

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
March 14, 2019**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday March 14, 2019 at 7:00PM in the Whitemarsh Township Building, 616 Germantown Pike Lafayette Hill, Pennsylvania.

Supervisors Present: Missy Sterling, Chair; Amy Grossman, Vice Chair; Michael Drossner, Laura Boyle Nester and Fran McCusker

Supervisors Absent:

Also present: Richard L. Mellor, Jr., Township Manager; Jennifer Prior, Township Solicitor; Krista Heinrich, P.E.; and Charles L. Guttenplan, AICP

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor Grossman announced:

TOWNSHIP DAY 2019

Township Day will be held on Saturday, April 27th from noon until 5pm at Victory Fields. Activities for all ages will include raffles, games, food, and refreshments, petting zoos, and much more. Please come join us supporting the community and local businesses.

BUTLER PIKE UPDATE

Montgomery County recently announced that temporary repairs can be made to the portion of Butler Pike affected by the sinkhole. Butler Pike is expected to open by mid-April. The County expects the road to remain open during the ongoing permanent repair process.

PUBLIC HEARINGS

APPROVAL OF MINUTES

1. March 14, 2019

On a motion by Supervisor Drossner, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the March 14, 2019 meeting minutes.

BOARD PUBLIC DISCUSSION ITEMS

- 1. SLD #07-18; Whitemarsh Hotel Associates, LP/432 Pennsylvania Avenue – Land Development Waiver**

Mr. Guttenplan explained SLD #07-18, Whitemarsh Hotel Associates, LP at 432 Pennsylvania Avenue, has submitted a request for a Waiver of Land Development for a 6,049-square foot restaurant, adjacent to the refurbished Holiday Inn hotel. He stated the reason for the request for a Land Development Waiver, is that one of the prior approvals, in 2015, was for hotel modifications and the construction of an approximate 8,000-square foot restaurant in the same location as the smaller one currently being proposed. Since prior Zoning Hearing Board approval had expired and had been based upon the plan with a larger restaurant, the applicant sought and received new approval by the Zoning Hearing Board last June. In addition to the application and the additional submittal information by the applicant, a review from the Township Engineer is included in which a Waiver of Land Development is recommended, conditioned upon the applicant obtaining an Earth Disturbance (Grading) Permit. This application was reviewed by the Planning Commission at its February 26th meeting. The Commission unanimously recommended approval of the Waiver of Land Development conditioned upon the applicant obtaining an Earth Disturbance Permit, as recommended by the Township Engineer.

Amy Farrell, Attorney for the applicant said the plan is a modification of the original plan. She said all of the Stormwater Management has been completed, which was originally designed for the 8,000 square foot restaurant. There was a discussion regarding the application, the reason for the need of Board approval and parking when the hotel is at 80% capacity.

ACTION ITEMS

Ordinances

Resolutions

1. SLD #07-18; Whitemarsh Hotel Associates, LP/432 Pennsylvania Avenue – Land Development Waiver

On a motion by Supervisor Grossman, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2019-10** granted a land development waiver for SLD #07-18; Whitemarsh Hotel Associates, LP/432 Pennsylvania Avenue for the construction of a 6,049 square foot restaurant adjacent the Holiday Inn Hotel.

2. DCNR Grant Resolution

Mr. Mellor explained the grant application is to request Pennsylvania Department of Conservation and Natural Resources - Community Conservation and Partnership Program (DCNR C2P2) funding support for a Feasibility Study for a trail in the PECO right-of-way from Butler Pike to Hector Street and connecting to the Schuylkill River Trail. He stated this corridor has a prominent role in the future envisioned for the Township's open spaces and transportation networks in current planning documents including the Township's comprehensive plan; open space plan; greenway plan; riverfront master plan; and bicycle and pedestrian network plan. The DCNR C2P2 grant, if awarded, requires a 50% match of the grant amount. The Feasibility Study grant amount is estimated at \$110,000. The Township is seeking additional matching grant opportunities.

Sydelle Zove (Harts Ridge Road) requested the feasibility study include opportunities for the public to weigh in and be a participant.

Ed Brandt (Honey Locust Court) a member of the Environmental Advisory Board (EAB) stated he requested the EAB be involved in the feasibility study also.

Debra Harris (Pilgrim Road) stated she is in support of the idea and suggested parking at the Hector Street side of the trail.

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors adopted **Resolution #2019-11** authorized the submission of a Pennsylvania Department of Conservation and Natural Resources Grant Application to conduct a feasibility study for a trail in the PECO right-of-way between Butler Pike and Hector Street.

3. Ready for 100 Resolution - 100% Clean Renewable Energy

Supervisor Nester stated she is excited about this initiative. She said this is not a fluff resolution that there are objectives, goals and dates to keep the Township accountable and moving forward in a big way. It is also connecting the township with neighboring communities, the county and the state.

Mr. Halbom (Assistant Township Manager, Staff Liaison to the EAB) explained the Ready for 100 is a nationwide plan designed and advocated for by the Sierra Club, an international environmental organization founded in the United States. The Sierra Club also has statewide chapters who promote this effort at local levels. The primary goals of the Ready for 100 campaign are: for local governments to acknowledge the imminent dangers caused by climate change and declare measurable goals to decrease the community's negative environmental impact, to rely upon 100% renewable electricity by 2035 and to rely upon 100% clean, renewable heat and transportation by 2050. As a part of this effort, government organizations who adopt the Ready for 100 efforts must create and adopt an Energy Transition Plan (ETP) within one-year of passing a resolution. The Environmental Advisory Board would begin the task of creating an ETP for the board to adopt and incorporate into other long-term strategies such as the comprehensive plan. The ETP would likely suggest both long and short-term goals and strategies toward achieving independence from fossil fuel-based energy sources.

Chair Sterling thanked the EAB for their tireless work to bring this to fruition. She stated the Board appreciates all of the time the members of the EAB and all of the volunteer Boards and Commission give to the Township. Supervisor Grossman stated that it is an acknowledgement to the dangers to climate change and other dangers to the environment. Supervisor McCusker stated this is a wonderful opportunity for Whitmarsh to Go Green and he is excited to hear where this is coming from and how the township will do it.

Lou Ann Merkle (Pilgrim Road) and the Vice-Chair of the EAB stated the Sierra Club planted a seed. She said the resolution is a beginning and there will be a transition plan. She said within a year township will develop a planning committee who will come up with the transition plan. She thanked the Board of Supervisors, the EAB for their work on this, the Assistant Township Manager, Sean Halbom and the Township Manager Rick Mellor. She also thanked the County Ready for 100 committee for their help. She stated the Renewable Energy Working Group has been renamed the Green Energy Team.

Sydelle Zove thanked everyone who made this happen. She asked that they work on the wetlands in the Township that are at risk.

Supervisor Nester stated in joining with the Sierra Club and other municipalities who have already started in the Ready for 100, there is already information in place that the Township can follow and not have to create it.

On a motion by Supervisor Grossman, seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors adopted **Resolution #2019-12** expressing the Township's desire to undertake a renewable energy initiative to transition to 100% clean renewable energy throughout Whitemarsh Township and the surrounding community.

Motions

1. 2019 Road Paving Program

Ms. Heinrich stated bids for the 2019 Road Paving Program were submitted to the Township and publicly opened on March 12, 2019 and have been reviewed. Based on the bid evaluation Highway Materials Inc. is the lowest responsive bidder for the Total Bid for this project. It is therefore recommended that the Board of Supervisors authorize the Township Engineer's office to issue a Notice of Intent to Award to Highway Materials, Inc. for the Total Bid cost of \$949,866.27. Final awarding of the contract is contingent upon a successful outcome to the required Responsible Contractor Determination that will be performed by the Township Engineer's office.

On a motion by Supervisor Grossman seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors authorized the notice of intent to proceed and bid approval based on the successful review of the 2019 road paving bid to Highway Materials, Inc. for total base bid and alternate amount of \$949,866.27.

2. Allocation of Funds - Shredding Day Donations

Mr. Mellor stated the Annual Spring Shredding Day was held on Saturday, March 9th at the Miles Park Lower Parking Lot from 8am to 12pm. The event was a great success with an estimated 400+ vehicles helping the environment through recycling and protecting their security by shredding personal documents. The Parks and Recreation Department partnered with the Barren Hill Fire Company to accomplish a great day. Per Proshred Security, 23,700 lbs., or 11.85 tons, of paper were shredded during the 4 hour event. The environmental impact of this community event equates to saving 201 trees, 47,400 kilowatts of energy, 35.55 cubic yards of landfill space and 82,950 gallons of water. In addition the residents of Whitemarsh were once again very generous with the local organizations, donating \$3,570.00 of in day-of donations, which is a new event record. The Township expresses its gratitude to Horizon Waste Services for once again being an event sponsor to help offset costs and thanks also go out to Jim and Sandy Singrella for their volunteer efforts. After expenses, the organizational split comes to \$1,698.37 for the Parks and Recreation Department and \$1,698.98 for the Barren Hill Fire Company.

On a motion by Supervisor Grossman, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors allocated \$1,698.98 in donations received from the Spring Shredding Day to Barren Hill Volunteer Fire Company for volunteering their services in coordinating activities on the day of the event.

3. Appointment – Boards and Commissions

On a motion by Supervisor Nester, seconded by Supervisor Grossman (Vote 5-0) the Board of Supervisors appointed Kate Johnston – Environmental Advisory Board term ending December 31, 2021.

4. Certificates of Appropriateness

Mr. Guttenplan explained the Certificate of Appropriateness is for the home at 108 Black Walnut Lane. This home is one of the original homes in this development, dating from the 1930's. The owner wishes to replace the cedar shingles on a large section of the main portion of the house with a metal standing seam roof, to match certain other roof sections on the home which already has this roof material. HARB reviewed this application at their February meeting, and recommended that a Certificate of Appropriateness be approved.

On a motion by Supervisor Drossner, seconded by Supervisor Grossman (Vote 5-0) the Board of Supervisors approved the Certificate of Appropriateness for a roof replacement at 108 Black Walnut Lane.

5. Certificates of Appropriateness

Mr. Guttenplan explained the Certificate of Appropriateness is for the home at 6 Marple Lane. The owner wishes to add a deck onto the back of the home; this portion of the home is an addition, which the Board approved a Certificate of Appropriateness in January, 2016. At that time, the owner had not chosen paint colors for the exterior of the addition and rest of the house. This Certificate of Appropriateness would also include approval of those colors which have been chosen from the approved Sherwin Williams Historical Palette. The stucco on the house will be painted an off-white ("Porcelain") and the trim will be "Light French Gray". HARB reviewed the various aspects of this application at their February meeting, and recommended that a Certificate of Appropriateness be approved for the deck and paint colors.

On a motion by Supervisor Drossner, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the Certificate of Appropriateness for a deck and exterior paint colors at 6 Marple Lane

6. Escrow Release #1 - Venezia/6203 Henry Lane

On a motion by Supervisor Grossman, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorized escrow release #1 for Venezia/6203 Henry Lane in the amount of \$12,363.16.

7. Escrow Release #1 - Venezia/6205 Henry Lane

On a motion by Supervisor Grossman, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorized escrow release #1 for Venezia/6205 Henry Lane in the amount of \$16,597.57.

8. February 2019 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisor Drossner, seconded by Supervisor Grossman (Vote 5-0) the Board of Supervisors approved expenditures totaling \$964,603.01; payroll totaling \$610,941.11 and pension paid costs totaling \$12,947.52 for February 2019.

AMEND AGENDA

On a motion by Supervisor McCusker, seconded by Supervisor Grossman (Vote 5-0) the Board of Supervisors amended the agenda.

9. Tax Assessment Appeal Settlement

On a motion by Supervisor Drossner, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorize the Order and Settlement Stipulation between Colonial School District and Lakeside Apartment Associates/Sherry Lake, 1801 Butler Pike resulting in the increase in the assessment of the property.

PUBLIC COMMENT PERIOD

Eli Glick (Whitefield Drive) spoke about the lack of transparency and communication in the Township. He stated the meeting minutes do not reflect the demeanor of the person speaking.

Sydell Zove (Harts Ridge Road) spoke of her delight of the leadership of the Planning Commission, Chair Vince Manuele. The Friends of Abolition Hall filed a brief with the Court of Common Pleas, an appeal of the Board of Supervisors decision to approve the Conditional Use of K. Hovanian plan for townhouses behind Abolition Hall at Butler and Germantown Pikes. Supervisor Drossner asked if the group had contacted the Corson family who is the family selling the property. She stated she has reached out, but has not spoken to them.

BOARD MEMBER COMMENTS

Supervisor Drossner spoke to the comment about the meeting minutes explaining the minutes are to be a summary of the topic discussed.

ANNOUNCE EXECUTIVE SESSION

Chair Sterling announced the Board of Supervisors held an Executive Session prior to this meeting to discuss Litigation.

ADJOURNMENT

On a motion by Supervisor Grossman, seconded by Supervisor Drossner, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

March 14, 2019

Richard L. Mellor, Jr.
Township Manager

March 14, 2019