

WORK SESSION
July 7, 2009

A Work Session of the Whitpain Township Board of Supervisors was held on Tuesday, July 7, 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 July 7, 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. 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. Five members of the public and one reporter were present.

The Supervisors reviewed the agenda discussing the scheduling of the August meeting, approval of the minutes of the June 16, 2009 Supervisors' Meeting, approval of the Voucher List for the month of June 2009, a motion to authorize the execution of the settlement stipulation for the Glassman/Syphers tax assessment appeal settlement for tax years 2002-2009, a motion to approve the Lease Amendment with the Wissahickon Valley Historical Society for the 1895 Schoolhouse, a motion to authorize the Chairman to sign on behalf of the Township a Declaration of Covenants among Whitpain Township, the Wissahickon Valley Historical Society, and the Commonwealth of Pennsylvania dealing with the maintenance and preservation of the 1895 Schoolhouse, a motion to reject the bid received and authorization to re-advertise bids for retrofitting an existing stormwater detention basin in Village Circle, a motion to authorize the Township Manager to advertise proposed Ordinance #4-227 amending the Age Qualified Residential Community Zoning District to provide special regulations for residential development without unit occupancy regulations, including declaration of age restriction, and several Zoning Hearing Board applications.

Mrs. Lieberman advised that the Township will be switching IT Consultants, effective August 1, 2009. The new provider will be Christo IT Services of Harleysville, PA. The Supervisors said that they thought they had approved that previously. Mrs. Lieberman said that they had. This was just an update on the status.

Mr. Cione then told the Supervisors that there is an Energy Grant available through DEP for uses using alternative energy sources. He suggested that the Township apply for a solar energy grant to help reduce the cost of energy at the Township Building Complex. By installing solar energy panels on the roof of the Township garage it would be possible to reduce our costs considerably. He noted that the total cost of the project would be approximately \$259,165. The grant would be for \$194,376 and our share would be \$64,792. The annual savings with energy credits should be \$15,954. Over the lifespan of

the panels (25 years) the savings would equal \$375,000. The project will have to be bid. Because of the time, expense, and effort needed to work on the project, he wanted to make sure that the Supervisors wanted to pursue the grant. After some discussion, they said that they thought it was worthwhile pursuing.

Mrs. Lieberman and Mr. Pronzcak said that they had met with David Doll who is the new President of the WRO. One of the items that he asked was if we could address again the renaming of Penllyn Blue Bell Pike. This time he was only asking about the section from Township Line Road to Stenton Avenue. He asked that another survey be sent out. After some discussion, the Supervisors said that they did not want to do that.

Mrs. Lieberman, Mr. McAndrew, and Mr. Garrity explained staff had been working on a proposed Ordinance that would allow temporary real estates signs as the Real Estate Alliance had requested. After some discussion, the Supervisors told Mr. Garrity to prepare the Ordinance.

Mrs. Lieberman asked that Mr. Palmer and Mr. McKernan give her some dates when they were available for a Finance Committee meeting.

The Supervisors then left for the public meeting.

At approximately 8:15 PM the Work Session was reconvened.

The Supervisors discussed two legal matters.

At approximately 9:00 PM the Work Session was adjourned.

Phyllis C. Lieberman
Whitpain Township Manager

#13-2009

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, July 7, 2009 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Supervisors Joseph J. Palmer, Brian W. Young, Anthony F. Greco, Adam D. Zucker, and William L. McKernan, III were present. Township Manager, Phyllis C. Lieberman, Township Engineer/Assistant Township Manager Roman M. Pronczak, Township Solicitor James J. Garrity, Finance Director John Marcarelli, Police Chief Mark A. Smith, Code Enforcement Officer Michael E. McAndrew, Public Works Director Ronald J. Cione, Fire Marshal David M. Camarda, Park and Recreation Director Kurt W. Baker, and Recording Secretary Michele Alifano were also present. There were approximately twenty members of the public in attendance.

Following the Pledge of Allegiance, Chairman Palmer called the meeting to order.

Chairman Palmer announced that in the month of August, 2009, there would be only one Board of Supervisors' meeting. The meeting will be held on Tuesday, August 4 at 8pm.

A motion was made by Mr. McKernan, duly seconded by Mr. Zucker to approve the minutes of the June 16, 2009 Supervisors' Meeting. Chairman Palmer called for any discussion. There being none, the motion unanimously passed.

A motion was made by Mr. Young, duly seconded by Mr. Greco to approve all expenditures on the Voucher List for the month of June, 2009, which totaled \$598,939.86. Chairman Palmer called for any discussion. There being none, the motion unanimously passed.

A motion was made by Mr. McKernan, duly seconded by Mr. Zucker to authorize the Chairman to execute the settlement stipulation for the Glassman/Syphers tax assessment appeal settlement for tax years 2002-2009 and to authorize a total reimbursement by the Township to the appellants of \$4399.08. Chairman Palmer called for any discussion. There being none, the motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. Young to approve a Lease Amendment with the Wissahickon Valley Historical Society for the 1895 Schoolhouse. If approved, the lease to be signed by the Chairman. The amendment extends the present lease until December 31, 2039 and deals with obligations and insurance coverage. Chairman Palmer called for any discussion. There being none, the motion passed unanimously.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker to authorize the Chairman to sign on behalf of the Township a Declaration of Covenants among Whitpain Township, the Wissahickon Valley Historical Society, and the Commonwealth of Pennsylvania, acting by and through the Pennsylvania Historical and Museum

Commission. These covenants deal with the maintenance and preservation of the 1895 Schoolhouse for a period of 15 years. In return the Township and Historical Society will be eligible for grants. Chairman Palmer called for any discussion. There being none, the motion passed unanimously.

A motion was made by Mr. McKernan, duly seconded by Mr. Greco to reject the bid received and authorization to re-advertise bids for retrofitting an existing stormwater detention basin in Village Circle. Chairman Palmer stated that the Township had received only one bid, which had been rejected. He then called for any discussion regarding this item. There being no further comment, 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 #4-227, an Ordinance amending Chapter 160 of The Code of the Township of Whitpain(also known as The Zoning Ordinance of Whitpain Township), for the purposes of amending Article X, AQRC – Age Qualified Residential Community District to provide special regulations for residential development without unit occupancy regulations including declaration of age restriction, Article XXVI, Signs, Article XXVIII, General Provisions, and repealing all Ordinances or portions of Ordinances inconsistent therewith. Chairman Palmer called for any discussion on this item. Mr. Antonio Matos, 975 Clover Court, asked if this Ordinance was in reference to the Reed’s property, and Chairman Palmer explained that the Ordinance pertained to the Canterbury Estates development. There being no further comment, the motion passed unanimously.

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

NO: 1835-09: Application filed by Metro PCS, LLC as tenant of the property located at (640), 648 Skippack Pike, Blue Bell, Penna., 19422 for the following relief at the subject property:

1. A variance from the terms of Article XIX, Section 160-119 (formerly Section 160-112) to permit the construction and operation of a wireless communications service facility on the existing water tower consisting of six (6) panel-style antennae at the height of 103’ (antenna centerline) and radio equipment on a 10’ x 16’ leased area.
2. A variance from the terms of Article XIX, Section 160-120 (formerly Section 160-113) to increase the maximum height of the six (6) communication antennae from 40’ to 103’ (antenna centerline).
3. A variance from the terms of Article XXVIII, Section 160-201.A (formerly Section 160-191.A) to increase the maximum height of the six (6) communication antennae from 50’ to 103’ (antenna centerline).

The zoning classification of the subject property is “C” Commercial District.

NO: 1836-09: Application filed by Thomas J. & Mary Ann Messmer as equitable owners and Boehm's Reformed Church as the legal owner of the property located at 730 Penllyn Blue Bell Pike, Blue Bell, Penna., 19422 for a variance from the terms of Article XXIII, Section 160-157 (formerly Section 160-149) to allow private horse grazing at the subject property. The zoning classifications of the subject property are "IN" Institutional District and "FP" Floodplain Conservation District.

NO: 1837-09: Application filed by Lago D'Argento, LLC as owner of the property located at 1220 Wentz Road, Blue Bell, Penna., 19422 for the following relief at the subject property:

1. Variances from the terms of Article XXVIII, Section 160-209 A. & B. (formerly Section 160-200.A & B) to allow Lots 4 and 5 to have direct access to Wentz Road instead of access over of the newly created local residential street (Silverlake Lane).
2. Variances from the terms of Article XXIX, Sections 160-224 & 160-225 (formerly Sections 160-207 & 160-208) to continue the existing non-conforming use, i.e., the continued use of the existing dwelling as two (2) residential apartments.
3. Such other relief as the Board may deem necessary.

The zoning classification of the subject property is "R-7" Residential District.

Mr. Young called for any old or new business for discussion from the Board or the public. Mr. Gregory Barsh, 1700 Concord Court, commented on the difficulty of exiting the Wawa parking lot due to the inability to make left turns. Mr. Pronczak responded that the situation will be rectified upon the completion of the Rt. 202 widening project and the development of the Leoni property. The intersection presently cannot be signalized because the driveways on either side of Rt. 202 do not align. Mr. Barsh asked for a projected time frame when the work could be expected to take place. Mr. Pronczak stated since Rt. 202 is a state road, there was no way to provide a definite answer regarding completion dates. Mr. Matos inquired if there was any update to the status of the Reed's property, and Mr. Pronczak informed him of the upcoming Planning Commission meeting to be held on July 14, where the applicant would be giving a presentation regarding their most recent proposal.

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m. upon motion by Mr. Young.

Respectfully submitted,

Anthony F. Greco, Secretary