

WORK SESSION

September 3, 2019

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, September 3, 2019 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA at 7:30 p.m. for the purpose of reviewing the agenda of the September 3, 2019 Supervisors' meeting. Supervisors Frederick R. Conner, Adam D. Zucker, Kenneth F. Wollman, and Michele Minnick were present. Also present were Township Solicitor Frank R. Bartle., Esq., Township Manager Roman M. Pronczak, P.E., Assistant Township Manager David J. Mrochko, Township Engineer James E. Blanch, P.E., Police Chief Kenneth Lawson, Director of Code Enforcement Michael McAndrew, Finance Director Christine M. Bauman, Director of Public Works Thomas Farzetta, IT Director Nicole M. Leininger, and Parks and Recreation Director Kurt W. Baker. One member of the public was also present.

The Supervisors began the work session by discussing Supervisor Greco's untimely passing and potential replacement on the Board until the end of 2019. After discussing this topic, Supervisors reviewed the agenda for the meeting and discussed the Mission Moment, the Consent Agenda including approval of the August 20th minutes, the August Voucher List, the July Treasurer's Report, authorization to advertise for bids, and a release of escrow funds. Additionally, the Board reviewed the Zoning Hearing Board cases scheduled for September 19th.

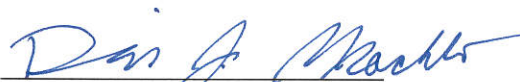
The meeting continued with discussion concerning a letter the Township recently received from Ambler Borough Manager Mary Aversa stating the Borough's desire to create a Water Authority. The letter outlined the composition of Board members for the potential authority. Specifically, Ambler Borough's intent is to create a nine-member Board, five of whom would be from Ambler Borough with one additional member from each of the four Townships currently served by the Ambler Borough Water Department. The proposed Municipal Water Authority Board would be selected exclusively by Ambler Borough Council. The letter requested that the Whitpain Board of Supervisors forward the name or names of Whitpain's representative for consideration by Ambler Borough Council on or before September 13. After some discussion, the Board of Supervisors directed the staff to further research the complexities associated with Ambler Borough's proposed authority so Whitpain can make a more informed decision on the larger topic.

Mr. Pronczak continued the meeting by reminding Supervisors of several upcoming events, including:

- Ambler Whitpain Football 20th Anniversary – September 7 at 1:00 p.m.
- Wings N' Wheels – September 7 from 11:00 a.m. to 4:00 p.m.
- St. Helena's Blue Mass – September 11 at 7:00 p.m.
- Drive-in Movie – September 13
- Concert in the Park – Sofa Kings – September 19 at 7:00 p.m.

- Community Festival – September 28
- Centre Square Fire Company Fire Expo – October 4 from 6:00 to 8:30 p.m.
- Centre Square Park Turf Field Opening – October 5
- Flu Shots – October 7 at 9:30 a.m.

When discussion on this topic ended at 7:51 p.m., the work session meeting was adjourned, and Supervisors met in executive session to discuss matters of potential litigation and personnel issues. When the executive session ended at 8:00 p.m., Supervisors left for the public meeting. When the public meeting ended, Supervisors resumed the executive session discussing matters of potential litigation.



David J. Mrochko

Whitpain Township Assistant Manager

#14-2019
September 3, 2019

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, September 3, 2019 at the Township Administration Building, 960 Wentz Road, Blue Bell, PA. Chairman Frederick R. Conner, Jr., along with Supervisors Adam D. Zucker, Kenneth W. Wollman and Michele Minnick were present. Township Manager Roman M. Pronczak, P.E., Assistant Township Manager David J. Mrochko, Solicitor Frank R. Bartle, Esq., Police Chief Kenneth Lawson, Code Enforcement Officer Michael E. McAndrew, Public Works Director Thomas Farzetta, Finance Director Christine M. Bauman, IT Director Nicole M. Leininger, Township Engineer James E. Blanch, P.E., Parks and Recreation Director Kurt W. Baker and Recording Secretary Virginia Papale were also present. Fire Marshal David M. Camarda was absent. There were 15 audience members at the meeting.

Following the Pledge of Allegiance, Chairman Conner requested a moment of silence to remember Supervisor Anthony F. Greco, who passed away August 24, 2019.

Chairman Conner thanked staff, the Police Department, Centre Square Fire Company, Second Alarmers, and the Springfield, Whitemarsh and Plymouth Police Departments for their work in putting together the motorcade and ceremony at St. Helena's for Tony's Funeral Mass. Chairman Conner had the honor of offering words of remembrance in honor of Tony, and he read an excerpt this evening. The entire version is made a part of these minutes.

As we begin every meeting, we reaffirm the Mission, Vision, Values Statement and honor Tony Greco with a video tribute of his more than 40 years of service in Whitpain Township. Tony served on the Planning Commission, the Zoning Hearing Board and the Board of Supervisors for 23 years. His legacy lives on. Accolades and remembrances have come in from far and wide. Chairman Conner welcomed Representative Hanbidge.

Representative Liz Hanbidge presented a Condolence Resolution in memory of Tony, which will be given to his family. It highlights his incredible service to our Country, the Township, and his work to inspire people to become involved. It is an important legacy.

Chairman Conner thanked Representative Hanbidge and then recognized former Representative Kate Harper who shared a personal recollection of Tony's service on the Planning Commission. He would recognize that the "horse people" were in attendance, listen to their requests, and act. She is grateful that he served for so long. Chairman Conner thanked her, and again thanked the staff for pulling the events of the week together.

The second portion of the Mission Moment was presented by Vice-Chairman Zucker, who acknowledged the service of three Eagle Scouts who were in attendance. Our Mission,

Vision, Values statement is essentially a guide of how the Township is to be run, giving our best service. We look forward to the possibility of the young men in attendance sitting at the dais serving the Township with integrity and respect. These traits are particularly important as they relate to scouting. Ten young men from Troop 98 attained the rank of Eagle Scout at a presentation at the Manor House on August 4. A proclamation was presented at that time, and three of the ten are here this evening: Sanjit Shelukar, Evan Meiers and Adam Pieroni. Also present were Assistant Scoutmaster George McCool and Committee Chair Greg Barsh. Vice-Chairman Zucker said it was particularly appropriate that one of the badges is for Citizenship in the Community as we honor Tony Greco. A lot of what Whitpain is today is due to his contributions. The young men were congratulated and wished well.

A motion was made by Mr. Zucker, duly seconded by Mr. Wollman to appoint Melissa Murphy Weber to the Board of Supervisors with a term ending December 31, 2019. Chairman Conner called for any discussion. Vice-Chairman Zucker thanked her for stepping up. Chairman Conner said we are delighted to have her back, if only for a few months. She will be brought up to date with current events. There was no additional discussion, and the motion carried.

A motion was made by Mrs. Minnick, duly seconded by Mr. Zucker to approve the Consent Agenda items (a) through (e), as follows:

- (a) Minutes of the Board of Supervisors' August 20th meeting.
- (b) August Voucher List in the amount of \$2,250,009.39, check sequence #67876 through #68153.
- (c) July Treasurer's Report.
- (d) Authorize the Township Manager to advertise bids for the Yost Road Bridge Replacement Project.
- (e) Confirmed release of \$53,903.60 (Release #2) from the escrow fund for AVE Blue Bell land development located at 1600 Union Meeting Road.

Chairman Conner called for any discussion on these items. It was noted that the estimated cost of the Yost Road bridge replacement is \$1.5 million. There was no additional discussion and the motion carried.

The Board took no action on the following Zoning Hearing Board cases scheduled to be heard September 19th:

NO. 2206-19: HUNG SIK MIN AND SOMIE MIN, request the following zoning relief related to the property located at 1339-1353 Township Line Rd., Blue Bell, PA, in the Township's C-Commercial District:

1. An appeal from the Whitpain Zoning Officer's Determination that the Applicants are required to obtain the following zoning relief from the Township's Zoning Ordinance, as amended: (a) a variance to permit fewer parking spaces than the required parking on the property; (b) a variance to permit some of the required parking spaces to be located, by way of a shared-parking agreement, on an adjacent shopping center property located at 1750 DeKalb Pike, owned by The Regency Blue Bell LP, and known as The Shops at Blue Bell; (c) a special exception to permit such a shared-parking arrangement; and (d) a variance from Article XIX, Section 160-121 relating to Area, Width, and yard Regulations; or
2. Alternatively, Applicants request the following zoning relief from the Township's Zoning Ordinance, as amended: (a) a variance from Article XXVII, Section 160-192 to permit fewer parking spaces than are required under the Ordinance; (b) a variance from Article XXVII, Section 160-193 to permit some of the required parking spaces to be located on the adjacent Shops of Blue Bell property by way of a shared-parking agreement with the adjacent property owner; and (c) a special exception under Article XXVII, Section 160-193, relating to Parking Facilities for Two or More Establishments, to permit such a shared-parking arrangement; (d) a variance from Article XIX, Section 160-121 relating to Area, Width, and yard Regulations; or
3. Alternatively, a Zoning Hearing Board Determination that, under Article XXIV, Section 160-221 relating to Land, Section 160-222 relating to Building and Section 160-225 relating to Extension of Non-Conforming Use, of the Township's Zoning Ordinance, as amended, the Applicants' strip-center on the property is a non-conforming use and, as such, Applicants are entitled to continue to such use on the property without the alternate requested zoning relief for parking.

NO. 2207-19: REGENCY BLUE BELL, LP, requests the following relief related to the property located at 1750 DeKalb Pike, Blue Bell, PA, in the Township's C-Commercial District:

1. An appeal from the Whitpain Zoning Officer's Determination that the Applicant is required to obtain the following zoning relief from the Township's Zoning Ordinance, as amended: (a) a variance to permit fewer parking spaces than the required parking after the Pennsylvania Department of Transportation's eminent domain taking of a portion of the property located at 1339-1353 Township Line Rd., Blue Bell, PA; (b) a special exception to permit such a shared-parking arrangement by way of a shared parking agreement; and (c) a variance to permit a green area less than the minimum required green area; or

2. Alternatively, Applicant seeks the following zoning relief from the Township's Zoning Ordinance, as amended: (a) a variance from Article XXVII, Section 160-192 to permit fewer parking spaces than are required under the Ordinance; (b) a special exception under Article XXVII, Section 160-193, relating to Parking Facilities for Two or More Establishments, to permit such a shared-parking arrangement; and (d) a variance from Article XIX, Section 160-121 relating to Area, Width and yard Regulations and Article XXVIII, Section 160-214 relating to Green Area Regulations to permit Applicant to have less green area than is required under the Ordinance; or
3. Alternatively, a Zoning Hearing Board Determination that, under Article XXIV, Section 160-221 relating to Land, Section 160-222 relating to Building and Section 160-225 relating to Extension of Non-Conforming Use, of the Township's Zoning Ordinance, as amended, the Applicant's shopping center on the property is a non-conforming use and, as such, Applicant is entitled to continue such use on the property without the alternate requested zoning relief for parking and green area.

NO. 2208-19: DEL-RAY BLUE BELL, INC. requests a variance from Article XIX, Section 160-121.I related to outdoor storage and sales. Applicant's requested relief, if granted, will allow the Applicant to display merchandise for sale on the exterior of the property it rents located at 1750 DeKalb Pike, Blue Bell, PA in the Township's C-Commercial District when the Ordinance prohibits same.

NO. 2210-19: CARINA SEIDEL AND IAN CARNEY-JONES request a variance from Article V, Section 160-16 related to Front Yards on Corner Lots and Section 160-19 related to Rear Yards and a variance from Article XXVIII, Section 160-203 related to Residential Projections into Side Yards and Section 160-204 related to Residential Rear Yard Intrusions. Applicant's requested relief, if granted, will permit the Applicants to construct a 40 foot 10 inch by 47 foot 9 inch one story addition to the side of the Applicant's residence located at 1658 Larchwood Drive, Blue Bell, PA in the Township's R-1 Residential District which will: (1) reduce the side yard width to 10 feet 10 inches when the Ordinance requires a minimum width of 45 feet; and (2) will reduce the aggregate side yard width to 60 feet 10 inches when the Ordinance requires a minimum of 100 feet; and (3) will reduce the minimum rear yard to 47 feet when the Ordinance requires a minimum of 75 feet.

NO. 2211-19: SIGNANT HEALTH requests a variance from Article XXVI, Section 160-191.F related to Schedule of Sign Regulations. Applicants request relief, if granted, will allow Applicant to install one 25 square foot sign for a tenant occupying more than 50% of the floor area of Applicant's facility located at 785 Arbor Way, Blue Bell, PA in the Township's R-E Research and Engineering District when the Ordinance prohibits a sign for such a tenant greater than 16 square feet.

On the following Zoning Hearing Board case, a motion was made by Mr. Zucker to have the Township Solicitor appear before the Zoning Hearing Board to present the Township's position with regard to the appeals aspects of the case. Mr. Wollman seconded the motion, with Chairman Conner adding that the Solicitor should contact the applicant's attorney, and if they cannot come to a suitable resolution regarding the appeals, he should appear on September 19th. There was no further discussion and the motion carried.

NO. 2209-19: VANIA AND ALEX VARTANIAN request an appeal from the determination of the Whitpain Township Zoning Officer and an appeal from the Zoning Enforcement Notice dated May 19, 2019 finding that the Applicant may not operate a dog sitting business on the Applicant's property located at 1616 Winchester Drive, Blue Bell, PA 19422 in the Township's R-2 Residential District unless they first obtain a variance for a no-impact home based business under Article VII, Section 160-30.B or a variance for a permissible home occupation pursuant to Article V, Section 160-13.E of the Whitpain Township Zoning Code. Applicant's requested relief, if granted, will allow Applicant to conduct the above described dog sitting business on their aforesaid property.

Chairman Conner turned the meeting over to Vice-Chairman Zucker who called for any public comment. There was none. He asked if the Board had any comments. There were none.

Vice-Chairman Zucker then asked if any member of the Board had any old business to discuss, noting that the Board met in executive session prior to the public meeting to discuss a personnel matter and labor negotiations. The Board will retire to executive session to discuss the matter of real estate acquisition regarding the Mermaid property. There were no comments from the Board.

Vice-Chairman Zucker noted several upcoming events, including:

- September 7th, 1 p.m. – Ambler-Whitpain Football will celebrate its 20th anniversary at Stony Creek Sports Park on North Wales Road
- September 7th, 11 a.m. to 4 p.m. – Wings Field will host the annual Wings 'n Wheels show
- September 11th, 7 p.m. – St. Helena's will hold the annual Blue Mass
- September 13th, 5:30 p.m. – Montgomery County Community College will host the Drive-In Movie event
- September 19th, 7 p.m. – the Sofa Kings will entertain at Wentz Run Park
- September 28th – the annual Community Festival will be held at Montgomery County Community College – a great event with many activities and fireworks

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There were no further comments Vice-Chairman Zucker moved to adjourn the meeting at 8:33 p.m.

Respectfully submitted,



Michele Minnick
Assistant Secretary

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