

**WORKSHOP MEETING MINUTES**

August 18, 2015

The August 18, 2015, Workshop Meeting was called to order at 7:00 P.M. Those present were:

Kenneth E. Kroberger	President
M. Clare Edelmayer	Vice President
James A. Santi	Commissioner
Eugene P. Ziemba	Commissioner
Thomas A. Duffy	Commissioner
Leonard T. Perrone	Township Manager
Michael J. Lapinski	Assistant Township Manager
David Brill	Finance Director
David W. Duffy	Police Chief
David C. Onorato	Township Solicitor
E. Van Rieker	Zoning Officer & Planning Coordinator
Greg Duncan	Township Engineer

**CONSULTANTS**

**PLANNING/ZONING**

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

- Sumney Forge (WaWa Center)

Mr. Rieker reported that the owners of Sumney Forge have been responsive to the nuisance calls the Township has received in regard to taking care of the pot holes, cleaning up the dumpster, and putting the fence up for the neighbors. He stated there is still nothing new in regard to a Plan for the center.

- Giant Plan

Mr. Rieker reported there have been some preliminary discussions with the Plan Review Committee in regard to the Giant on Sumneytown Pike. They are looking to secure tenants. He stated they are working on the Plan. They are trying to avoid the floodplain, and they have an Easement that is part of the PECO right-of-way on the rear of the property. He reported there is a new buyer called Retail Sites. Giants real estate company Ahold is going to be closing (contingency sale) either this week or next week. Mr. Perrone noted that Ahold is the parent company to Giant.

- Bamboo Ordinance (Sample from Upper Dublin)

Mr. Rieker reported that Upper Dublin has adopted a Bamboo Ordinance, and he obtained a copy of it to use as a sample. He noted that bamboo is hard to control and maintain and tends to encroach on other neighbors properties and up through parking lots. He stated that for now he would like to have Mrs. Caracausa put the bamboo information into the Township's Newsletter as an alert to the residents, but the Township may want to consider an Ordinance to prevent residents from using it in the future.

- ZHB Appeal No. 15-12 Park Place Diner posted 8/9/15

Mr. Rieker reported that the Park Place Diner is supposed to open tomorrow. He noted they have completed their Use and Occupancy inspections, their building inspections, and they have planted some trees. As well as satisfied some debt and taxes. He stated they are going to a Zoning Hearing Appeal because they have applied for a sign variance. He noted the signs that are on the building and on the pole are permitted, but there are two additional signs that require zoning relief so they filed an appeal that will be heard next week.

- ZHB Appeal No. 15-14 York Road Partners posted 8/9/15

Mr. Rieker stated that York Road Partners is the new owner of 177 Wissahickon Avenue (the old Spray Fin, Walker, and then Couzins building). He reported that they want to put contractor's storage outside which requires a special exception. They have also requested a dimensional variance with the front yard setback. He noted it is a very narrow setback. Mr. Rieker stated the Zoning Hearing Board will hear this next week also. Mr. Santi stated they have a shed close to the road. Mr. Rieker stated that is a question for next week. They may have to move it to the back of the property. Attorney Onorato stated they can put it anywhere else on the site.

- ZHB Appeal No. 15-13 Kollmar posted 8/10/15

Mr. Rieker stated that the Kollmar residence is 144 Gwynedd Manor Road. He stated that this is a very modest and minor front yard expansion to increase the foyer. He noted the house predates the current zoning so they need a dimensional (3' to 4') variance in order to do the improvements. He stated all other permits for the property improvements have been issued.

- ZHB Appeal No. 15-15 Ung posted 8/10/15

Mr. Rieker stated that Ung is for a shed on Blue Fox Drive which is a cul-de-sac off of Morris Road. He reported this lot has three front yards and a very narrow side yard. He reported that the owner is asking to put the shed on one of the front yards, and accessory buildings are not permitted in the front yard right-of-way. Attorney Onorato explained what is unusual is the side where the owner wants to put the shed is toward the cul-de-sac which is to the rear of the house and faces the bulb of the cul-de-sac. He presented a drawing to the Board and explained where the homeowner wants to put the shed. He noted although it is in the back of the house, it is visible to the residents who live around it. Mr. Rieker stated the good news is it is all landscaped with a good tree buffer.

### **Not on the Agenda:**

Mr. Rieker stated there was a continued appeal from last month on Premier Urgent Care at the North Penn Market Place. He reported that the use variance has been approved, but now they have asked for a sign 7.6 sq. ft. larger than is permitted by code. He stated at the Zoning Hearing Meeting, they were told to come back with a smaller version of the façade sign that would be located to the left of Weis Market. Mr. Rieker noted that this will be heard on August 25<sup>th</sup>.

## **2. Robert A. Schunke:**

Mr. Perrone reminded that a Resume was sent out via email last week in regard to the replacement of Robert Schunke until the end of the year on the Planning Commission. He noted that the Township currently only has one on file. Mrs. Edelmayer suggested requesting Resumes in the next Newsletter. Mr. Santi stated that he will ask the Planning Commission if they know anyone who might be interested in the position.

## **3. Resolution No. 17-2015:**

Mr. Perrone stated Resolution No. 17-2015 for the Plan Revision for New Land Development (The Enclave at Maple Green) Sewage Facilities Planning Module for PADEP needs to be approved. He noted that this is for the sewer connection and it was approved by the Planning Commission. Mr. Lapinski noted a total of five EDUs are being requested, and the sewer line is going to the Upper Gwynedd Plant.

#### 4. Amendments to Zoning Ordinance:

##### A. Proposed text amendment to the OC (Office Center) District (Medical Clinic Definition)

Mr. Rieker reported that the Planning Commission is proposing a text amendment to the OC (Office Center) District to include a Medical Clinic Definition. He noted that this currently permits doctor's offices, but recently they have been receiving requests from Medical Centers. He clarified this is for treatments not just evaluations. He used the example of an Applicant for a Colonoscopy Center who would like to open a practice in the BET Building on the corner of Sumneytown Pike and Broad Street which is currently occupied by MetLife and DeSales University. This Applicant would like to take over the balance of this building (8,000 to 9,000 sq. ft.). He stated that Medical Center is a defined term and permitted in the BP District so it is allowed at the LMG building. He reminded that it was added a couple of years ago as a by right use. The Applicant is going to apply for zoning relief and the Zoning Hearing Board will evaluate parking and pretreatment for sewer. He stated the only question is the use as a Medical Center. Mr. Rieker stated that the Plan Review Committee has had these requests before so he is suggesting that they get the process started on amending the text in the OC District permitting what is already allowed in the BP District.

##### B. Suggested text changes to Section 195-25.B, a new section 10: Park, public or privately owned, primarily consisting of the preservation of environmentally sensitive open space, limited to passive recreation and would exclude sports activities.

Mr. Rieker reported that the suggested text changes to Section 195-25B, a new section 10, is in regard to 500 Dickerson Road. The 9 to 10 acre passive park property that Merck is designing and building. He explained that when it was being done by Merck and for Merck, it was a permitted use because there are Merck properties surrounding it so it is considered accessory use to Merck operations. He stated they just disclosed that upon completion of the passive park, they are going to give it to the Wissahickon Valley Watershed Association. He reported the property is zoned LI (Limited Industrial) and there is no authorization of any kind of park as a principal use in the LI District. It would require a few sentences be added to the LI District to permit passive parks in the LI District not to exceed a certain acreage. Attorney Onorato stated that this needs to be authorized for preparation and advertising.

## ENGINEERING

#### 5. Report by T&M Associates (Updates):

- NPSD – Pennbrook Middle School Detention Basins Status

Mr. Perrone reported that they met with the North Penn School District last week and presented a Plan that was 65% complete to their Engineer. The Board viewed the PECO Basin on the big screen. Mr. Perrone pointed out that Mr. Benner is advancing the Plan to show the fencing around the basin, and he needs to show the configuration of the sidewalk that goes from North Wales Road back to the school and how the sidewalk will be moved back along the North Wales Road curb line. Mr. Kroberger asked, "Is he also going to show how the water flow will be taken off the PECO property?" Mr. Perrone answered, "Yes, there will be a swale." Mr. Duncan noted that each one of the basins captures about 40 acres of tributary area.

The Board then viewed the Track Basin on the big screen. Mr. Perrone noted that this is not only a stormwater project but it is also an educational project for the students. Mr. Kroberger questioned whether or not there was discussion about using the dirt to level the soccer field. Mr. Perrone reminded that the School District was concerned about losing their fields for a period of time so that idea is off the table. Mr. Duncan suggested adding educational signs to describe the basins. He noted this fits well into the MS4 Program. Mr. Perrone noted that this basin needs to be built up because the fall from the track is so steep.

The Board then viewed the Triangle Basin which is on the Township's property. Mr. Perrone noted the meeting with the District went very well.

- GIS Development (Sugar Valley)

Mr. Duncan reported that T&M met with Township Staff to discuss the project scope, and they will now be providing a Proposal.

- GPS Survey Device

Mr. Lapinski reported that the Township is waiting for the manufacturer to re-register their membership on Costars so that the GPS Survey Device can be purchased through the program.

- Gwynedd Manor Road Bridge Repair

Mr. Duncan reported that the Plans were provided to the Township back in May. Mr. Perrone stated that Mr. Troxel will be doing part of the work and part of the work will be done by a contractor. Mrs. Edelmayer questioned whether or not this work will be completed this year. Mr. Perrone answered, "Yes, along with the next item."

- Gwynedd Manor Road Curb Line Drainage Problem

Mr. Duncan reported that T&M completed survey issuance and the PA1 Call, and they are currently working through a number of utility conflicts in an effort to provide a Design Plan. Mr. Perrone stated that Mr. Troxel is scheduled to do test pits along the curb because there is a parallel water line where he needs to install the drainage pipe. He noted that letters have been sent to the residents.

- West Point Streetscape (Contract, NTP, and Schedule)

Mr. Perrone stated that he is working very closely with the contractor and the business owners on the West Point Streetscape Project. He reported the curbing work along the Church frontage is complete between Park Road and the Pizza Time restaurant. He noted the first few days have been difficult with the detour. The objective was to shut down through traffic but to provide access for local traffic going to the businesses and residences. He reported that the detour signs are as far away as Broad Street and Allentown Road. Mrs. Edelmayer suggested adding "Open to Businesses and Residences" on the signs that are posted on Sumneytown Pike. Mr. Perrone agreed to put them up. He noted that this week is going to be a heavy work week on this project so he has agreed to put two Public Works employees on the project to help flag people through the area. He reminded the Board that the project is contained within two blocks and it is very condensed. The traffic patterns are going to change every time they change the site work because it is that confined of an area. Mr. Perrone stated that every day the two Public Works employees will meet with the foreman to figure out what is the best way to divert the traffic. Mr. Santi questioned why the contractor does not have flagmen. Mr. Perrone reminded that this is a PennDOT project, and they chose to do it as a detour project providing access without flagging. He stated that is the way the project was bid under PennDOT's guidelines.

- Review DEP/County Wissahickon Stormwater Management Plan

Mr. Duncan reported that the County Wissahickon Stormwater Management Plan is also known as the Act 167 Plan. He reported that last week T&M received notification that PA DEP has reviewed and approved the study. He stated at this point their recommendation is to have the Solicitors office and T&M review and provide comments as to how it relates to current Township ordinances (SALDO and zoning).

## FINANCE/PERSONNEL/ADMINISTRATION

### 6. Julie A. Murphy:

Mr. Perrone stated that Julie A. Murphy will be recognized for 25 years of service to the Township at the Public Meeting. She will not be in attendance.

7. **Brant A. Whisler:**

Mr. Perrone stated that Brant A. Whisler will be recognized for 10 years of service to the Township at the Public Meeting. He will be in attendance.

8. **David C. Onorato, Township Solicitor:**

Mr. Perrone stated that the Township Solicitor changed the name of his firm so the Township needs to reappoint David C. Onorato as well as the new name of the firm Hladik, Onorato & Federman, LLP or the HOF Law Group.

9. **Ordinance No. 2015-007:**

Mr. Perrone reminded that the Board authorized the Township to solicit proposals to refinance the General Obligation Debt. He noted that interest rates for municipalities have improved, and that differential is advantageous for the Township. Mr. Brill reported nine RFPs were sent out and seven were received. Mr. Perrone noted that this is not a Bond Issue, it is a negotiated loan.

Mr. Brill handed out a spreadsheet comparison of all the RFPs. Mr. Brill explained it really comes down to rate (fixed rate vs. variable rate) and options. He reported that the lowest fixed rate is from Univest at 2.32% and that is over the remaining term of the existing debt (11 years). Univest has no prepayment penalty. He noted the savings is \$290,536.24. By taking the new loan and paying off the old loan, the Township upfront nets \$290,000, and this money would be available in the General Fund to use for any purpose. The loan size is \$4,264,000, and the fees that Univest may incur are not to exceed \$3,500.

He stated the variable rate options are fixed for the first five years, and then the rate gets renegotiated. He stated the best variable rate option is Del Val Pool with a 1.917%, and this one locks in for five years. Mr. Brill stated there are some other fixed rate options, but the Univest terms are better.

Mr. Kroberger stated that he, Mr. Perrone, Mr. Brill, and Mr. Pulcini had a conference call meeting this afternoon, and Mr. Pulcini is of the same opinion that Univest is the best way to go. Mr. Perrone stated that Mr. Pulcini needs to get in touch with Attorney Unkovic in order to get this ready for approval on Monday night. Mr. Kroberger asked if the Board was in agreement to go with Univest. The Board unanimously agreed.

## **PUBLIC WORKS/PARKS/RECREATION**

10. **Snow Plow Bid:**

Mr. Perrone stated that the annual Snow Plow Bid needs to be authorized for advertising.

11. **County Snow and Ice Agreement 2015-2016:**

Mr. Perrone stated the County Snow and Ice Agreement for 2015-2016 in the amount of \$7,693.31 needs to be approved. Mr. Santi questioned the Sumneytown Pike – Route 363 east to Broad St. and from North Wales Borough Line to Swedesford Road (excluding North Wales Borough) – 1.40 miles (.70x2=\$1,223.94) (.70x4=\$2,447.87) \$3,671.81. Mr. Kroberger clarified 2 lanes and 4 lanes of traffic on Sumneytown Pike.

12. **PennDOT Winter Traffic Services Agreement 2015-2016:**

Mr. Perrone stated that PennDOT submitted their Winter Traffic Services Agreement for 2015-2016 in the amount of \$21,698.63. He noted that this year they are also offering an optional "time and materials" type Contract. He stated that Mr. Troxel is in favor of switching to the "time and materials" Contract. Mr. Duffy noted it looks like PennDOT will be paying the Township's fixed hour rate on the new option. Mr. Santi reminded that last year the Township received a reimbursement from PennDOT which would be more of an equivalent on the time and materials cost basis. Mr. Perrone stated he will check with PennDOT on the new contract.

## PUBLIC SAFETY

### 13. Gwynedd Gardens:

Mr. Perrone reported that during National Night Out residents on Cathy's Lane and Marlyn's Lane approached Chief Duffy in regard to removing the speed pumps that were installed years ago for traffic calming. Mr. Santi stated that he likes the letter and the survey that Chief Duffy prepared in regard to removing speed bumps and signs to Gwynedd Gardens residents.

### 14. Home at Last Dog Rescue 5k Run, Dog Walk and Fall Pet Fair:

Mr. Perrone stated the Home at Last Dog Rescue 5k Run, Dog Walk and Fall Pet Fair scheduled for October 31, 2015, race begins at 10:00 AM and should last about one hour. The run will be part of a larger Fall Fest type Pet Fair held on the Parkside Place grounds. The event director will notify residents. The Police Department will erect lawn signs along the race route during the week of race. They are estimating 300-500 runners. There will be no road closures. One regularly scheduled Police Officer will facilitate course set and safety. The other intersections will be handled by volunteers.

### 15. Amendment to Parking/Traffic Ordinance:

Mr. Perrone reported that the Township was approached by a resident on Oxford Circle which is in Stonegate next to the Lehigh Valley Dairy. They would like a no parking zone near the playground between Valley Drive and Hillcrest Court. He stated that he checked with the Home Owners Association, and they are in favor of it. Mr. Perrone stated the amendment of an Ordinance will need to be authorized at the Public Meeting.

## WASTEWATER TREATMENT

### 16. TMA Capital Projects Fund - July Vouchers for Review:

- A. Univest Bank and Trust Co.  
Upper Gwynedd Towamencin Municipal (Statement Period 07/01/15 – 08/30/15)  
Current Balance: \$380,190.55
- B. Bursich Associates: \$16,941.99  
Engineering Fees
- C. Almeida & Hudak: \$74,100.00  
Payment No. 3  
Valley Forge Road Meters

Mr. Perrone reported that Items 16 A, B, and C are vouchers coming over from TMA that Mr. Interrante needs to review.

### 17. C & T Associates, Inc. Application for Payment No. 3:

Mr. Perrone stated C & T Associates, Inc. Application for Payment No. 3 in the amount of \$46,986.05 for the Effluent Screen Replacement at the Wastewater Treatment Plant needs to be approved. He noted that this project is picking up momentum.

### 18. Gwynedd Gardens Repairs Bid:

Mr. Perrone reported that the Gwynedd Gardens Repairs Bid should be awarded to Video Pipe Services, Inc. in the amount of \$72,650.00. Mr. Santi questioned whether or not this is a lining project. Mr. Lapinski noted it is for spot repairs.

**Not on the Agenda:**

Mr. Perrone reported that PECO and the North Wales Water Authority are finished working in Merrybrook, and the Township's Recycling Project is moving right along.

There was discussion about PennDOT paving North Wales Road, and that the paving may be held up by water main replacement that is being done by the North Wales Water Authority. Mr. Lapinski reported they are replacing sewer main and water main between Sumneytown Pike and Shearer Road on North Wales Road. Mr. Santi reported PennDOT is planning to pave from Morris Road all the way to Route 63.

There being no further business for public discussion, the meeting was adjourned at 8:11 PM to Executive Session.

Respectfully submitted,

Krista M. Caracausa  
Recording Secretary

**Approved September 28, 2015**