

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
January 28, 2016**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday January 28, 2016 at 7:00PM in the Whitemarsh Township Building, 616 Germantown Pike Lafayette Hill, Pennsylvania.

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

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 A MOMENT OF SILENCE FOR TROOPS SERVING HERE AND ABROAD

ANNOUNCEMENTS

100th Birthday – Proclamation

Chair Grossman stated the Board of Supervisors extended their sincere congratulation on the 100th Birthday of Sophie Sukalski on February 5, 2016. Ms. Sukalski is a resident of Whitemarsh Township.

APPROVAL OF MINUTES

1. January 14, 2016

On a motion by Supervisor Hart, seconded by Supervisor Sterling (Vote 5-0) the Board of Supervisors approved the January 14, 2016 meeting minutes.

PUBLIC HEARINGS

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #03-03; Ratoskey & Trainor/150 Barren Hill Road - Final Plan

Mr. Guttenplan explained this is a minor two lot subdivision that the Board granted conditional preliminary approval in January 2013. He said the final plan is consistent with the approved preliminary plan and there no development proposed, at this time. He explained, when each lot is sold, an Earth Disturbance Permit will be required for the proposed house prior to issuance of a Building Permit He stated the applicants have also purchased the old Kingdom Hall (140 Barren Hill Road, adjacent to the site) which had belonged to the Jehovah's Witnesses; while this lot is not included in the subdivision, an easement is provided across this land for a portion of the access driveway and for utilities to the two proposed lots.

There were some waivers approved with the preliminary plan and several additional waivers have been requested. The Planning Commission reviewed this plan at their meeting on January 12th. The Commission recommended approval of the proposed final plan, including approval of the additional waivers.

Resolutions

1. SLD #03-03; Ratoskey & Trainor/150 Barren Hill Road - Final Plan

On a motion by Supervisor Hart, second by Supervisor Nester adopted **Resolution #2016-05** granting conditional Final Plan approval for SLD#03-03; Ratoskey & Trainor/150 Barren Hill Road for a two lot minor subdivision

ACTION ITEMS

Ordinances

1. Ordinance Amendments - Floodplain Ordinance

Mr. Sullivan explained FEMA is in the process of updating Flood Insurance Rate Maps (FIRMS) for all communities across the Country. The map update initiative, which is based on new Flood Insurance Studies, was funded by Congress for the purpose of bringing the National Flood Insurance Program (NFIP) into solvency due to catastrophic storm events experienced in Louisiana and New Jersey. The intent of the updated mapping is to capture those homes that were improperly mapped outside of the floodplain, yet experience losses during flood events, and incorporate them into the mandatory purchase of flood insurance zones; thereby expanding the flood insurance participation rate and providing the funds necessary for FEMA to continue offering subsidized flood insurance rates through the NFIP. The NFIP has certain minimum standards that all Floodplain Ordinances must contain in order to continue to participate in the NFIP. FEMA requires a community to pass a Floodplain Management Ordinance that contains these minimum standards by the date that the new maps become effective. He said it was determined that the best way for Whitmarsh Township to proceed, was to prepare a stand-alone Floodplain Management Ordinance based on the FEMA Model, while tailoring it to fit the Township's needs as well as incorporate those additional standards that historically have been important. He stated it has been favorably reviewed by the County.

On a motion by Supervisor Nester, second by Supervisor Totten (Vote 5-0) adopted **Ordinance #962** creating a new stand alone Floodplain Ordinance in accordance with the Pennsylvania Flood Plain Management Act of 1978 to adopt floodplain management regulations to promote public health, safety, and the general welfare of its citizenry.

Resolutions (Continued)

2. SLD #09-15; Cellco Partnership d/b/a Verizon Wireless/5175 Campus Drive – Preliminary/Final 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. The proposal is for a 10,000- square foot addition to the existing Verizon Wireless building at this location and the addition of two back-up generators. He stated this was reviewed and discussed at a previous Board of Supervisors meeting.

On a motion by Supervisor Hart, second by Supervisor Sterling (Vote 5-0) adopted **Resolution #2016-06** granting conditional Preliminary/Final Plan approval for SLD#09-15; Cellco Partners – Verizon

Wireless/5175 Campus Drive for the construction of 10,000 square feet building addition and two backup generators.

3. Intergovernmental Resolution - Wissahickon Creek Alternative TMDL

Mr. Mellor explained the EPA has established a Total Maximum Daily Load (TMDL) which 16 other municipalities in Montgomery County and the City of Philadelphia feel are unattainable. This resolution is to opt-in to the planning process for the TMDL Alternative all the municipalities in the Wissahickon Watershed. He stated at this stage in the process, passing this resolution requires no monetary commitment, nor does it bind the Township to taking part in the Alternative after drafting a plan some years down the road. The Pennsylvania Department of Environmental Protection (EPA) and the Federal Environmental Protection Agency (EPA) simply needs a resolution from each Township that they will participate in exploring this alternative plan seriously at this time. Surrounding municipalities have been adopting their resolutions during the month of January to participate in this intermunicipal planning process.

Chair Grossman stated she feels it is a win-win situation for the township's watershed and maintain the health of the Wissahickon.

Supervisor Nester asked if there is a time-frame for the EPA to get back to the townships. Mr. Mellor stated there is no set time-line.

On a motion by Supervisor Hart, second by Supervisor Sterling (Vote 5-0) adopted **Resolution #2016-06** authorizing an intermunicipal collaboration with other Montgomery County and Philadelphia County municipalities and wastewater treatment plant operators for the future development of a plan for an alternative to the EPA's Total Maximum Daily Load for the Wissahickon Creek Watershed.

Motions

1. Re-dating Approval for SLD #07-14 - Spring Mill Corporate Center/North Land and Hector Street; Resolution #2015-29

On a motion by Supervisor Hart, second by Supervisor Nester (Vote 5-0) authorized re-dating the approval for SLD #07-14; Spring Mill Corporate Center/North Lane and Hector Street.

2. Escrow Release No. 1; \$499,799.02 - Whitemarsh Station/5130 & 5136 Butler Pike

On a motion by Supervisor Hart, second by Supervisor Nester (Vote 5-0) authorized escrow release #1 for Whitemarsh Station/5130 & 5136 Butler Pike in the amount of \$499,799.02.

3. December 2015 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisor Nester second by Supervisor Sterling (Vote 4-0, Supervisor Hart recused) approved expenditures totaling \$1,091,616.80; payroll totaling \$866,914.10 and pension paid costs totaling \$6,764.78 for December 2015.

AMEND AGENDA

On a motion by Supervisor Hart, second by Supervisor Sterling (Vote 5-0) the Board of Supervisors amended the agenda to add an action item.

4 Order and Settlement Stipulation between Colonial School District and Axewood Investors

On a motion by Supervisor Hart, second by Supervisor Sterling (Vote 5-0) authorized the Order and Settlement Stipulation between Colonial School District and Axewood Investors, LP, 7 East Skippack Pike resulting in the increase in the assessment of the property

PUBLIC COMMENT PERIOD

None

BOARD MEMBER COMMENTS

Supervisor Sterling thanked Mr. Mellor and staff for the fantastic job they did during the storm of 2016 to keep the residents safe and plowed.

ANNOUNCE EXECUTIVE SESSION

Chair Hart announced the Board of Supervisors held an Executive Session before the public meeting where the Board discussed litigation and personnel.

ADJOURNMENT

On a motion by Supervisor Hart, seconded by Supervisor Totten, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

Richard L. Mellor, Jr.
Township Manager