

WORK SESSION  
March 17, 2009

A Work Session of the Whitpain Township Board of Supervisors was held on Tuesday, March 17, 2009 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA at 7:30 PM for the purpose of reviewing the agenda of the March 17, 2009 Supervisors' Meeting. Chairman Joseph J. Palmer was present with Supervisors Brian W. Young, Anthony F. Greco, William L. McKernan III, and Adam D. Zucker. Township Solicitor James J. Garrity, Township Manager Phyllis C. Lieberman, Assistant Township Manager/Township Engineer Roman M. Pronczak, Director of Finance John Marcarelli, Police Chief Mark Smith, Director of Public Works Ronald J. Cione, Director of Code Enforcement Michael E. McAndrew, Fire Marshal David M. Camarda, and Director of Parks and Recreation Kurt W. Baker were also present. Three members of the public were present.

The Supervisors reviewed the agenda discussing the removal of the public comment period at the beginning of the meeting, approval of the minutes of the March 3, 2009 Supervisors' Meeting, approval of the Treasurer's Report for February 2009, approval of American Heritage Federal Credit Union as a depository for investment of Township funds, authorization to advertise proposed Ordinance # 312 regarding the erection of stop signs, adoption of Resolution # 887 approving the Land Development Plan for Arborcrest- Parcel A- Hillcrest, adoption of Resolution # 888 approving the Land Development Plan for Arborcrest-Parcel B- Lakeside, and two Zoning Hearing Board applications.

Sal Paone, Jr. then addressed the Board showing a revised concept plan for Canterbury Estates. He explained that this is being requested because of the inability to sell 55 and over housing in this economy. He said the only real market seems to be in starter single homes. Instead of 30 townhouse units, the revised plan shows 14 townhouse units, 3 of which are already built and 11 single family units. Mr. McKernan asked Mr. Garrity what the process would be. Mr. Garrity stated that it would require a text and map amendment. In response to Mr. Young's question, Mr. Paone said that the single would sell in the low 300s. Mr. Palmer said that the Supervisors need more discussion on it, because they want to be consistent and they have to find a reasonable solution. A member of the public asked what the present zoning was. She was told that it was Adult Qualified Residential Community. The Supervisors said that they would take the matter under advisement.

Mrs. Lieberman then asked the Supervisors for direction about the appointment to the vacancy on the Planning Commission. They said that they are still reviewing the resumes and would get back to her.

Mrs. Lieberman noted that a letter had been received from an ex resident whose parents still live in the Township who would like the Township to consider creating a community garden on a parcel of open space. He stated that they have been very successful in other

communities and are well received by the residents. Mr. Cione and Mr. Baker explained that the only property that would have access with parking would be the Armentrout Preserve, but it doesn't have water available. Also, the parking access is through Beale Road and those residents would probably not want the additional traffic. The Supervisors asked that Mr. Baker respond to the letter, stating that at this time we don't have a reasonable spot, but that we will keep the concept in mind for the future.

Mr. Baker then gave status reports on the Prophecy Creek Master Plan and the Natural Lands Trust/Wissahickon Valley Watershed Association easement along the Glassman property. He explained that the Master Plan was never voted on and that the costs have now been updated and the plan is ready to be approved at the next public meeting. Charlie Guttenplan, our consultant on the project will be at the meeting to make the presentation. The Supervisors asked that they get the plan ahead of time, so that they can review it before the meeting, because it has been such a long time since it was last discussed.

Mr. Baker explained that for the Glassman trail easement, additional survey and legal work must be done to complete an amendment to the easement agreement between the Natural Lands Trust, WVWA, Saly Glassman, and the Township. The cost of that work, which will be a Township responsibility, is expected to be between \$8,000 and \$10,000. The Board agreed to assume that responsibility.

The Supervisors then left for the public meeting

The Work Session was reconvened at 8:15 PM.

Dave Cavanaugh and Rick Collier, representing the WVWA explained to the Supervisors that the Watershed Association wishes to apply for a grant for a creek crossing made of stepping stones. In the process, they learned that the area where they want this crossing is owned by Whitpain Township and the application has to be made by the owner. The Supervisors said that they would like the Watershed Association to take ownership of the Thompson Dam further up the creek and it might be a good idea to include that in this matter. It was agreed that Mr. Garrity would look into the best way to transfer these ownerships.

The Supervisors then discussed two legal matters.

The Work Session was adjourned at 9:20 PM.

---

Phyllis C. Lieberman  
Whitpain Township Manager

## #6-2009

The regular monthly meeting of the Whitpain Township Board of Supervisors was held Tuesday, March 17, 2009 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Supervisors Joseph J. Palmer, Brian W. Young, Anthony F. Greco, Adam Zucker, and William L. McKernan were present. Township Manager Phyllis Lieberman, Township Engineer/Assistant Township Manager, Roman Pronczak, Township Solicitor, James J. Garrity, Director of Finance, John Marcarelli, Police Chief Mark A. Smith, Code Enforcement Officer, Michael E. McAndrew, Park and Recreation Director, Kurt W. Baker Director of Public Works, Ronald J. Cione, Fire Marshal, David M. Camarda, and Recording Secretary, Michele Alifano were also present. There were ten members of the public in attendance at the meeting.

Following the Pledge of Allegiance, Chairman Palmer called the meeting to order at 8:00 PM.

Chairman Palmer explained that the Board will no longer be asking for public comment at the beginning of the meeting, but explained that the Board will certainly acknowledge any comments or questions the public may have regarding any motions on agenda items. The public comment period will be at the end of the agenda as it had been previously.

A motion was made by Mr. Young, duly seconded by Mr. Greco, and unanimously passed to approve the minutes of the March 3, 2009 Supervisors' Meeting.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker, and unanimously passed approve the Treasurer's Report for February, 2009.

A motion was made by Mr. McKernan, duly seconded by Mr. Zucker, and unanimously passed to approve American Heritage Federal Credit Union as a depository for investment of Township funds.

A motion was made by Mr. Zucker, duly seconded by Mr. McKernan, and unanimously passed to authorize the Township Manager to advertise proposed Ordinance #312, an Ordinance amending The Code of The Township of Whitpain, Part II (General Legislation), Chapter 142 (Vehicles and Traffic), Section 142-21 (Stop Intersection Established) to designate the intersections of Grant Avenue and Lee Road and Grant Avenue and Cherry Lane as Three-Way Stop Intersection and provide for the erection of additional highway signs bearing the word "Stop" at certain designated corners of the intersections.

A motion was made by Mr. Greco, duly seconded by Mr. Young, and unanimously passed to adopt Resolution Number 887 to approve a Land Development plan titled "Arborcrest – Parcel "A" - Hillcrest – Blue Bell Investment Company, LP - Sheets 1 of 29 through 29 of 29, prepared by Chambers Associates, Inc., plans dated

October 27, 2008 and last revised on March 3, 2009 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon execution of an Improvement Construction Agreement, posting of financial security, receipt of all necessary permits from the Pennsylvania Department of Environmental Protection, and resolution of items in letter from the Township Engineer dated February 26, 2009.

A motion was made by Mr. Young, duly seconded by Mr. McKernan, and unanimously passed to adopt Resolution Number 888 to approve a Land Development plan titled "Arborcrest – Parcel "B" – Lakeside – Blue Bell Investment Company, LP - Sheets 1 of 29 through 29 of 29, prepared by Chambers Associates, Inc., plans dated January 14, 2009 in accordance with Section 509 (b) of the Pennsylvania Municipalities Planning Code conditioned upon execution of an Improvement Construction Agreement, posting of financial security, receipt of all necessary permits from the Pennsylvania Department of Environmental Protection, and resolution of items in letter from the Township Engineer dated February 25, 2009.

The Board of Supervisors took no action regarding the following applications to the Zoning Hearing Board:

**NO. 1821-09:** Application filed by Gregory & Kathleen Frenia as owners of the property located at 689 Sycamore Place, Blue Bell, PA 19422, for variances from the terms of Article V, Section 160-15 and Article XXVIII, Section 160-193 to allow a 15' x 7'-6" deck extending 15' from the house into the side yard reducing the minimum required side yard from 45' to 41' and reducing the minimum required aggregate side yards from 100' to 93' at the subject property. The zoning classification of the subject property is "R-1" Residence District.

**NO. 1822-09:** Application filed by Daniel L. & Marie V. Caramanico as owners of the property located at 543 Village Circle, Blue Bell, PA, 19422 for variances from the terms of Article V, Section 160-17 and Article XXVIII, Section 160-194 to allow an addition to the rear of the house reducing the minimum required rear yard from 75' to 35' at the non-conforming subject property. The zoning classification of the subject property is "R-1" Residence District.

Mr. Young then called for any comments or questions from the Board. Chairman Palmer read for the record, a letter to the Editor of the Ambler Gazette from the Buch Family of Blue Bell, expressing their thanks to five local fire companies, including Centre Square Fire Company and the Second Alarmers Rescue Squad, for their professionalism in response to a fire at their home in February, 2009. This letter has been attached to and made part of these minutes. Mr. Young then called for comments or questions from the audience. There were none. There being no further business to come before the Board, on motion made by Mr. Young the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Anthony F. Greco, Secretary