

WORK SESSION
August 4, 2009

A Work Session of the Whitpain Township Board of Supervisors was held on Tuesday, August 4, 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 August 4, 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. One member of the public was present.

The Supervisors reviewed the agenda discussing the scheduling of meetings for the month of September, approval of the minutes of the July 7, 2009 Supervisors' Meeting, approval of the Voucher List for July 2009, approval of the promotions of Sergeant Kenneth Lawson to Lieutenant and Patrolman Anthony Cianci to Sergeant, effective August 15, 2009, a motion to authorize the Chairman and Secretary to sign on behalf of the Township the H2O PA Water and Sewer Grant in the amount of \$40,000 for the Township Line Road Pumping Station Upgrade, a motion to authorize Roman Pronczak or John Marcarelli to represent the Township at the closing for the conservation easement and trail on the Walbridge Property located at Penllyn Pike Blue Bell Pike and Morris Road, a motion to adopt Resolution No. 894 authorizing the conveyance of property owned by Whitpain Township at 33 W. Mt. Pleasant Avenue to the Wissahickon Valley Watershed Association for a stream crossing to serve the trail system on the property and the to allow the Watershed to take ownership of the Thompson Dam, and several Zoning Hearing Board applications.

Mr. Cione then showed a video of the flooding that occurred in West Ambler after the most recent storm. There was much discussion about how to help the people in that area with this continuing problem. Mrs. Lieberman said that she has contacted our state and federal representatives to find out what funds are available.

Mr. Camarda said that the Second Alarmers are ready to begin fundraising for a permanent station. They like the idea of having it located on the Boxwood Farm property owned by the Township, but want to have the Township's commitment. After some discussion, the Supervisors said that they would provide that. They also asked that one of the Supervisors be the Honorary Fundraising Chair. Mr. Palmer said that he would accept that position.

Mrs. Lieberman said that the Waste System Authority has asked that the 301A communities consider going to a single contracted hauler and that Mr. Young had suggested that it might be time to look into it again. Mr. Cione suggested that we meet as a group with all of the haulers who collect in the Township and discuss the issue with them. After some discussion, it was decided that that would be a good starting point. Mr. Young will work with staff on the matter.

Mr. Camarda and Mr. Baker noted that they had been approached by Centre Square Fire Company about having fireworks at the Fire Expo at Wentz Run Park. Mr. Miller, the Chief later said that it would just be for their anniversary. Staff said that for the Township's anniversary the fireworks took place at the Community College, because it was determined that Wentz Run had too many homes in close vicinity and when Mermaid had fireworks at a function we got several complaints from nearby neighbors about fireworks falling in their yards and the loud noise. After some discussion, the Supervisors said that they didn't think it was a good idea in Wentz Run Park. They suggested that for the fire company's anniversary, that they have the Expo at the Community College.

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

The Supervisors then left for the public meeting.

At approximately 8:25 PM the Work Session was reconvened.

The Supervisors discussed one legal matter and one personnel matter.

At approximately 10:00 PM the Work Session was adjourned.

Phyllis C. Lieberman
Whitpain Township Manager

#14-2009

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, August 4, 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 four members of the public in attendance.

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

Chairman Palmer announced the dates for the upcoming regular Board of Supervisors' meetings in the month of September which are scheduled for Tuesday, September 1, 2009 and Tuesday, September 15, 2009 at 8:00 p.m.

A motion was made by Mr. Greco, duly seconded by Mr. Zucker to approve the minutes of the July 7, 2009 Supervisors' Meeting. Chairman Palmer called for any discussion. There being none, the motion unanimously passed.

A motion was made by Mr. McKernan, duly seconded by Mr. Greco to approve all expenditures on the Voucher List for the month of July, 2009, which totaled \$1,067,014.71. Chairman Palmer called for any discussion. There being none, the motion unanimously passed.

A motion was made by Mr. McKernan, duly seconded by Mr. Greco to approve the promotions of Sergeant Kenneth Lawson to the position of Lieutenant and Patrolman Anthony Cianci to Sergeant, effective August 15, 2009. Sergeant Lawson is a 24 year veteran of the Police Department and Patrolman Cianci is a 14 year veteran. Each gentleman scored the highest overall score in the testing process, which included a written test, performance evaluation average score, and oral exam. 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 and the Secretary of the Board of Supervisors to sign on behalf of Whitpain Township, the H2O PA – Water & Sewer Grant, in the amount of \$40,000, for the Township Line Road Pumping Station. Chairman Palmer called for any discussion. There being none, the motion passed unanimously.

A motion was made by Mr. McKernan, duly seconded by Mr. Young to authorize Roman Pronczak or John Marcarelli to represent the Township at the closing for the

conservation easement and trail on the Walbridge Property located at Penllyn Blue Bell Pike and Morris Road. Chairman Palmer called for any discussion. There being none, the motion passed unanimously.

A motion was made by Mr. McKernan, duly seconded by Mr. Young to adopt Resolution No. 894, authorizing the conveyance of property owned by Whitpain Township located at 33 W. Mt. Pleasant Avenue to the Wissahickon Valley Watershed Association. This is for the sale of approximately 7 acres for \$1. This is so that the Watershed can construct a stream crossing to serve the trail system on the property and to allow the Watershed to take ownership of the Thompson Dam. Chairman Palmer then called for any discussion regarding this item. There being none, the motion passed unanimously.

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

NO. 1838-09: Application filed by Sprint as tenant of the property located at (640), 648 Skippack Pike, Blue Bell, PA, 19422 for the following relief at the subject property:

1. A variance from the terms of Article XIX, Section 160-119 to permit the construction and operation of a microwave dish antenna on the existing water tower at a height of 121 ft.
2. A variance from the terms of Article XIX, Section 160-120 to increase the maximum height of the microwave dish antenna from 40 ft. to 121 ft.
3. A variance from the terms of Article XXVIII, Section 160-201.A to increase the maximum height of the microwave dish antenna from 50 ft. to 121 ft.

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

NO. 1839-09: Application filed by F.C. Haab Co., Inc. as owner of the property located at 1933 Morris Road, Blue Bell, PA, 19422 for a variance from the terms of Article XXII, Section 160-142.G.5 to allow two tenants to use the property as on office use in addition to the existing tenant, Reit Fuel Oil Company at the subject property.

The zoning classification of the subject property is “I” Limited Industrial District.

The Board of Supervisors then considered the following applications to the Zoning Hearing Board:

NO. 1818-09: Application filed by North Wales Road Partnership, LP as Equitable Owner of the property located at 1620 North Wales Road, Blue Bell, PA 19422, for the following relief at the subject property:

1. A variance from the terms of Article VII, Section 160-31 to reduce the minimum required lot area from 12,500 sq. ft. to 9,130 sq. ft. for Lot #2, to 8,086 sq. ft. for Lot #4, and to 8,861 sq. ft. for Lot #5.
2. A variance from the terms of Article VII, Section 160-31 to reduce the minimum required lot width from 100 ft. to 76 ft. for Lot #4, and to 87 ft. for Lot #5.
3. Variances from the terms of Article VII, Section 160-32 and Article XXVIII, Section 160-202 to reduce the minimum required front yard from 50 ft. to 20 ft. for all lots.
4. Variances from the terms of Article VII, Section 160-34 and Article XXVIII, Section 160-203 to reduce the minimum required side yard from 25 ft. to 10 feet for all lots and reducing the minimum required aggregate side yard from 60 ft. to 20 ft. for lot nos. 1, 2, 4, & 5.
5. Variances from the terms of Article VII, Section 160-36 and Article XXVIII, Section 160-204 to reduce the minimum required rear yard from 50 ft. to 25 ft. for Lot #2 and to 35 ft. for all other lots.

The zoning classification of the subject property is “R2” Residence District.

Chairman Palmer advised that the applicant had made revisions to the original application based on recommendations from the Planning Commission, but has yet to request a continuance to allow the Planning Commission to review the changes. Chairman Palmer then called for a motion to oppose the application if the applicant does not file a continuance. The motion was made by Mr. McKernan, duly seconded by Mr. Greco, and with no further comment or question from the public, the motion unanimously passed.

At this time, Mr. Young called for any old or new business for discussion from the Board or the public. Mr. Barry Dubinsky, 4 Mercer Hill Road, commented on the overflow of stormwater at the location of the bridge on Morris Road, between Mercer Hill Road and Butler Pike, following the heavy rains on Sunday, August 2, 2009. He asked what could be done to remedy the potentially dangerous situation. Mr. Pronczak replied that Morris Road is a state road, and that although the problem has been brought to the state’s attention, funding may not be available for these projects and other areas with problematic drainage issues within the Township. Mr. Cione advised that the

flooding problem has been brought to the attention of local officials including Representative Mike Gerber and Representative Allyson Schwartz. He explained that the

bridge was widened and raised back in the 1970s to accommodate heavier run-off, but once the Wissahickon Creek rises to a certain level, the secondary creeks cannot release their overflow which creates the flooding conditions. Another resident, Mr. Sheldon Weintraub, suggested that the Township attempt to procure stimulus funding that is being allotted to the state. Mr. Pronczak advised that the stimulus funding is currently only available for “shovel ready” projects. In addition to the necessary design, there is a permitting process that needs to be followed prior to being eligible for stimulus funding. He added that there are numerous other construction projects that are competing for funding, but he assured that the Township would keep up their efforts to acquire any money that may trickle down from the state or federal level. Mrs. Susan Mudambi commented on the video that was shown in the pre-meeting which documented the flooding in West Ambler. Chairman Palmer emphasized that the Board is taking a proactive stance in finding the funding necessary to rectify the flooding issues. Mrs. Mudambi also inquired as to why Ordinance #4-227 does not appear on the Township website when the authorization to advertise was already obtained. Mrs. Lieberman stated the Ordinance has not been composed at this point in time, but that it will be forthcoming in the next few days, and she advised of the dates in September when the Ordinance would be up for review before the Planning Commission and the Board of Supervisors.

There being no further business to come before the Board, the meeting was adjourned at 8:17 p.m. upon motion by Mr. Young.

Respectfully submitted,

Anthony F. Greco, Secretary