is located next to the cemetery. Mr. Rieker said there should be a second overlay district in the future. This will be discussed at the PRC meeting on Thursday.

4. **Comprehensive Plan Steering Committee:**
Update

Mr. Kaker announced the Comprehensive Plan Open House and invited the public to come on Wednesday, March 20, 2019 from 5:30 – 8:30.

ENGINEERING

5. **Report by T&M Associates (Updates)**

As Reported by Russ Benner:

- Sumneytown Pike Bridge Project
The surveying of the bridge (approaches, stream channels, bridge details) is scheduled for April 2, 2019 followed by T&M field work to produce a construction plan and cost estimate.

- Sweetbriar Basin
A meeting was held at the basin recently to review the project and how it would be accessed. The ground is still saturated making it difficult to work. The easement was staked out and we should now meet with the residents to discuss the project. Floyd Hersh, Inc. will update the proposal to include the water quality basin and tree removal. The fence replacement will be the Township's responsibility. We may have to put stone down in order to access the basin. Some of the residents have landscaping that encroaches on the easement and may possibly be an issue.

- TMDL Reduction Plan
Dave Petrik of T&M Associates is working on the plan. He will have some of the plan ready for the next MS-4 Committee Meeting. He is focusing on reducing the base obligation the Township has to reduce sediment. The report is due to DEP in September.

FINANCE/PERSONNEL/ADMINISTRATION

6. **Recognition of Matt Toro for Officer of the Year**
(Will Attend)

- * 7. **Resolution 04-2019 – National Library Week April 7 – 13, 2019**
Decision

Mr. Kaker noted that this is to encourage residents to visit the North Wales Library, our local library.

- * 8. **Cohen Law Group Agreement:** Wireless Ordinance Amendment
Decision

Mr. Kaker said this pertains to the wireless ordinance amendment. In January, the FCC declared another order, which made our ordinance out of date and we need to update it as a result of the legal changes. This is not a budgeted item. The Cohen Group has also reviewed our agreements with Verizon and Comcast and works with hundreds of municipalities. The Board agreed to move forward.

- * 9. **PSATC Yearbook Advertisement:** Full page ad is \$250 / Half page is \$150. Last year we placed a half page ad.
Decision

Mr. Kaker addressed the Board to see if they want to place a half page or full-page ad. The Board agreed to a half page ad. This will not be included in the Public Meeting Agenda.

10. **Communications Initiative**
Discussion

Mr. Kaker said the Communications Committee recommended Civic Plus for our new website design. Certain features pop out and it is easy to navigate the website; they are also ADA compliant and the mobile app has the same functionality as the website. The cost of the new website is \$8500 with a \$2500 yearly maintenance fee. The Committee felt the features and security are much better than what we currently have. This will be added to the Public Meeting Agenda for March.

PUBLIC SAFETY

* 11. **Civil Service Rules Update:**
Decision

Mr. Kaker reported that last month we approved a letter was sent to Civil Service Commission, they signed it and sent it back for our approval of the agreement.

PUBLIC WORKS/PARKS/RECREATION

* 12. **2019 Equipment Rental and Labor Bid Award:** to Floyd Hersh, Inc. in the amount of \$297,528 – Base bid of \$247,800 + \$49,728 for backhoe/loader
Last year bid was \$232,728 (no backhoe)
Decision

This is for a general bid for stormwater projects. This is the same contractor as last year.

* 13. **2019 Fireworks Contract:** \$10,750 for two nights
Decision

This is the same price and same number of shots as last year.

WASTEWATER TREATMENT

* 14. **2019 – 2021 Sludge Hauling Bid Award:** to Franc Environmental in the amount of \$782,000 (2017-2019 was \$674,000)
Decision

Mr. Kaker said this is a 2-year contract. We anticipated a price increase and put additional money in the budget, although it may not be enough to cover the increase, but it is based on use.

- * 15. **Authorization to advertise the bid for the Collection System Project**
Decision

Mr. Kaker reported that we are not yet ready to bid but anticipate bidding soon for the pump stations and force mains.

The Workshop Meeting was adjourned at 7:40 pm to Executive Session for personnel and legal issues.

Respectfully Submitted,

Alex J. Kaker
Interim Township Manager

/djl

Approved April 22, 2019