

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
February 9, 2017**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday February 9, 2017 at 7:00PM in the Whitemarsh Township Building, 616 Germantown Pike Lafayette Hill, Pennsylvania.

Supervisors Present: Amy Grossman, Chair; Missy Sterling, Vice Chair; Michael Drossner; Laura Boyle Nester; and James A. Totten

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

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor Sterling announced:

The Supervisors thanked the Public Works Department for the work they did getting rid of the snow in the storm today.

Due to a higher than expected volume of snow, JP Mascaro has pulled the trucks off the road and has rescheduled today's trash and recycling collection for SATURDAY, Feb. 11

The Whitemarsh Township Police Department has a Vacant Home Notification Form for residents to complete before leaving for an extended period for vacation or other trips so that the Police Department has contact information in the event of an emergency. Visit the Township Police Department page for more information

PUBLIC HEARINGS

APPROVAL OF MINUTES

1. January 26, 2017

On a motion by Supervisor Sterling, seconded by Supervisor Totten (Vote 5-0) the Board of Supervisors approved the January 26, 2017 meeting minutes.

PUBLIC HEARINGS

None

BOARD PUBLIC DISCUSSION ITEMS

1. **SLD #12-16; Colonial School District/Plymouth Whitemarsh High School/201 E. Germantown Pike; Land Development Waiver**

Mr. Guttenplan explained the SLD #12-16, a Land Development Waiver Request by the Colonial School District is for an addition to the West Gymnasium at the Plymouth-Whitemarsh High School. The School District is proposing a 19,000-square foot addition to, and total reconstruction of the gym and associated spaces (locker rooms, etc.). This is being proposed as an addendum to the overall High School renovation project currently underway. The engineer, Mr. Sullivan, has recommended a Land Development Waiver conditioned upon the District obtaining an Earth Disturbance Permit for the project. The Planning Commission reviewed this plan and recommended approval of Land Development Waiver Request, with the recommendation for an Earth Disturbance Permit as a condition of approval.

Joe Messmer, GK Architects stated Terry Yemm, Director of Operations for Colonial School District; Glenn Harris, Civil Engineer from Renew Design Group, School Board Directors Cathy Peduzzi and Alan Tabachnick in attendance with him. Mr. Messmer explained the project that is proposed for the High School Gym. Mr. Drossner questioned parking on site. Terry Yemm explained site control and parking for large events. Supervisor Totten spoke of his concern about parking issues. Supervisor Sterling commended the School Board on the work they are doing at the High School. There was a discussion of the timeline for the construction.

Resolutions

1. **SLD #12-16; Colonial School District/Plymouth Whitemarsh High School/201 E. Germantown Pike; Land Development Waiver**

On a motion by Supervisors Sterling, second by Supervisor Totten (Vote 5-0) the Board of Supervisors adopted **Resolution #2017-06** granting a land development waiver for SLD#12-16; Colonial School District/Plymouth Whitemarsh High/201 East Germantown Pike for the construction of a 19,000 square foot addition to the West Gymnasium

Board Public Discussion (continued)

2. **SLD #13-16; Spring Mill Corporate Center/1100 E. Hector Street; Land Development Waiver**

Mr. Guttenplan explained SLD #13-16, a Land Development Waiver Request is from Kent Purdy of Miller Purdy Architects, on behalf of the Spring Mill Corporate Center. The proposal is to demolish a portion of the warehouse/storage building on the site (nearest to 10th Avenue and Righter Street). Of the 162,638-square foot building, 118,363 square feet would be removed, leaving a building of 44,275 square feet (to be used for a combination of warehouse and offices). Thirteen parking spaces are being removed as part of the demolition work. However, 337 new spaces are being constructed, for a net increase of 324 parking spaces. As part of the parking construction, a new access driveway is proposed onto 10th Avenue. The reason for this project is to allow the Corporate Center to be able to sell off some of the parking at the upper end of the site for future development. The Engineer, Mr. Sullivan, has recommended a Land Development Waiver conditioned upon the applicant obtaining an Earth Disturbance Permit for the project.

The Planning Commission reviewed this plan and recommended approval of Land Development Waiver Request, with the recommendation for an Earth Disturbance Permit as a condition of approval.

Kent Purdy, Architect for the project explained the proposed project. In answer to a question from Chair Grossman, he explained the building was built in phases and then the current formation of the building. There was a discussion about the parking and the new entrance to the parking lot.

Resolutions (continued)

2. SLD #13-16; Spring Mill Corporate Center/1100 E. Hector Street; Land Development Waiver

On a motion by Supervisor Nester, second by Supervisor Sterling (Vote 5-0) the Board of Supervisors **Resolution #2017-07** granting a land development waiver for SLD#13-16; Spring Mill Corporate Center/1100 East Hector Street for the removal of 118,363 square feet of the existing building to construct 337 new parking spaces?

Board Public Discussion (continued)

3. SLD #1-16; Sparango/Bethlehem Pike and Henry Lane - Conditional Preliminary/Final Plan

Mr. Guttenplan explained SLD #11-16 is a minor subdivision application for Pat Sparango, Inc. at Bethlehem Pike and Henry Lane. This is a Preliminary/Final Plan to subdivide this almost 1.4-acre tract (gross area) into three lots, conforming to the tract's A — Residential zoning. There is no planned access to Bethlehem Pike; all lots will take access from Henry Lane via a common driveway within a proposed access easement. This is a subdivision only, with no development proposed at this time. As each lot is sold and a specific home and related improvements proposed, an Earth Disturbance (Grading) Permit will be required. Detailed stormwater management plans will be prepared as part of that process. The Planning Commission recommended approval of the Preliminary/Final Subdivision Plan, as well as the requested waivers. The Commission also recommended a deed restriction or limited homeowners' association to guarantee maintenance of the common driveway proposed as well as the new lot owners sharing in the maintenance along their frontage of Henry Lane (a private road).

Joe Estock, Engineer for the Sparango's spoke about the four requested waivers. There was a discussion regarding no curbs on Henry Lane and no sidewalks along Bethlehem Pike.

Joan Biddle, Henry Lane spoke about the Shade Tree requirement that they were asking the Board to waive, until the development of the property. She asked if the caliper size for the required Shade Trees, when planted be increased. She requested the Township Arborist go and inspect the current trees on the property, as some are struggling. She spoke about the current maintenance of Henry Lane. Joe Estock agreed about the trees and bringing in the Arborist, there was a discussion about the caliper of the trees.

ACTION ITEMS

Ordinances

None

Resolutions (continued)

3. TCC Delegate Resolution - Appointment of Delegate and Alternative Delegate

Mr. Mellor explained in accordance with Act 32, it requires the governing bodies of school districts, townships, boroughs, and cities that impose an earned income tax to appoint one voting delegate and one or more alternate delegates to be their Tax Collection Committee (TCC) representatives. The TCC meets periodically to review collection matters as well as evaluate the performance of the County wide tax collector, Berkheimer. For the past several years, Dave Kaplin, a resident has served that role. He recommends our Finance Director, Len Gricoski as the voting delegate and he would be the first alternate. Mr. Mellor stated having employees of the organization as voting delegates ensures the best interests of the municipality are considered when acting on any issue. All the members, whether it is schools or municipalities, have employees representing their entities on the TCC.

On a motion by Supervisor Drossner, second by Supervisor Sterling (Vote 5-0) the Board of Supervisors adopted **Resolution #2017-08** appointing Leonard R. Gricoski as the voting delegate and Richard L. Mellor, Jr. as the first alternate voting delegate to the County's Tax Collection Committee (TCC) in accordance with Act 32.

Motions

1. Consider Bid Authorization - Installation of Traffic Signals at both Intersections of Stenton Avenue and Militia Hill Road

Mr. Sullivan explained the Pennsylvania Department of Transportation issued Highway Occupancy Permit #06091924 for installation of traffic signals and associated improvements at both intersections of Stenton Avenue and Militia Hill Road. Preparation of the contract documents for this project will be completed by February 17, 2017 and the project will then be ready for public bid. The bid process will take approximately 60 days and it is anticipated that the project will take about 120 days to complete.

On a motion by Supervisor Nester, second by Supervisor Drossner (Vote 5-0) the Board of Supervisors authorized the public bid advertisement for the installation of traffic signals at both intersections of Stenton Avenue and Militia Hill Roads

AMEND AGENDA

On a motion by Supervisors Sterling, second by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved amending the agenda for an additional motion.

2. Settlement Agreement – David's Bridal

On a motion by Supervisors Nester, second by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the Settlement Agreement between Whitemarsh Township and David's Bridal, Inc. for the payment of outstanding business privilege and mercantile taxes 2010 to 2015 in the amount of \$300,000 and accept the agreed upon calculation for these taxes after 2015.

3. Request for Proposals for the Collection and Auditing Services related to the Township Business and Mercantile Tax.

Mr. Mellor stated it is prudent every once in a while the Township make sure it's getting the best service and price for these two services.

On a motion by Supervisors Nester, second by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the Request for Proposals for the collection and auditing services related to the Township Business and Mercantile Taxes.

PUBLIC COMMENT PERIOD

BOARD MEMBER COMMENTS

ANNOUNCE EXECUTIVE SESSION

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

ADJOURNMENT

On a motion by Supervisor Sterling, seconded by Supervisor Totten, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Richard L. Mellor, Jr.
Township Manager