

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
June 14, 2018

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday June 14, 2018 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 Fran McCusker

Supervisors Absent:

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

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Supervisor Sterling announced:

The Annual Whitemarsh Township 4th of July Parade held in conjunction with the Lions Club of Whitemarsh will be held on Wednesday, July 4th starting at 10:00am. The parade runs along Germantown Pike from the Township Building to Miles Park. This year, we are honored to feature the First Troop Philadelphia City Cavalry to lead the parade. Following the parade, all are welcome to attend a community picnic hosted by the Lions Club of Whitemarsh at the Miles Park Pavilion where there will be free hotdogs, water, music, and fun! Those interested in participating in the parade can submit the parade registration form available on the Township website.

The first of the summer movies in the park series kicks off next Wednesday, June 20 at Leeland Park with the screening of Despicable Me 3. Be sure to bring a chair or blanket. Refreshments and food will be available for purchase on site. Movies will begin approximately at dusk - as soon as it is dark enough to view the movie on the screen. This is a free event thanks to our sponsors: Holods, Slawek Orthodontics, Chick Fil-A and Kona Ice. Residents can check the Township website for more information on the Summer Outdoor Movie Series.

Whitemarsh Township will be serving as a site for the American Red Cross Blood Drive on Wednesday, July 11 from 9 am to 2 pm at the Township Administration Building. Please visit the Township website for more information on this event and to schedule an appointment to be a donor.

APPROVAL OF MINUTES

1. May 24, 2018

On a motion by Supervisor Drossner, seconded by Supervisor Sterling (Vote 5-0) the Board of Supervisors approved the May 24, 2018 meeting minutes.

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #04-18; Catania/249 Hillcrest Ave - Conditional Preliminary/Final Plan

Mr. Guttenplan explained SLD #04-18 is an application of Jason Catania, 249 Hillcrest Avenue, Conshohocken, for a 3-Lot Minor Subdivision. As a minor subdivision, it is an application for Preliminary/Final Plan approval. This is a wide site with shallow depth, fronting Hillcrest Avenue and bordering the PECO right-of-way. There is currently one older single-family home with multiple additions located on the site. The proposal is to remove all existing improvements and subdivide the site into three lots and construct a single-family home on each lot. He stated due to the shape of the site and some slope issues, several variances were granted by the Zoning Hearing Board. The Planning Commission reviewed this plan and after some clarification was provided as to the comparison of the size of these lots compared to others in the neighborhood and some clarification about stormwater management and tree replacement, the Commission passed a unanimous motion to recommend preliminary/final plan approval.

Ron Cione, Hillside Road asked if the homes would be hooked to Municipal Sewer. There was a discussion about the hook-up to the system and water availability.

Resolutions

1. SLD #04-18; Catania/249 Hillcrest Ave - Conditional Preliminary/Final Plan

On a motion by Supervisor Drossner, seconded by Supervisor Sterling (Vote 5-0) the Board of Supervisors adopted **Resolution #2018-13** granting conditional Preliminary/Final Plan approval for SLD#04-18; Catania/249 Hillcrest Avenue for a minor 3-lot subdivision.

PUBLIC HEARINGS

1. Conditional Use #06-17 - K. Hovnanian, LLC/4006 and 4046 Butler Pike

The Board of Supervisors continued the Public Hearing for the Conditional Use #06-17 - K. Hovnanian, LLC/4006 and 4046 Butler Pike – Townhouses in the VC-2 Zoning District.

A court reporter was present, and the notes of testimony are available for review at the Township Building.

The following individuals presented information/testimony/comments/questions at the Public Hearing:

Sean P. Kilkenny, Solicitor

Charles L. Guttenplan, AICP

Julie L. Von Spreckelsen, Attorney for the Applicant

Michael D. Fiorentino, Attorney for Objectors Friends of Abolition Hall, Thallmayer, Telegardis and Childs

David Miller

Tom Crompton

Mary Werner Denadai, Licensed Architect

On a motion by Chair Grossman, seconded by Supervisor Sterling (Vote 5-0) the Board of Supervisors continued the public hearing until Thursday, July 19, 2018 at 7:00PM.

None

ACTION ITEMS

Ordinances

None

Resolutions (Continued)

None

Motions

1. 2018 Road Paving Program - Authorize Notice of Intent and Bid Approval for Final Award

Mr. Sullivan explained the bids submitted to the Township were publicly opened on June 13, 2018 and after review it appears based on the bid evaluation James D. Morrissey, 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 James D. Morrissey, Inc. for the Base Bid cost of \$1,026,599.25. Final awarding of the contract is contingent upon a successful outcome to the required Responsible Contractor Determination that will be performed by our office.

On a motion by Supervisor Drossner, seconded by Supervisor Sterling (Vote 5-0) the Board of Supervisors authorized the notice of intent to award the 2018 Road Paving bid to James D. Morrissey, L.P. for the base bid amount of \$828,777.00 and authorize the Township Manager to execute the contract based upon the Township Engineer's confirmation of the Responsible Contractor Determination.

2. Authorizing a Public Hearing - Housekeeping Zoning Amendment

Mr. Guttenplan explained the request to authorize a Public Hearing for a Selective Housekeeping Amendment of the Zoning Ordinance; he stated this is a Township-initiated amendment. He said periodically these amendments are processed to clarify necessary provisions of the zoning text, add needed provisions, and make general edits. The intent of the current amendment is to address the most critical issues which have been identified with the Zoning Ordinance. The text amendments included in the current proposed ordinance include: some definition amendments and new definitions; removal of the conditional use requirement for front-facing roof-mounted solar panels and some minor related modifications to the solar energy section; removal of the conditional use requirement for freestanding (monument) signs in the VC Village Commercial District; adding lighting requirements in the VC District; and several other minor edits to a number of other provisions. He said the Planning Commission reviewed this draft ordinance and

after some discussion, the Commission passed a motion recommending that the Board authorize the advertisement of a Public Hearing

On a motion by Supervisor Sterling, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorized the advertisement of a public hearing for a housekeeping zoning amendment to update various sections of the Zoning Code.

3. Ordinance Advertisement - 3-way Stop Signs – West Mill Road

Mr. Mellor explained due to the available sight distance and the geometry of the roadway is at both Mill Road and Valley View Road and Mill Road and Ensley Drive the Traffic Safety Unit of the Police Department has recommended that the intersections be changed from its current 2 way configuration to a multiway stop configuration. It is recommended that the Whitemarsh Township Code section 111-14 be amended to reflect the both intersections of Mill Road and Valley View Road and Mill Road and Ensley Drive as a 3 Way Stop intersection. It is also recommended that the improvements of signage and pavement be installed at the same time as the new stop signs.

On a motion by Supervisor Sterling, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorized the ordinance advertisement for 3-way stop signs at the intersections of West Mill Road and Ensley Road and West Will Road and Valley View Road.

4. Hold Harmless Agreement - 509/515 Bethlehem Pike/Rockcorp 509S, LLP

Mr. Guttenplan explained the Hold Harmless Agreement is for the properties at 509 and 515 Bethlehem Pike. These are contiguous properties for which a lot line change plan is pending. There are existing improvements within the ultimate right-of-way along the entire frontage of these lots. They include an old stone wall, a fence atop and behind the wall, and some old stairs. There is no prior acknowledgement of these improvements within the ultimate right-of-way, so before the subdivision moves forward, it felt appropriate to obtain this approval. The Traffic Safety Unit of the Police Department conducted a site visit and finds no issue with the location of the subject improvements. They have found adequate sight distance. The only modification they have requested is that a small shrub/vine mass adjacent to a stone pillar (part of the wall) on the north side of the existing driveway be cut back or removed and that that condition be maintained. The property owner is aware of this and has agreed to do so.

Ron Cione, Hillside Road asked if the wall will then be in the legal right-of way. Mr. Guttenplan explained the wall will continue to be in the ultimate right of way.

On a motion by Supervisor Sterling, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved a Hold Harmless Agreement for wall and fence in the ultimate right-of-way at 509/515 Bethlehem Pike.

5. May 2018 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisor Sterling, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved expenditures totaling \$711,009.53; payroll totaling \$618,384.87 and pension paid costs totaling \$6,192.22 for May 2018.

PUBLIC COMMENT PERIOD

None

BOARD MEMBER COMMENTS

None

ANNOUNCE EXECUTIVE SESSION

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

ADJOURNMENT

On a motion by Supervisor Drossner, seconded by Supervisor Sterling, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Richard L. Mellor, Jr.
Township Manager