

WORK SESSION

April 16, 2019

A work session of the Whitpain Township Board of Supervisors was held on Tuesday, April 16, 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 April 16, 2019 Supervisors' meeting. Supervisors Frederick R. Conner, Adam D. Zucker, Kenneth F. Wollman, and Michele Minnick were present. Supervisor Anthony F. Greco was absent. Also present were Township Solicitor Robert J. Iannozzi, Esq., Township Bond Counsel Marc S. Stein, Esq., Township Manager Roman M. Pronczak, Assistant Township Manager David J. Mrochko, Police Chief Kenneth Lawson, Director of Code Enforcement Michael McAndrew, Director of Finance Christine M. Bauman, Fire Marshal David M. Camarda, IT Director Nicole M. Leininger, Assistant Director of Public Works N. Lee Miller, and Assistant Township Engineer Gregory Klucharich. One member of the public was present.

The Supervisors began the work session by reviewing the agenda for the meeting and discussing the Mission Moment, proposed Ordinance #372, proposed Resolution #1280, approval of the Consent Agenda including the minutes of April 2nd, advertising for bids, proposed Ordinance #373, Resolutions #1281 and #1282, a traffic signal easement agreement and waiver requests. The Board also reviewed the Zoning Hearing Board applications scheduled to be heard April 18th.

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

- Traffic Task Force - Public Meeting – April 25 at 7:00 p.m.
- Annual Tree Give Away – Prophecy Creek Park – Sunday, April 28 at 8:00 a.m.
- Phyllis Lieberman - Gazebo Dedication – Saturday, May 4 at 10:00 a.m.
- Annual Business Breakfast – Thursday, May 16 at 8:00 a.m. – Cedarbrook Country Club
- WRA Soccer Tournament – May 18th and 19th

The next topic discussed concerned a request from Pennsylvania American Water Company (PAWC) to add an above-ground station on Township-owned open space at the end of Belfry Drive. This station would boost water pressure in the area and would replace an antiquated under-ground booster system. Township staff confirmed that a water pressure issue exists in the area. Supervisors did not voice any objections to this proposal. Township staff will work with PAWC to ensure that any emergency generators for this proposed station will have sound attenuation measures to reduce the possibility of disturbances in the area. The staff will also review buffering and screening proposals to minimize visual impacts on neighboring properties.

At 7:43 p.m., the work session meeting was adjourned. At 8:00 p.m., the Supervisors left for the public meeting.



David J. Mrochko
Whitpain Township Assistant Manager

#08-2019
April 16, 2019

The regular meeting of the Whitpain Township Board of Supervisors was held Tuesday, April 16, 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 Robert J. Iannozzi, Esq., Police Chief Kenneth Lawson, Finance Director Christine M. Bauman, Code Enforcement Officer Michael E. McAndrew, Assistant Public Works Director N. Lee Miller, Fire Marshal David M. Camarda, IT Director Nicole M. Leininger, Engineer Assistant Gregory Klucharich and Recording Secretary Virginia Papale were also present. Supervisor Anthony F. Greco, Township Engineer James E. Blanch, P.E. and Public Works Director Thomas Farzetta were absent. There were 17 members of the public at the meeting, including Michael A. Wolf and Marc S. Stein, Esq.

Following the Pledge of Allegiance, the meeting was called to order at 8 p.m. by Chairman Conner. A moment of silence was held for the Marines who recently lost their lives, including local resident Marine Maj. Matthew W. Wiegand of Ambler, and Marines from Harrisburg, Cpl. Robert Hendricks, Sgt. Benjamin Hines, and Staff Sgt. Christopher Slutman.

Chairman Conner welcomed everyone and talked about the customary Mission Moment and what the mission, vision and shared values represent. Tonight's Mission Moment focuses on someone who exemplified the Mission Vision and Values throughout her entire career. Chief Lawson highlighted the innovations and accomplishments of Annette Pratt, who worked for Whitpain Township for nearly 30 years. She started in 1989 in the Code Enforcement/Fire Marshal Departments, and soon became the administrative assistant to the Chief of Police. In moving into the technology age, Annette brought everyone into the 21st Century. She is self-taught and has done a tremendous job. We are one of the best police departments in the county as far as technology. She has been the go-to person in the department. Chairman Conner read the Proclamation and he and Chief Lawson presented it to Annette Pratt. Annette thanked everyone for the opportunities she received working for Whitpain Township and the Police Department.

As advertised, the Board considered enactment of Ordinance No. 372, an ordinance of the Board of Supervisors, setting forth its intent to incur nonelectoral indebtedness evidenced by the issuance from time to time, one or more series (or subseries) of its general obligation bonds.

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

A motion was made by Mr. Wollman, duly seconded by Mr. Zucker to enact Ordinance No. 372. Chairman Conner called for any discussion. There was none and the motion carried.

A motion was made by Mr. Wollman, duly seconded by Mrs. Minnick to pass Resolution No. 1280 declaring the Township's official intent with respect to reimbursements from proceeds of bonds, notes or other indebtedness of temporary advances made for capital expenditures and related matters. Chairman Conner asked Mr. Pronczak to summarize Resolution No. 1280. Mr. Pronczak said the Resolution authorizes the reimbursement of some of the expenses associated with the financing and some of the costs incurred related to the construction project. Chairman Conner called for any comments. There were none and the motion carried.

A motion was made by Mr. Zucker, duly seconded by Mr. Wollman to approve the Consent Agenda as follows:

- a. Minutes of the Board of Supervisors' meeting of April 2, 2019.
- b. Authorize the Township Manager to advertise for bids for Curb Line Milling for the 2019 Road Resurfacing Project.
- c. Authorize the Township Manager to advertise Ordinance #373 amending the Township's Code Chapter 142 (Vehicles and Traffic) Article II (Traffic Regulations) Section 142-21 to repeal certain stop intersections.
- d. Pass Resolution No. 1281 authorizing the Chairman and Secretary to sign on behalf of the Township a Master Casting Agreement with the PA Department of Transportation for the adjustment of incorporated utility facilities for the years 2017-2020.
- e. Pass Resolution No. 1282 authorizing the Township Finance Director to rebalance the General Fund balances under the standards for financial reporting established by the Government Accounting Standards Board (GASB) as of December 31, 2018.
- f. Authorize the Chairman to sign on behalf of the Township a Traffic Signal Easement Agreement with Centre Square Fire Company in favor of Whitpain Township over parcels #66-00-06310-00-5 (1290 Skippack Pike) and #66-00-06313-00-2 (1298 Skippack Pike).
- g. Grant a waiver from the requirement of preparing a land development plan to the Wissahickon School District to install a temporary modular classroom (approximately 1,800 sq. ft.) at Stony Creek Elementary School located at 1721 Yost Road. The waiver is conditioned upon the review and approval of the site plan by the Township Engineer.

- h. Grant a waiver from the requirement of preparing a land development plan to Montgomery County Community College to install a new pedestrian trail (2,131 lin. ft. – Phase II) from the softball field complex to Crestline Drive on the college campus located at 340 DeKalb Pike. The waiver is conditioned upon the review and approval of the site plan by the Township Engineer and obtaining all required permits from MCCD and PA DEP.
- i. Grant a waiver from the requirement of preparing a land development plan to William Site Civil, LLC on behalf of Giant Food Stores, LLC to stripe and sign dedicated pick-up parking spaces with associated directional signage located at the Shops of Blue Bell, 1760 DeKalb Pike. The waiver is conditioned upon the review and approval of the site plan and associated reports by the Township Engineer.

Chairman Conner called for any comments or questions. Vice-Chairman Zucker asked for an explanation regarding the waiver for Wissahickon School District. Mr. Gerry Moore, Director of Buildings and Grounds for the District explained that this unit will be placed next to the current unit with plans to use it as a library, with the old library being converted to classroom space. There were no additional questions or comments and the motion carried.

The Board took no action on the following Zoning Hearing Board cases scheduled to be heard April 18, 2019:

NO. 2188-19: SALVATORE AND DAWN PILEGGI request either special exceptions or variances from Article XXIX, Sections 160-222 related to Buildings, Section 160-224 related to Discretion of Zoning Board, Section 160-225 related to Extension of Non-Conforming Use, and Article XXV, Section 160-172A related to Prohibited Uses, Section 160-173(A) and (B) related to Uses and Structures Rendered Non-Conforming, Section 160-174 related to Improvements to Existing Structures in Flood Plain Conservation District, Section 160-176(A) and (B) related to Application for Special Exceptions or Variances, Section 160-178 related to Standards for Approval of Special Exceptions and Section 160-179 and 179.1 related to Standards for Approval of Use by Variance to allow Applicants to install a new foundation and replace an existing 1,006 square foot wooden addition with a new 858 square foot addition on the property located at 1070 North Wales Rd., Blue Bell, PA in the Township's R-1 Floodplain Conservation District. Applicant's requested relief, if granted, will allow Applicants to install the new foundation and construct the new addition in a floodplain when the Ordinance prohibits same.

NO. 2189-19: 919 SKIPPACK PIKE PROPERTIES, LLC requests the following variance relief from the Whitpain Township Zoning Ordinance, as amended: (1) Article II, Section 160-7(B) relating to the definitions of front, side, and rear-yard setback orientation; (2) Article V, Section 160-14 relating to lot area and width in the R-1 Residence Districts; (3) Article V, Section 160-15 relating to front-yards in the R-1 Residence Districts; (4) Article V, Section 160-17 relating to side-yards for

single-family dwellings in the R-1 Residence Districts; (5) Article V, Section 160-19 relating to rear-yards in the R-1 Residence Districts; (6) Article V, Section 160-21 relating to accessory buildings or structures within the Township; (7) Article XXVIII, Section 160-202 related to projections in the front-yards within the Township; (8) Article XXVIII, Section 160-203 related to projections in the side-yards within the Township; (9) Article XXVIII, Section 160-204 related to intrusions in the rear-yard within the Township; (10) Article XXVIII, Section 160-216(A) relating to access requirements for flag lots within the Township; (11) Article XXVIII, Section 160-216(B) relating to minimum flag lots size requirements for flag lots within the Township; and (12) Article XXVIII, Section 160-216(D) relating to stack lot provisions for flag lots within the Township.

Applicant proposes to subdivide the property located at 919 Skippack Pike, within the Township's R-1 Residence Districts, into 3 lots: Lot 1, Lot 2, and Lot 3, where Lot 1 will be improved with the existing 2-story single-family dwelling and Lots 2 and 3 will be improved with new single-family dwellings.

Applicant's requested relief, if granted, will result in: (1) the property's front, side, and rear-yard setback orientations being as depicted on the proposed subdivision plan; (2) a lot area for Lot 1 of 26,512 square-feet, 20,670 square-feet for Lot 2, and 24,212 square-feet for Lot 3, where a minimum lot area of 30,000 square-feet is required under the Ordinance; (3) a lot width at the building line for Lot 2 of 140-feet and 132-feet for Lot 3, where a minimum of 150-feet is required under the Ordinance; (4) a front-yard setback for Lot 1 of 45 feet where a minimum of 50 feet is required under the Ordinance; (5) side-yard setbacks for Lots 1, 2, and 3 of 15-feet with an aggregate side-yard setback of 40-feet, where under the Ordinance a minimum side-yard setback of 40-feet with an aggregate side-yard setback of 100-feet is required under the Ordinance; (6) a rear-yard setback of 50-feet for Lots 2 and 3, where a minimum of 75-feet is required under the Ordinance; (7) a reduced flag lot access width of 20-feet, where under the Ordinance a minimum of 25-feet is required when a common driveway for 2 lots utilizes a cross easement; (8) a flag lot size of 20,674 square-feet for Lot 2 and 24,212 square-feet for Lot 3, where a minimum flag lot size of 45,000 square-feet is required under the Ordinance; (9) a reduced common drive width of 14-feet, where a minimum of 16-feet is required under the Ordinance; (10) projections in the front-yard of Lot 1 when the Ordinance prohibits same; and (11) an accessory structure (detached garage) on Lot 1 having a setback of 5-feet, where a minimum of 10-feet is required under the Ordinance.

NO. 2190-19: MAGAZZI, LLC/GITONIA, LLC request the following zoning relief from the Whippain Township Zoning Ordinance, as amended: (1) a variance from Article XIX, 160-121(C) relating to front-yard setbacks in the C-Commercial Districts; (2) a variance from Article XXVI, Section 160-191(D) relating to Schedule of Sign Regulations for the Township's SC-Shopping Center, C-Commercial, C1-Commercial, and VC-Village Commercial Districts; (3) a variance from Article XXVII, Section 160-192(B)(2)(e) relating to off-street parking for retail store or other

shop within the Township; (4) a variance from Article XXVII, Section 160-192(B)(2)(j) relating to off-street parking for restaurant, café or other eating or drinking establishment within the Township; and (5) a special exception from Article XXVII, Section 160-193(A) relating to parking facilities for 2 or more establishments within the Township.

Applicant proposes to redevelop the property located at 1 Skippack Pike/11 Skippack Pike, within the Township's C-Commercial District, by removing the existing building and site improvements, and constructing a small 7,425 square-foot retail center consisting of 2 buildings, which will be occupied for retail and restaurant use in certain proportion based upon tenant needs.

Applicant's requested zoning relief, if granted, will permit: (1) a front-yard setback of 13.5-feet on Skippack Pike, 23.6-feet on Butler Pike, and 16.9-feet on the radius at the Skippack Pike and Butler Pike intersection, where under the Ordinance a 25-foot minimum setback is required; (2) a shared parking configuration for 96 parking spaces, whereby 44 parking spaces will be located on the property and 52 parking spaces will be shared with the property located at 25 Skippack Pike, where under the Ordinance, 96 parking spaces for the proposed use mix on the property are required; (3) 2 ground signs (1 with a sign area of 20 square-feet and 1 with a sign area of 30 square-feet) to be placed along the Butler Pike and Skippack Pike frontages, where a maximum 1 ground sign totaling 50 square-feet in sign area is permitted under the Ordinance.

NO. 2191-19: KARYA PROPERTIES, LLC requests a modification of Whippain Township Zoning Hearing Board Decision No. 2095-16 entered on January 19, 2017. Applicant's requested relief, if granted, will permit Applicant to construct the entire driveway serving the subdivision located at 490 Penllyn-Blue Bell Pike, Blue Bell, PA in the Township's R-1 Residential District within the property line of Lot 1 of the subdivision when the Ordinance would otherwise prohibit same.

NO. 2192-19: STEVE MASUCCI requests variances from Article VII, Sections 160-34 related to Side Yards for Single Family Detached Dwellings and Article XXVIII, Section 160-203 related to Residential Projections into Side Yards to allow Applicant to extend the roofline on an existing covered porch on his property located at 18 Meade Rd., Ambler, PA in the Township's R-2 Residential District. Applicant's requested relief, if granted, will allow Applicant to extend the roofline of the existing covered porch which will then: (1) project into the side yard when the Ordinance prohibits same and (2) will reduce the side yard width to 10 feet when the Ordinance requires at least 25 feet and (3) will reduce the aggregate side yard width to 38 feet when the Ordinance requires a minimum of 60 feet.

Chairman Conner asked if there was any public comment related to these applications. There was none.

Chairman Conner turned the meeting over to Vice-Chairman Zucker who asked if any member of the audience had public comment. There was none. He asked if any member of the Board wished to discuss old or new business. There was no discussion.

Mr. Pronczak took a moment to introduce staff members who do not normally attend the meetings. Robert Marcy is a new employee working in the IT Department; in for Jim Blanch is Greg Klucharich, the Engineering Assistant and Sustainability Coordinator; and in for Tom Farzetta is Lee Miller, the Assistant Public Works Director.

Mr. Zucker noted the following upcoming Township events:

- April 25th, Traffic Task Force Meeting, 7 to 9 p.m. in Meeting Room A
- April 28th, Annual Tree Giveaway, 8 a.m. at Prophecy Creek Park
- May 4th, Phyllis Lieberman dedication, 10 a.m. at Wentz Run Park
- May 16th, Annual Business Breakfast, 8 a.m. at Cedarbrook Country Club
- May 18th and 19th, WRA Soccer Tournament

Mr. Wollman mentioned that Buddy Ball, a WRA baseball program for those with special needs is in action, playing Sundays at 10 a.m. in Wentz Run Park. It is a wonderful program, and if you know anyone who would like to participate, get in touch with WRA.

Chairman Conner expressed appreciation to the Parks and Recreation Department for another stellar Earth Day event and is looking forward to events that will celebrate the 25th Earth Day in 2020. Along with the Shade Tree Commission, they go above and beyond to make it a great day. He also thanked the Chief of the Centre Square Fire Company for the annual awards dinner and recognition of officers. It was a wonderful evening.

With no further comments, Vice-Chairman Zucker moved to adjourn the meeting at 8:37 p.m., seconded by Chairman Conner.

Respectfully submitted,



Michele Minnick
Assistant Secretary