

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
January 14, 2016**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday January 14, 2016 at 7:00PM in the Whitemarsh Township Building, 616 Germantown Pike Lafayette Hill, Pennsylvania.

Supervisors Present: Amy Grossman, Chair; Laura Boyle Nester; Robert R. Hart and James A. Totten

Supervisors Absent: Melissa S. Sterling, Vice-Chair

Also present: Richard L. Mellor, Jr., Township Manager; Sean P. Kilkenny, Esquire, Township Solicitor; Charles L. Guttenplan, AICP and James C. Sullivan, P.E., Township Engineer.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE IN HONOR OF ARMED FORCES SERVING HERE AND ABROAD

ANNOUNCEMENTS

Supervisor Boyle Nester announced:

CHRISTMAS TREE PICK UP

Christmas Trees can be left out with regular yard waste for pick up every Wednesday by J.P. Mascaro. There is no special tree pick up schedule. Residents can visit the Township website for more information on trash & recycling.

PUBLIC HEARINGS

None

APPROVAL OF MINUTES

1. December 17, 2015

On a motion by Supervisor Hart, seconded by Supervisor Totten (Vote 4-0) the Board of Supervisors approved the December 17, 2015 meeting minutes.

2. January 4, 2016

On a motion by Supervisor Hart, seconded by Supervisor Totten (Vote 4-0) the Board of Supervisors approved the January 4, 2016 meeting minutes (with corrections).

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #09-15; Cellco Partnership d/b/a Verizon Wireless/5175 Campus Drive – Preliminary Plan

Mr. Guttenplan explained this is a Minor Land Development Plan for the Cellco Partnership, d/b/a Verizon Wireless at 5175 Campus Drive, Plymouth Meeting, for the construction of a 10,000-square foot addition to the existing Verizon Wireless building at this location and the addition of two back-up generators. The building is used to provide regional switching capabilities for mobile phones to the national telephone network. He stated previously, this building also housed business and administrative offices but these have recently been relocated elsewhere because the offices have been removed, even with the building addition, a large number of the existing parking spaces are no longer needed and some are proposed for removal as part of this project.

Mr. Guttenplan explained this project has been reviewed by the Shade Tree Commission; who recommends approval of a waiver required from Section 55-4.B.(6)(d) of Chapter 55 (Tree Protection Standards). He stated this proposal was discussed at a meeting of the Planning Commission. The Planning Commission questioned the location for the proposed generators, noise levels and other impacts from them and once satisfied with the responses, passed a motion recommending Preliminary/Final Land Development approval and approval of the requested SALDO waivers. A second motion was passed recommending that the Board of Supervisors grant the Final Approval of Land Development conditioned upon the applicant revisiting the removal of some of the excess parking spaces in a subsequent phase; they are not all being removed at this time keep the area of disturbance to less than one acre to avoid the need for an NPDES permit. The applicant also received two variances from the Zoning Hearing Board on December 2.d; one was for certain accessory uses in the front yard (parking and generators) and the other for expansion of some existing nonconformities (existing utility pads and coverages).

Christopher H. Schubert, attorney for the applicant made a short presentation of the application.

Supervisor Hart asked about the fence that will surround the facility. Mr. Schubert explained it will be a chain link fence, which will comply with height requirements that will run around the perimeter of the property, for security purposes. He further explained where the fencing will be place in relation to the current and proposed buffering.

Action Items

Ordinances

1. Ordinance Amendment -Reserved Handicap Parking

On a motion by Supervisor Hart, second by Supervisor Totten (Vote 4-0) the Board of Supervisors adopted **Ordinance #961** amending the Whitemarsh Township Code Chapter 111, "Vehicles and Traffic", Article III, "Parking Regulations" to provide Reserved Parking in the vicinity of 916 East Hector Street.

Resolutions

1. 2015 Interfund Balance Transfer

Mr. Mellor explained the 2015 Interfund Transfer Resolution includes two additional transfers than the one approved by the Board at their December 17, 2015 meeting. As the Finance Department is working to close the financial year, they realized the transfer for the purchase of the two large Public Works dump trucks was not included in the resolution. Therefore, approving the resolution will allow the township to accurately reconciling the interfund transfers and be in audit compliance for the 2015.

On a motion by Supervisors Hart, second Supervisor Totten (Vote 4-0) the Board of Supervisors adopted **Resolution #2016-04** authorizing the revised 2015 Interfund Balance.

Motions

1. Ordinance Amendment Advertisement - No Parking – Germantown Pike adjacent Marple Lane

Mr. Mellor explained the police have recently received complaints from residents who work at Weichert Real Estate, 41 Germantown Pike, in regards to parking along Germantown Pike. The complainant states that the parking on the north side of Germantown Pike makes it difficult to safely pull out of their parking lot. Using a sight line triangle, members of the Traffic Safety Unit found that vehicles pulling out of the lot did in fact have an obstructed sight line looking easterly. The following changes should address the sight line issue: Hedges on the property of 43 Germantown Pike be trimmed and a "No Parking From Here To Corner" on the north side of Germantown Pike 145' easterly from Marple.

Supervisor Totten asked how this would affect the homes on Germantown Pike. Mr. Mellor stated he didn't feel this would affect the residents or the business along there.

Supervisor Hart asked if the residents along that stretch were notified of the possible no parking area. Mr. Mellor stated they had. Supervisor Hart asked if the homes have off-street parking. Mr. Mellor stated he wasn't sure, but it will be looked into prior to advertising the ordinance. If there is an issue with the off-street parking Mr. Mellor stated he would bring this back to the Board before advertisement.

On a motion by Supervisor Hart, second by Supervisor Totten (Vote 4-0) the Board of Supervisors authorized the advertisement of an amendment to the No Parking Ordinance on Germantown Pike adjacent from the intersection on Marple Lane.

2. Escrow Release No. 3 - 805/807 Spring Mill Avenue

On a motion by Supervisor Hart, second by Supervisor Totten (Vote 4-0) the Board of Supervisors authorized escrow release #3 for Ava Landholdings, Inc., 805/807 Spring Mill Avenue in the amount of \$25,665.60.

3. Escrow Release No. 14 - Reserve at Creekside; Stenton Avenue

On a motion by Supervisor Hart, second by Supervisor Totten (Vote 4-0) the Board of Supervisors authorized escrow release #14 for Reserve at Creekside, Stenton Avenue in the amount of \$213,039.56.

AMEND AGENDA

On a motion by Supervisor Hart, second by Supervisor Boyle Nester (Vote 4-0) the Board of Supervisors amended the agenda to add action items.

4. Certificate of Appropriateness - 6 Marple Lane – Shed and Addition

Mr. Guttenplan explained the application for the Certificate of Appropriateness is for 6 Marple Lane. The owner wishes to put a building addition on the rear of his home and to add a new shed. He

stated the HARB Board had no issue with either improvement but was not certain about the appropriateness of the proposed exterior finish (stucco). The owner has proposed to re-face the existing house plus the new addition with stucco and do the same with the new shed. HARB recommended approval of a Certificate of Appropriateness for all of the construction, exclusive of the exterior finish.

On a motion by Supervisor Hart, second by Supervisor Totten (Vote 4-0) the Board of Supervisors approved the Certificate of Appropriateness to permit the installation of shed and addition at 6 Marple Lane.

5. Certificate of Appropriateness - Jehovah's Witness/ 4050 Butler Pike - Shed

Mr. Guttenplan explained the application for the Certificate of Appropriateness is for 4050 Butler Pike, which is the property on which the recent Jehovah's Witnesses Kingdom Hall was constructed. Jehovah's Witnesses would like to add a shed to the rear corner of their property, which had always been 'reserved' for a storage building. A manufactured shed in a 'New England Style') is being proposed; HARB recommended approval of a Certificate of Appropriateness for the shed provided it would have no windows, it would be tan in color and have a dark gray roof, both to match the existing building, and that the doors be black. These conditions are all acceptable to the applicant.

On a motion by Supervisor Hart, second by Supervisor Boyle Nester (Vote 4-0) the Board of Supervisors approved the Certificate of Appropriateness to permit the installation of a shed at Jehovah's Witness Kingdom Hall at 4050 Butler Pike.

PUBLIC COMMENT PERIOD

None

BOARD MEMBER COMMENTS

None

ANNOUNCE EXECUTIVE SESSION

Chair Grossman announced the Board of Supervisors held an Executive Session before this evening's public meeting where the Board discussed real estate, personnel and litigation.

ADJOURNMENT

On a Motion by Supervisor Hart, seconded by Supervisor Totten the meeting was adjourned at 7:35 PM.

Respectfully submitted,

Richard L. Mellor, Jr.
Township Manager

January 14, 2016