

WORK SESSION  
April 21, 2009

A Work Session of the Whitpain Township Board of Supervisors was held on Tuesday, April 21, 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 April 21, 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, and Director of Parks and Recreation Kurt W. Baker were also present. Fire Marshal David M. Camarda was absent. Five members of the public were present.

The Supervisors reviewed the agenda discussing approval of the minutes of the April 7, 2009 Supervisors' Meeting, approval of the Treasurer's Report for March 2009, acceptance with regret the resignations of George Felici from the Planning Commission and Nancy Munn and Kathy Brooke from the Parks and Recreation Board and thanking them for their years of service to the Township, a motion to appoint Yongli Min to the Planning Commission to fill the vacancy left by Mr. Felici, a motion to release escrow for 630-646 Skippack Pike, approval of a Software License Agreement with Tyler Technologies, Inc. for MUNIS financial software package in the amount \$127,999, pending approval by the Solicitor's office, approval of Resolution Number 890 authorizing the Township Manager to apply to the Department of Conservation and Natural Resources for a grant for the purpose of planning the Narcissa Road Trail as part of the Whitpain Township Trails Master Plan, a motion to authorize the Township Manager to advertise proposed Ordinance #4-224 to adopt a new Article in the Zoning Chapter of the Code establishing an Age-Qualified Overlay District in the R-1 Residence District and the R-2 Residence District and repealing any Ordinance or portions of Ordinances in conflict therewith, and one Zoning Hearing Board application.

Mr. Palmer reported on some of the topics at the PSATS Convention he just attended, one being the Right to Know Law.

Mrs. Lieberman noted that Mr. Garrity's office is working on the transfer to the WVWA of the Thompson Dam and the area of the Wissahickon owned by the Township where the WVWA wishes to do the Stepping Stone Project. It was thought that the properties should be sold to them, rather than just easements because of the possible liability. The Board agreed and Mr. Garrity will have the documents prepared.

Mr. Cione reported on the West Ambler EPA Open House and Township Clean-up held on Saturday, April 18, 2009. He said that it was very well attended and successful. He

noted that everyone from the neighborhood told him that they want to see the park opened for at least passive recreation purposes and they are not in favor of removal of the asbestos from the park site.

Mrs. Lieberman asked which Supervisors will be attending the Township's Earth Day celebration on April . Mr. Palmer, Mr. Greco and Mr. Young said they would.

Mrs. Lieberman then asked the Supervisors for comments regarding Mr. Rieker's analysis of the Skippack Pike corridor and the effect a change in the Canterbury Estates Project might have on other properties. They asked that they be given information on what was permitted on the Canterbury Estates property before the previous change in zoning, what is permitted under the present district, and what they are asking for. They also asked what other places in the entire Township where this could apply. Staff will prepare that information for the Board.

The Supervisors then discussed a legal matter, Wissahickon Park.

The Supervisors then left for the public meeting

The Work Session was reconvened at 8:35 PM. The Supervisors finished discussing the legal matter.

The Work Session was adjourned at 9:45 PM.

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Phyllis C. Lieberman  
Whitpain Township Manager

## #8-2009

The regular monthly meeting of the Whitpain Township Board of Supervisors was held Tuesday, April 21, 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, III 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, and Recording Secretary, Michele Alifano were also present. There were approximately fifty members of the public in attendance at the meeting. Fire Marshal David M. Camarda was absent.

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

A motion was made by Mr. Young, duly seconded by Mr. McKernan, to approve the minutes of the April 7, 2009 Supervisors' Meeting. Chairman Palmer called for any comments or questions on this item from the Board and the audience. There were none. The motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. McKernan, to approve the Treasurer's Report for March, 2009. Chairman Palmer called for any comments or questions on this item from the Board and the audience. There were none. The motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. McKernan, and unanimously passed to accept with regret the resignations of George Felici from the Planning Commission, and Nancy Munn and Kathy Brooke from the Parks & Recreation Board. Chairman Palmer commended these individuals for their years of dedicated service to the Township, and he presented them with awards in honor of their service.

A motion was made by Mr. Young, duly seconded by Mr. Zucker, to appoint Mr. Yongli Min to the Planning Commission to fill the vacancy left by George Felici. This term will expire on December 31, 2010. Chairman Palmer called for any comments or questions on this item from the Board and the audience. There were none. The motion passed unanimously.

A motion was made by Mr. McKernan, duly seconded by Mr. Zucker, to release \$29,978.10 (Release #6 and 7) from the escrow fund for 630-646 Skippack Pike (LD-2-03). Chairman Palmer called for any comments or questions on this item from the Board and the audience. There were none. The motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. McKernan, to approve a Software License Agreement with Tyler Technologies, Inc. for MUNIS financial

software package in the amount of \$127,999 pending approval by the Solicitor's Office. Chairman Palmer called for any comments or questions on this item from the Board and the audience. There were none. The motion passed unanimously.

A motion was made by Mr. Zucker, duly seconded by Mr. McKernan, to approve Resolution Number 890, a Resolution authorizing the Township Manager to apply to the Department of Conservation and Natural Resources for a grant for the purpose of planning the Narcissa Road Trail as part of the Whitpain Township Trails Master Plan. Chairman Palmer called for any comments or questions on this item from the Board and the audience. Mr. Patrick Kane commented that he believes that this area has many nice parks, but he felt that Whitpain Township has received its fair share of state funding, and that these funds should be available to other municipalities. Chairman Palmer explained that the idea of the Master Trails Plan was to put a continuum between the various parks throughout the Township. Additionally, this particular trail concept came about through an agreement with the owners of Wings Field to put in either sidewalks or a trail around the airport. The trail will be maintained by Wings Field. He also stated that the Township must compete for the grants that we receive, and this funding will provide an opportunity to showcase the parks in the Township. Mr. Greco added that it is the County that receives the grants from the State, and the Township then applies to the County to receive the funding. There being no further comments or questions, the motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. McKernan, to authorize the Township Manager to advertise proposed Ordinance #4-224, an Ordinance amending the codified Ordinances of the Township of Whitpain, Chapter 160 (Zoning) to adopt a new Article to be known as "Article XXXII Age-Qualified Overlay District" establishing an Age-Qualified Overlay District in the R-1 Residence District and the R-2 Residence District and repealing any Ordinances or portions of any Ordinances in conflict therewith. Chairman Palmer called for any comments on this item from the Board and the audience.

Mr. Craig Remar commented that there are too many issues with the intersection at Routes 73 & 202 that will prevent this project from moving forward, and he felt that the consideration of this Ordinance was simply a waste of time.

Mrs. Barbara Verica requested that the Board intervene to have Franklin Realty open up discussion with the surrounding neighbors. She also expressed the opinion that another 55-plus community in this vicinity was probably not a wise choice, as the other 55-plus communities have recently been seeking to obtain relief from that type of zoning classification due to poor sales.

Mr. Matt Hillbush requested clarification on the number of units proposed at the site. Mr. Young responded that there are 96 units proposed which is a reduction from the original 180 units that were originally proposed. Mr. Young encouraged the public to attend the Planning Commission meeting that will be held on May 12, 2009 to express their concerns.

Mr. Wayne Schiable stated that the Board should set a precedent that shows that they will not downgrade residential properties, and by doing so, the developers would not come back before the Board repeatedly with these types of proposals.

Mr. Pat Kane remarked how difficult it is to drive around this area due to the suburban sprawl taking place. He believed that doing away with the local municipalities and only having county government would allow for better management.

Mr. Bob Whittock stated that he had recently come across a zoning map from 1950, and at that time the Reed's property was zoned residential. He stressed that the zoning ordinance was brought about for the protection of the residents, and that it should not be changed.

Chairman Palmer commented that the reason the Board considers all applications is that both the Reed's and the Leoni properties are part of the Township's Comprehensive Plan. Township staff reviews all proposals, and the sometimes complex issues are open to discussion. He assured the public that any decisions made by the Board are done with the best interest of the Township and the local community in mind.

There being no further business to come before the Board, on motion made by Mr. Young the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Anthony F. Greco, Secretary