

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS  
PUBLIC MEETING MINUTES  
October 10, 2019**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday October 10, 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

**Also present:** Richard L. Mellor, Jr., Township Manager; Dave Sander, Township Solicitor; Krista Heinrich, P.E. Township Engineer and Charles L. Guttenplan, AICP

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS**

**Recognition of Scott Lynch, Fire Marshal**

Chair Sterling gave the history of Scott Lynch's employment with Whitemarsh Township. Scott was hired in 2004 as a Fire Inspector. In 2005 he was appointed Assistant Fire Marshal and then Deputy Fire Marshal and in 2010 he was promoted to Fire Marshal and Emergency Management Coordinator. She stated he was instrumental in designing the emergency action plan, managing weather emergencies and investigating fires. Chair Sterling said the Board is proud to have served alongside Scott. She wished Scott the best as he continues the Lynch tradition in Cheltenham. His father had been the fire chief and his grandfather had been the fire marshal for 45 years in Cheltenham. Scott Lynch thanked the Board, Staff and the members of the local Fire Companies. John Lukens, chair of the Emergency Services Board congratulated Scott.

Supervisor Grossman announced:

Stenton Avenue Update - Work installing turn lanes on Stenton Avenue and Flourtown Road is progressing. Stormwater improvements are also being made as a part of the court ordered intersection improvement plan. Because of the court order the township cannot delay work. PECO is currently relocating a gas line, however, the discovery of a massive amount of rock has delayed their work. The township is meeting regularly with PECO and the general contractor to expedite this work as much as possible. W. Valley Green Road cannot reopen until PECO has completed the gas relocation at the intersection of W. Valley Green and Stenton Avenue. The township will make residents aware of updates as they are received. Residents are advised to check the township social media pages, website or sign up for the township newsletter to receive regular updates.

The Township Shredding Day will be held this Saturday, October 12 at Miles Park Lower Parking Lot from 8AM until noon.

Electronic Recycling Day will be held Wednesday, October 16. Residents are asked not to place items curbside until after 7PM on October 15. Additional information is available on the township website.

Spooktacular Family Night will be held at Cedar Grove Park on Friday, October 18 from 5PM to 9PM. Admission \$5/person ages 2 and over. Activities will include a hayride, pumpkin decorating, trick or treating and much more. The rain date is Saturday, October 19.

Supervisor Nester provided an update from the Environmental Advisory Board with progress towards the RF100. She explained the past Friday, Township Staff, other area municipalities, Delaware Valley Regional Planning Commission and County officials met to begin further dialogue to being moving towards the RF100. She stated progress is being made. It is not just the township working towards it and is excited to keep it moving forward.

## **PUBLIC HEARINGS**

### **1. Conditional Use #05-19 - Main Line Therapy, LLC/632 Germantown Pike**

On a motion by Supervisor Drossner, seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors opened the Public Hearing for Conditional Use #05-19 - Main Line Therapy, LLC/632 Germantown Pike.

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:

Dave Sander, Solicitor  
 Jack Hubbert, Attorney for the Applicant  
 Janet Siegel, Applicant  
 Heidi Meiers, Crescent Avenue

On a motion by Supervisor Nester, seconded by Supervisor Grossman (Vote 5-0) the Board of Supervisors closed the public hearing.

## **Motions**

### **1. Conditional Use #05-19 Main Line Therapy, LLC/632 Germantown Pike**

On a motion by Supervisor Drossner, seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors approved Conditional Use #05-19 Main Line Therapy, LLC/632 Germantown Pike for a medical office in the VC-1 zoning district.

## **PUBLIC HEARINGS (continued)**

### **2. Conditional Use #03-19 - Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike**

The Board of Supervisors continued the Public Hearing for Conditional Use #03-19 - Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike.

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:

Dave Sander, Solicitor  
 Carolyn Edwards, Attorney for the Applicant  
 Frank Bartle, for protestant Whipain Township  
 Patricia Sheinman  
 Christopher Lee Miller

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

Mr. Sanders explained the Board is required to issue a written decision within 45 days of tonight's date and may deliberate and discuss the case in order to reach the decision. The decision needs to be made at a public meeting with the majority of the board members.

### **Motions (Continued)**

#### **2. Conditional Use #03-19 - Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike**

On a motion by Supervisor Grossman, seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors TABLED Conditional Use #03-19 - Argos Associates/Adelphi Land Associates/Polergodom Group; Longfield Farms/Butler Pike.

### **PUBLIC HEARINGS (continued)**

#### **3. Zoning Amendment - Remove 11 Conditional Uses from VC-4**

On a motion by Supervisor Nester, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors opened the Public Hearing for a Zoning Amendment - Remove 11 Conditional Uses from VC-4.

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:

Dave Sander, Solicitor  
 Carolyn Edwards, Attorney for the Applicant

Richard Collier  
 Patricia Sheinman  
 Christopher Lee Miller

On a motion by Supervisor Drossner, seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors closed the public hearing.

## **Ordinances**

### **1. Zoning Amendment Ordinance - Remove 11 Conditional Uses from VC-4**

On a motion by Supervisor Nester, seconded by Supervisor Drossner (Vote 4-1; Supervisor Grossman voting no) the Board of Supervisors adopted **Ordinance #997** amending Section 116-290.B. of the Whitmarsh Township Zoning Ordinance to remove the VC-4 District from the list of districts in which certain uses are permitted by conditional use.

## **APPROVAL OF MINUTES**

### **1. September 26, 2019**

On a motion by Supervisor Drossner, seconded by Supervisor Grossman (Vote 5-0) the Board of Supervisors approved the September 26, 2019 meeting minutes.

## **BOARD PUBLIC DISCUSSION ITEMS**

## **ACTION ITEMS**

### **Ordinances**

### **Resolutions**

### **Motions (continued)**

### **3. Hold Harmless Agreement - 312 East 12th Avenue/Decker**

Mr. Guttenplan explained the Hold Harmless Agreement is for the construction of a retaining wall and fence on Street and a fence on E. 12th Avenue for this corner property. These improvements are within the ultimate rights-of-way graded to allow more of these streets. The retaining wall would allow the property to be regraded to allow more usable yard area and the fence would provide a safer play space for the for owners' son.

On a motion by Supervisor Drossner, seconded by Supervisor Nester (Vote 5-0) the Board of Supervisors approved a Hold Harmless Agreement for a fence and retaining wall in the ultimate right-of-way at 312 East 12th Avenue.

## **PUBLIC COMMENT PERIOD**

Sydelle Zove (Harts Ridge Road) spoke about the properties Mr. Karabots (owner of Longfield Farms) owns. She spoke about the number of owners of the three parcels of property attempting to be developed. She asked how much frontage is required on Butler or Skippack Pikes in order to meet the requirement of the code and what does it say if the parcels are owned by different entities.

Cheryl Darby (Dechert Road) spoke about Covanta and the pollution produced by the trash to steam plant. She asked if during the new contract the township can request that the trash not be burned. She spoke about the schools within a few miles of the plant.

Bob Sague (Kottler Drive) spoke about trees hanging over the road that cause issues with large buses and trucks. The sight line issues at the hedgerow at Thornhill Drive and Germantown Pike.

#### **BOARD MEMBER COMMENTS**

Supervisor McCusker stated they are elected officials and they are neighbors. He spoke about the aggressiveness that is being put on social media.

Chair Sterling agreed with Supervisor McCusker and the hurt that comes with the attacks on social media.

#### **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 Nester, the meeting was adjourned at 10:40 PM.

Respectfully submitted,

Richard L. Mellor, Jr.  
Township Manager