

#04-2022
February 15, 2022

A business meeting of the Whitpain Township Board of Supervisors was held at 6 p.m. Tuesday, February 15, 2022 in hybrid mode – in person and virtually via Zoom. Supervisors Kimberly J. Koch, Michele Minnick, Jeffrey Campolongo, Joyce Keller and Scott M. Badami were present. Also in attendance were Township Manager Roman M. Pronczak, P.E., Assistant Township Manager David J. Mrochko, Township Solicitor Michael P. Clarke, Esq., Township Solicitor Gregory R. Heleniak, Esq., Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Fire Marshal David M. Camarda, Township Engineer James E. Blanch, P.E., Code Enforcement Officer Michael E. McAndrew, Public Works Director Thomas Farzetta, Parks and Recreation Director Kurt W. Baker, IT Director Nicole M. Leininger, Human Resources Director Kathleen Yackin and Recording Secretary Virginia Papale. There were two members of the public in attendance in person and 13 participating remotely.

Chair Koch reminded everyone that we will continue to use the closed-captioning service that it autogenerated by Zoom. It is not 100% accurate and not the official minutes of the Board of Supervisors' meetings, as the written minutes are approved at a subsequent meeting of the Board. If anyone has questions regarding the closed-captioning service, please contact IT Director Nicole Leininger. She then asked everyone to stand for the Pledge of Allegiance. This was followed by a roll call for attendance.

Chair Koch announced that the Board of Supervisors met in executive session prior to this meeting to discuss a personnel matter.

She then turned the meeting over to Solicitor Michael P. Clarke, Esq.

As advertised, a Conditional Use hearing was held for Application CU44-21 of Normandy Development, LP. The Applicant seeks conditional use approval to reconstruct and expand the existing carriage house, damaged by fire, to accommodate twenty-one(21) guest units. The property is located at 1400 Morris Road, Blue Bell, PA 19422, and is located in the R-6 Agricultural/Rural Residence District.

A court reporter was present to record the proceedings and the transcript will be made a part of the minutes.

A motion was made by Supervisor Badami, duly seconded by Supervisor Keller to approve Conditional Use Application CU44-21. With no questions or comments from the Board or the public, the motion carried.

A motion was made by Supervisor Keller, duly seconded by Supervisor Minnick to approve the Consent Agenda as follows:

- a. Minutes of the January 18th and February 1st Board of Supervisors' meetings.
- b. January Voucher List totaling \$840,961.65, check sequence #75070 through #75220.

- c. Treasurer's Report through November 2021.
- d. Confirm the release of \$22,455.50 (Release #1) from the escrow fund for the 1030 Skippack Pike subdivision located at 1030 Skippack Pike.
- e. Authorize the final release of all remaining funds from the escrow fund for the 637 Cathcart Road subdivision (Better Living Homes) project located at 637 Cathcart Road (S-06-17).
- f. Resolution No. 1485 accepting Deed of Dedication for certain right-of-way along Cathcart Road in connection with the completion and dedication of the 637 Cathcart Road subdivision project.
- g. Authorize the Township Manager to advertise bids for the Pulaski Drive Bridge Replacement Project as part of the DVRPC PA Municipal Bridge Retro-Reimbursement Program.
- h. Resolution No. 1487 authorizing the submission of a grant application for the 2022 Round of the Montco 2040 Implementation Grant Program to provide funding for the installation of pedestrian connections and associated signage to provide a link between the northern end of the core Connector Phase 3 Wentz Run Trail and Wentz Run Park.
- i. Authorize Environmental Standards, Inc. to proceed with Soil Remediation Support and Act 2 Reporting for Mermaid Lake per their proposal dated February 1, 2022 in the amount of \$19,718, subject to the review of the Township Solicitor.

Chair Koch called for any questions from the Board. There were none. She asked if the public had any comments or questions. There were none. The motion carried.

The agenda item to appoint alternate members to the Park and Open Space Board was tabled and will be addressed in a future agenda.

A motion was made by Supervisor Keller, duly seconded by Chair Koch to authorize the Township Manager to advertise Ordinance No. 394 Responsible Contractor's Ordinance (RCO), an ordinance of the Township of Whitpain, County of Montgomery, Commonwealth of Pennsylvania, providing for the adoption of certain procedures related to the solicitation and award of public contracts; providing for certification requirements for public contractors and subcontractors to public contracts; providing for public contract review procedures; providing for assurance on the use of properly trained construction personnel; repealing inconsistent ordinances or parts of ordinances; containing a savings clause and providing for an effective date. Chair Koch called for any comments from the Board or the public. There were none. The motion carried.

A motion was made by Supervisor Badami, duly seconded by Chair Koch to pass Resolution No. 1486 to support Whitpain Township's vision for a 100% clean renewable energy future by participation in the Ready for 100 Movement. Chair Koch noted that this is not a public mandate, but it is how the Township will engage in energy conservation. She called for any comment. Supervisor Keller commented that this resolution is vital to our environment and for the well-being of the Township. She added that approximately 750 acres of open space has been permanently protected; stormwater management utilizes more modern standards with the installation of various plants and shrubs which help filter water into the ground. The Shade Tree Commission has obtained \$50,000 in grant money to reforest the corner of Wentz and Jolly Roads. The Township has been recognized as a Tree City, USA since 1994. For green technology and energy savings, Supervisor Keller mentioned that the Public Works Department has started to incorporate more battery-operated tools and equipment to replace older fossil-fuel powered devices. This year, as part of the solar lighting plan the Township will install new LED fixtures around the Township campus and in Wentz Run Park. She thanked everyone for the work already being done. There were no additional comments from the Board or the public and the motion carried.

A motion was made by Supervisor Campolongo, duly seconded by Vice-Chair Minnick to approve a settlement and general release agreement between Whitpain Township and Police Department Badge #39, subject to the acceptance of conditions and final review by the Solicitor and Township Manager. There was no discussion. The motion carried.

The Board took no action on the Zoning Hearing Board cases scheduled for February 17, 2022:

NO. 2304-21 – VINCE SHERMAN AND TAMARIA LOVE request a variance from Article VII, Section 160-38 related to Accessory Buildings or Structures with respect to their property located at 1565 Daws Rd., Blue Bell, PA in the Township's R-2 Residential District. Applicant's requested relief, if granted, will allow Applicants to install an accessory structure (Cabana) two feet from the side yard lot line when the Ordinance requires a minimum of five feet.

2309-22 – FAMILY DINING, INC. - requests confirmation that variances from Article XIX, Sections 160-119.I related to Use Regulations and Article XXVI, Section 191(D) related to Schedule of Sign Regulations were previously granted by the Whitpain Township Zoning Hearing Board in January of 2019 with respect to its property located at 1760 Swede Rd., Blue Bell, PA, in the Township's C-Commercial District. Applicant's requested relief, if granted, will confirm that the Applicant was previously granted variances to install two (2) menu boards and two (2) ordering stations at its facility located at the address above.

Chair Koch turned the meeting over to Vice-Chair Minnick to conduct the public comment portion of the meeting. Vice-Chair Minnick called for any public comment. There was none.

The meeting was returned to Chair Koch who asked for any old or new business or closing comments from the Board. Supervisor Badami asks that the Solicitor draft a resolution regarding provisions for professional services in the Township, specifically requiring the Board to issue RFPs, requests for proposals, at least once every five years for professional services provided to the Township. There is no suggestion that current service providers will not be reappointed, or that they are not doing a good job. This is only to suggest that as a matter of good government and responsible oversight, it makes sense. Supervisor Badami also suggested a second good government initiative, and that is for the Solicitor to draft a resolution limiting the Board of Supervisors to serve no more than three full terms. This will permit fresh perspectives and new voices. Chair Koch said the professional staff does a good job of keeping the Board well-informed and prepared. While it is a burden to the staff to issue RFPs on a regular basis, Chair Koch agrees that it is a good practice to evaluate all options of being prepared. Supervisor Badami clarified that the RFPs should not be every five years all at the same time. Supervisor Campolongo followed up with some old business related to paid family leave for Township employees that he would like to revisit with the Solicitor. He additionally brought up mandatory commercial recycling to go along with our environmental initiatives.

With no additional comments, a motion was made by Supervisor Campolongo to adjourn the meeting at 6:38 p.m. This was seconded by Supervisor Keller.

Respectfully submitted,

Jeffrey Campolongo
Secretary

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