

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
February 23, 2017**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday February 23, 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

There were no announcements

PUBLIC HEARINGS

APPROVAL OF MINUTES

1. February 9, 2017

On a motion by Supervisor Nester, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the February 9, 2017 meeting minutes.

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #01-17; Sunnybrook Golf Club-Idler/350 Stenton Avenue – Minor Subdivision; Conditional Final Plan

Mr. Guttenplan explained Sunnybrook Golf Club is proposing to transfer a 0.431-acre piece of ground to adjacent landowners Geoffrey and Kathy Idler who own a home fronting on Stenton Avenue. The Idler home encroaches onto the Golf Course property and the purpose of the subdivision is to remove that encroachment and provide a legal rear yard for the Idler property. The resulting Idler property will be increased from 1.785 acres to 2.216 acres. No development is proposed as a result of this subdivision. In addition to the application, plans, and draft resolution, reviews of the proposed subdivision are attached, as is a waiver request letter. He stated the Planning Commission reviewed the plan and recommended approval of the Preliminary/Final Minor Subdivision Plan as well as approval of the waivers requested.

Resolutions

1. SLD #01-17; Sunnybrook Golf Club-Idler/350 Stenton Avenue – Minor Subdivision; Conditional Final Plan

On a motion by Supervisor Drossner, second by Supervisor Sterling (Vote 5-0) the Board of Supervisors adopted **Resolution #2017-09** granting conditional final plan for SLD#01-17; Sunnybrook Golf Club-Idler/350 Stenton Avenue-Minor Subdivision for the transfer of 0.4 acres from Sunnybrook Golf Club to the Idler property.

ACTION ITEMS

Ordinances

None

Resolutions (continued)

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

Mr. Guttenplan explained the resolution is for SLD #11-16, a minor subdivision application for Pat Sparango, Inc. at Bethlehem Pike and Henry Lane. He stated this is a Preliminary/Final Plan to subdivide this almost 1.4-acre tract (gross area) into three lots, conforming with the tract's A — Residential Zoning. He stated the resolution covers the perpetual maintenance of the proposed common driveway and Henry Lane frontage, the site's trees, and requires compliance with the Letter Agreement between the Sparango's and the Township; which states any of the required trees no longer on-site or viable, must be replaced so that the inventory remains as it was intended. Additionally the language for the possible waiver of street trees indicates that if waived, it would be for the current subdivision but that street trees would be required at the time of development of each lot. He explained if the Board does not elect to waive traffic impact and park/rec fees, one-third of each would be due upon development of each lot. There was a discussion about the trees currently on the lot and the requirement for trees when the lots are developed.

Walter Keane (Lafayette Hill) asked if the lots are commercial or residential. Mr. Guttenplan explained it is single family residential.

Brett Walley-Sanders (W. Valley Green Road) asked how close the property is to the floodplain and the expected impact on sewers and flooding. Mr. Sullivan stated there is a very minor encroachment into the floodplain on this property and it will not affect the development of any of the lots.

Supervisor Totten asked a Joan Biddle, resident of Henry Lane, how it affects her. She stated the on effect on her is the trees planted as screening years ago, have not provided a full screen for her property.

On a motion by Supervisor Nester, second by Supervisor Sterling (Vote 5-0) the Board of Supervisors adopted **Resolution #2017-10** granted a conditional preliminary/final plan for SLD#01-16; Sparango/Bethlehem Pike and Henry Lane in order to subdivide 1.4 acre parcel into 3 lots.

Motions

1. Ordinance Advertisement - Emergency Services Board Amendments

Mr. Mellor explained the Emergency Services Board (ESB) has spent a bit of time going over the Emergency Services Board Ordinance that is currently in place. As a result of the new fire service plan going from 3 fire companies to 2 amendments needed to be made to the current ordinance. It also afforded the ESB an opportunity to go over the ordinance which has been in place for some time and see if there were any other necessary changes to recommend. He stated he believe the proposed ordinance amendments will work now and in the future. Mr. Mellor explained the proposed changes and requested the Board of Supervisors approval to advertise the proposed amendments to the Emergency Services Board Ordinance. There was a discussion about the change in the length of terms and the elimination of term limits for the Emergency Services Board Civilian Board Members.

On a motion by Supervisor Drossner, second by Supervisor Sterling (Vote 5-0) the Board of Supervisors authorized the advertisement of the Emergency Services Board Ordinance Amendments.

2. AIM Academy Financing by East Norriton and West Norriton Industrial Development Authorities

Mr. Kilkenny explained as part of the Industrial Development Law, AIM Academy has been looking for tax-exempt low-interest funding. He explained the municipality where the tax exempt funding will occur has to approve it. He further explained AIM pooled together both East and West Norriton Industrial Development Authorities because there is a cap limit of what a municipality can do.

Linda Doll (Fairway Road) spoke about the parking issues at the Miquon Train Station, in regards to AIM Academy. Mr. Mellor explained BPG is the property owner and the ones restricting parking. He stated the Township has had extensive conversations with the property owners to provide more parking availability. He explained as AIM has been expanding they did work with the Township to provide some parking.

On a motion by Supervisors Sterling, second by Supervisor Nester (Vote 5-0) the Board of Supervisors authorized the financing through East Norriton and West Norriton Industrial Development Authorities by AIM Academy/1200 River Road for their campus project.

3. January 2017 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisors Sterling, second by Supervisor Nester (Vote 5-0) the Board of Supervisors approved expenditures totaling \$782,149.64 and payroll totaling \$594,569.48 for January 2017.

AMEND AGENDA

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

4. Tax Settlement - Colonial School District vs. Harner Realty

Mr. Kilkenny explained both issues. He stated in matters of assessment the School District attorneys handle the litigation. He said the Whitmarsh Township Board of Supervisors; in addition to the School Board must all approve any settlements. He explained the settlement

On a motion by Supervisors Nester, second by Supervisor Totten (Vote 5-0) the Board of Supervisors authorized the Order and Settlement Stipulation between Colonial School District and Harner Realty 1, LLC, 6101 Sheaff Lane resulting in the increase in the assessment of the property during the years 2010-2017.

5. Tax Settlement - Colonial School District vs. Harner Realty #2

On a motion by Supervisors Sterling, second by Supervisor Totten (Vote 5-0) the Board of Supervisors authorized the Order and Settlement Stipulation between Colonial School District and Harner Realty 2, LLC, Sheaff Lane resulting in the increase in the assessment of the property during the years 2010-2017.

PUBLIC COMMENT PERIOD

Michael McQue (Harts Lane) spoke about an ad they had seen in the *Enterprise Magazine* regarding changing the Township slogan to: Whitmarsh Township a great place to live, work and worship and his opposition to adding the word worship.

Joe Gale (Plymouth Township) spoke in favor of changing the slogan.

Lou Hedges (Plymouth Meeting) stated he understood the Township signs said it at one time and he asked who removed the word. Supervisor Totten stated at this time it is unknown when it was removed.

Sonia Brauning (Colony Lane) spoke in favor of changing the slogan.

Jack Williams (Redcoat Drive) asked the Board to restore the word worship to the sign.

Brett Walley-Sanders (W. Valley Green Road) spoke against the change.

Jeff Loughridge (Quarry Lane) suggested there was no meeting regarding changing the signs originally. He is in favor of having the word added.

Jim Thompson (Mayflower Road) stated that Upper Merion has "worship" on their township signs.

Walter Keane (Mathers Mill Road) stated he remembers the signs in Whitmarsh having worship on them.

Supervisor Drossner explained this topic was not on the agenda and there will be no decision made.

Lori Wisdo (Harts Lane) spoke against adding the word worship to the sign.

BOARD MEMBER COMMENTS

Supervisor Totten spoke about the advertisement he took out and his reason for wanting to restore the word worship to the Township signs.

ANNOUNCE EXECUTIVE SESSION

Chair Grossman 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 Sterling, seconded by Supervisor Totten, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Richard L. Mellor, Jr.
Township Manager