

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES**

FEBRUARY 11, 2021

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, February 11, 2021 at 6:00 PM, a virtual ZOOM meeting, due to COVID-19 pandemic.

Supervisors Present: Laura Boyle Nester, Chair; Fran McCusker, Vice-Chair; Michael Drossner; and Vincent Manuele

Supervisors Absent: Jacy Toll.

Also Present: Richard L. Mellor, Jr., Township Manager; Sean Kilkenny, Township Solicitor; Krista Heinrich, P.E. Township Engineer and Charles L. Guttenplan, AICP

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Chair Nester expressed condolences to the Karabots Family on the loss of Nicholas Karabots. The Board held a Moment of Silence for Mr. Karabots. She spoke about Mr. Karabots impact in the community.

Supervisor McCusker announced:

Shredding Day will be held at Miles Park on Saturday, March 6th between the hours of 8am and 12 PM. The event is free, but donations will be accepted. Please be sure to remove all binding material and metal objects from your paper beforehand.

The Parks and Recreation Department will host two Valentine's Day events for children ages 2 through 6. The event costs \$5.00 per child and the sessions will be held at Cedar Grove Barn from 10am to 11am and 12pm to 1pm on Friday, February 12th. Registration can be completed online at the Township's website, or by calling Parks and Recreation at (610) 828-7276.

Administrative Offices will be closed on Monday, February 15th in recognition of Presidents' Day.

The Veteran's Monument Committee will be hosting two public plan review meetings on Saturday, February 27, beginning at 9 a.m. and 10 a.m. The sessions will be 45 minutes in length (allowing 15 minutes for change over and sanitizing) and be an opportunity to hear more about the project as well as time to ask questions. You will need to register for a session in Community Pass on the Township Website. If you have any questions concerning registration, please call the Park and Recreation Department at 610-828-7276 during office hours.

PUBLIC HEARINGS

1. CU#04-20 Germantown Pike Associates, LLC and Zachary Dillow/606 and 608 Germantown Pike - Conditional Uses for Apartments in VC-1 District

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 4-0) the Board of Supervisors re-opened the public hearing for CU#04-20 Germantown Pike Associates, LLC and Zachary Dillow/606 and 608 Germantown Pike - Conditional Uses for Apartments in VC-1 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 Kilkenny, Township Solicitor
Joe Kuhls, Applicants Attorney

On a motion by Chair Nester seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved Conditional Use #02-20; Germantown Pike Associates, LLC and Zachary Dillow/606 and 608 Germantown Pike for apartments in the VC-1 District, with conditions also suggested by the applicant on the record.

MOTIONS

1. CU#04-20 Germantown Pike Associates, LLC and Zachary Dillow/606 Germantown Pike Conditional Uses for Apartments in VC-1 District

On a motion by Chair Nester seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved Conditional Use #02-20; Germantown Pike Associates, LLC and Zachary Dillow/606 and 608 Germantown Pike for apartments in the VC-1 District, with conditions also suggested by the applicant on the record.

APPROVAL OF MINUTES

1. January 28, 2021

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 4-0) the Board of Supervisors approved the January 28, 2021 meeting minutes.

BOARD PUBLIC DISCUSSION ITEMS

1. SLD #05-14; 901 Washington Partners, LP/901 Washington Street

Mr. Guttenplan explained SLD #05-14, Preliminary Land Development Plans for 901 Washington Partners, LP is for their proposed townhouse development at 901 Washington Street, Conshohocken

(former Finneran and Haley paint factory site). He stated the preliminary and final plans are for an 82,000-square foot office building were approved on this site by the same developer in 2015; marketing conditions caused abandonment of that plan. The townhouse plans for this site date back to mid-2018 when the applicant submitted a Sketch Plan for 75 townhouses (a combination of 40 front/back or 'stacked' units and 35 traditional townhouses). That plan was reviewed by the Planning Commission and was the subject of a Zoning Hearing Board case (ZHB #2018-26); one of the conditions of the Zoning Hearing Board was to restrict the number of townhouses to a maximum of 62 units, based on revised plans presented by the applicant during the course of the Zoning Hearing Board's hearings. The Preliminary Plans propose that number, with 46 'stacked' units and 16 traditional townhouses. Redevelopment of this property is governed by the Riverfront Development (Overlay) District, RDD-1 sub-district; the entire site is also in the Floodplain Conservation (Overlay) District. Preliminary Plans have been under review since late 2019. The Planning Commission reviewed them from January 2020 through October, at seven meetings, including one special on-site meeting last February. Various changes to the layout evolved as a result of these meetings, including opening up views to the river and adjustments to provide more open space along the river, as well as widening the internal (private) roads. Landscaping has also been supplemented for improved riparian area restoration and general greening of the site. The Planning Commission made recommendations for approval of the applicant's requested waivers at three of their meetings and at their October 27, 2020 meeting, made a recommendation for approval of the preliminary plan. That motion also indicated that they were not recommending approval of one of the requested waivers which would allow buffers that were less than 50 feet wide [waiver from Sections 105-52.A. and 105-52.B.(2) of the Subdivision and Land Development Ordinance (SALDO)]; the Planning Commission and staff believe that the entire 50 feet should contain plantings. The applicant's plan shows some plantings as well as other improvements in their buffers. In late January of this year, the applicant submitted a new sketch to show compliance with the SALDO's requirement to dedicate 10% of the site to the Township as park and recreation land (their sketch provides 10.3%). The applicant has indicated that if this is incorporated as part of their plan, two additional waivers, not previously requested, will be needed. The first is to allow a 5-foot sidewalk in place of the required 10' wide red shale macadam path to provide public riverfront access [Section 105-47.K.(3) of SALDO]. The second is to allow the entire dedicated open space area to be within the floodplain or riparian buffer because the entire project site is within the floodplain and riparian buffer; Section 105-53.D.(l)(c) of SALDO restricts the dedicated open space to consist of no more than 25% floodplain or riparian buffer. Mr. Guttenplan pointed out a few items the Planning Commission requested: a condition that requires the applicant to return to the Shade Tree Commission for review and recommendation of their most recent landscape plan prior to Final Plan approval; this is because the July 2020 review by the Shade Tree Commission was of the applicant's prior landscape plan, in lieu of a traffic impact fee, the applicant will improve Washington Street to the Conshohocken boundary, prior to final plan approval and a note be added requiring a Conservation Easement to be placed on the open space to guarantee that it remains open permanently and that the Homeowner's Association maintain the open space.

Jim Vesey one of partners who owns the property explained the history of the progress of the development and how they came up with the townhouse plans. He then explained the progress through the Township Boards and Commissions. He said it is a challenging site. He said the project is good for Washington Street.

Sarah Peck of the development team presented the subdivision/land development plans. She explained the proposed townhouse placement, driveway entrances, parking, buffering, open space and rain garden and a boardwalk overwalk over the river. She showed the ideas of the back-to-back townhouses and the renderings of the proposed back-to-back townhouses. She also showed the renderings of the single townhouses. She spoke about the floodplain and the garages and that FEMA approved their plans. She spoke about the riverfront trail passing by the townhouses and how township residents can use the area and the trees on the property – both those that are dying and those they save. She explained the open space and plantings will work the riparian corridor - explained the tree planting that was approved by the Shade Tree Commission. They are taking a more naturalistic approach to the landscape. She explained the Washington Street proposed improvements. Improving down to the boundaries of Conshohocken Borough. Widening between PECO poles and railroad trestle – to 25 feet wide. It will be a passable 2 lane secondary road. The road cannot go all the way thru. There will be an electronic gate with FOB's for residents of the new townhouses. The public can get down to the trail prior to the electronic fence – closer to Conshohocken. She explained pedestrian access to the train station. She explained the worst-case scenario of flooding in the floodplain and affecting the area.

Supervisor Drossner stated his concern of the potential for water damage in garage. He asked about flood insurance and if a new resident is notified. Ms. Peck replied they take steps to make people aware and they understand they need flood insurance. She stated the Planning Commission asked for evacuation plan and a notification plan. She explained the process they had come up with for notification.

Chair Nester asked if it is a protected pedestrian walkway. Ms. Peck stated it is fenced in – a visual protection. Chair Nester asked how close to the train does the walkway go. Ms. Peck explained 12 feet at closest. Chair Nester asked about the open space and boardwalk accessible being accessible to the public. Ms. Peck explained where residents could enter and park and take the trail. Chair Nester asked about sidewalks. Ms. Peck explained they widened the internal streets and made service walks on south side; the public walk is on the north side which is formal size. She explained the sidewalk for access to the trail. There was a discussion about sidewalks and the waivers requested. Mr. Kilkenny asked if an agreement had been reached with the application about the 50' buffer and planting issue. Mr. Guttenplan explained a request was made for the 50' buffer and the plantings wouldn't have made the 50'. He stated the Planning Commission and Staff feel they are adequate and a waiver would be required.

Linda Doll (Fairway Road) asked about the 5' slab that is presently there and if it is staying. Ms. Peck stated it will be removed but coming back as dirt and fill. Ms. Doll asked about an environmental issue under the current slab. Ms. Peck said it is a brownfield site and industrial. She explained there were a few contained places on the site, but it has been removed. They are going to pack with either 2' of clean fill or concrete and there is a clean-up plan endorsed by the DEP. She said the groundwater has undetectable contaminants.

Sydelle Zove (Harts Ridge Road) voiced concern over the 3 ft sidewalk that runs parallel to the river and thru development and service sidewalk in residential development. Mr. Guttenplan stated the applicant asked for 4' on northside and the developer was told they had to amend their waiver request

to 4' sidewalks on the southside. Ms. Peck stated they are not public road they are HOA roads and sidewalks are not on both sides of road. Ms. Zove said she wants to see streets comply with code with less units so there could be more sidewalks and wider roads. Ms. Heinrich stated the internal roads are drive aisles like a parking lot, they are not public roads. There was a discussion about sidewalks.

Ms. Zove spoke about the sidewalk perpendicular to Washington Street and the trail access waiver at southern end that is being requested. Mr. Guttenplan stated the waiver is for full length, needs to be the same all the way thru. She stated the waiver never went in front of the Planning Commission and she asked if the variance had expired. Mr. Guttenplan explained it does not. Ms. Zove stated she hopes the land remediation will be consistent with all the codes and will be closely monitored. She said the plan could be better by reducing the number of units and creating the landscape buffer on the boat club side and moving the whole development back from the riverfront.

Joe Downey (Kerper Road) spoke about flood insurance and the notification of the homeowners and the possibility of flooding on the river. Ms. Peck explained the living portion is a floor above the 100-year flood plain. She explained there isn't a quick flood on the river, the way the river rises. She stated there is plenty of time to get the residents out if need be.

Eli Glick (Whitefield Drive) spoke about flash flooding on the Schuylkill River and the fact that a few years ago a rain cell dropped 6" of rain in short period of time just north of Conshohocken, which caused the river to flood. He stated he feels it is a public safety issue with the growth in Conshohocken long the river and he spoke about the access to Conshohocken. He said his biggest concern is the slab. He said at the Zoning Hearing Board Meeting it was said the slab was to remain and now it is stated the slab is being removed. He stated concerns about the ground disturbance and the toxic materials that would be disturbed. He asked if the residents would be notified, they are living on a brownfield.

Supervisor Drossner asked about the interior roads, are they the same size as public streets or are they small interior roads. Ms. Peck stated they are 25' wide and is more than adequate.

ORDINANCES

RESOLUTIONS

1. SLD #05-14; 901 Washington Partners, LP/901 Washington Street

On a motion by Supervisor Manuele seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors **TABLED** the Resolution granting Conditional Preliminary Plan approval for SLD #05-14; 901 Washington Partners, LP/901 Washington Street for the construction of 62 townhomes.

2. Certificate of Corporate Resolution - Montgomery County Transportation Authority's acquisition of Township Right-of-Way related to the Cross County Trail

Mr. Mellor explained the Right-of-Way Negotiator working for the Montgomery County Transportation Authority (MCTA) has requested a Corporate Resolution authorizing his signature on behalf of Whitemarsh Township. The MCTA is the County entity that oversees right-of-way acquisition for County projects, in this case the Cross County Trail. The Montgomery County Cross County Trail extension will impact a property owned by Whitemarsh Township at 607 Stenton Avenue. The County has been working for over two years to obtain approval from Federal Emergency Management Agency (FEMA) to use porous pavement on this parcel, which the Township acquired with hazard mitigation funds. They finally received approval from FEMA last week. In order for the County to move forward with acquisition of right-of-way they require the Secretary/Manager as the authorized signer for the Township once plans are approved by the Board.

On a motion by Supervisor Manuele seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors adopted **Resolution #2021-09** authorizing the corporate authorization for Township Manager Richard L. Mellor, Jr. to sign documents with the Montgomery County Transportation Authority for the acquisition of right-of-way at 607 Stenton Avenue related to the Montgomery County Cross County Trail project.

3. Fee Schedule Amendment - Commercial Building Inspection Fees

Mr. Mellor it is related to commercial building inspections program that Fire Marshal Nick Weaver put together. He said the Board adopted the 2015 International Fire Code giving the Fire Marshal more authorization and allows him to enter properties in the capacity of Fire Marshal for fire safety. He stated this is to amend the Fee Schedule for these inspections.

Fire Marshal Weaver gave background on the program. He said it is a pro-active approach for fire safety. He said it for commercial businesses only. He said the fees are based on the size of the building. He said he reached out to the businesses and sent letters out to the businesses. The response from the businesses was great, especially daycares.

On a motion by Supervisor McCusker seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors adopted **Resolution #2021-10** amending the 2021 fee schedule to include fees related to commercial building inspections.

MOTIONS (Continued)

2. Act 153 Open Space Grant - Whitemarsh Foundation – Dixon Meadow Preserve

Mr. Mellor explained the Township received a request to utilize Act 153 funds anticipated costs for the maintenance of the Dixon Meadow Preserve. He explained the Whitemarsh Township Environmental Advisory Board (EAB) voted unanimously (5-0) in favor of the plan presented by the Whitemarsh Foundation. Mr. Mellor stated Kim Shepperd and Paul Meyer presented on behalf of the Whitemarsh Foundation (WF). A slide show was displayed which provided some historical context as to the creation of the Dixon Meadow Preserve (DMP), and the roles of WF and Whitemarsh Township. Whitemarsh Foundation requested \$37,000 in funding from Act 153 funds, which are preserved for Open

Space. Ms. Shepperd stated that \$37,000 accounted for half of the forecasted annual maintenance costs at DMP in 2021. She clarified that WF would return on an annual basis to make a case for future support.

Kim Shepherd, President of the Whitemarsh Foundation made a presentation and thanked the Board for the consideration. She stated the Open Space Committee and the Environmental Advisory Board recommended the Board of Supervisors assist the Whitemarsh Foundation. She stated the Meadow Preserve and the boardwalk are very popular with residents. Mr. Mellor reiterated that the request got the approval from the Open Space Committee and the Environmental Advisory Board.

Supervisor Manuele asked how maintenance was funded previously. Ms. Shepherd stated by the Foundation. The township built the boardwalk and macadam trail and takes responsibility for the boardwalk. She said the Foundation will assume responsibility for boardwalk and walkway. Supervisor Manuele will it be in perpetuity. Ms. Shepherd agreed with Supervisor Manuele. There was a discussion about the current maintenance of the boardwalk and path by the Public Works department.

Steve Kaufmann (Harts Ridge Road), Chair of the Open Space Committee said there are positive aspects it is on private land but working as public facility. Funding goes to improvement. He stated the Open Space Committee is enthusiastic. Township in need of standards to evaluate proposals like this.

Eli Glick (Whitefield Drive) spoke in opposition to granting these funds. He said the Foundation runs Dixon Meadow Preserve and is successful in raising funds. He believes the Foundation is an extension of The Hill at Whitemarsh. He said there is no Township control over how money will be spent. He said the Township open space land needs funding for upkeep and should be a priority.

Linda Doll (Fairway Road) said the Foundation should use their own money for upkeep. Mr. Kauffman stated the Open Space Committee approved of the funds being used for the preserve.

Ms. Shepherd spoke about the trail easement the Township has through the property to connect to the other trail being developed. She had a rebuttal for Mr. Glick's comments.

Supervisor Manuele asked if they are amenable to an audit of the fund. Ms. Shepherd stated they are. Supervisor Manuele asked if it is clear any award of funds is not be interpreted as an obligation for the Township for funds in future years. Ms. Shepherd agreed.

Supervisor Drossner agreed that it is good to do it for the year and hope that the long-term relationship between the Township and the Foundation continues. He said it is worthwhile for the neighbors and the area.

On a motion by Supervisor Manuele seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved an Act 153 open space grant to the Whitemarsh Foundation in the amount of \$37,200 for the maintenance of the Dixon Meadow Preserve at Erdenheim Farm.

3. Allocation of Funds- Annual Clothing Drive – Donation to Colonial Neighborhood Council

Mr. Mellor explained the Parks and Recreation Department requests for the Whitemarsh Township Board of Supervisors to release a donation check from A & E Clothing Corporation in the amount of \$543.38 to the Colonial Neighborhood Council located at 107 E 4th Ave, Conshohocken, PA 19428. The check was for the cost of goods A & E collected from the Whitemarsh Township Parks & Recreation 2021 Annual Clothing Drive held over Martin Luther King Weekend. Mr. Mellor stated it was the most successful clothing drive to date. He thanked the Park and Recreation Department for coordinating and he commented on the excellent participation from residents for donations.

Ms. Doll asked how much was donated. Mr. Mellor explained 1,000 bags of clothes.

On a motion by Supervisor Drossner seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved the allocation of funds collected from the Annual Clothing Drive to the Colonial Neighborhood Council in the amount of \$543.38.

4. Comprehensive Plan Implementation - Addendum to Bergmann Contract

Mr. Guttenplan explained the contract addendum with Bergmann Associates. He stated it would be for continuation of their services to begin implementation activities recommended in the Selective Comprehensive Plan Update which they prepared for the Township, and which was adopted by the Board last November. Specifically, the addendum provides for professional planning assistance with reference to the first phase of the Zoning Ordinance Update. The contract addendum is for one year and for a not-to-exceed amount of \$30,000. He explained the scope of work identified in their proposed addendum. He said it is general in nature and acknowledges that a specific list of priorities will be established in collaboration with the Township and the Steering Committee which will be established to work with Bergmann to provide input and review of their work. He explained if this addendum is approved, Bergmann would be available to begin work in March. Kimberly Baptiste, project manager for the Comprehensive Plan Update, will also be the project manager for the Zoning Ordinance Update.

On a motion by Supervisor Manuele seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved the addendum to the contract with Bergmann Associates in the amount of \$30,000 to continue providing consulting services for the implementation of the Selective Comprehensive Plan

5. Board/Commission Appointments

On a motion by Supervisor McCusker seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors approved the appointment of the following individuals to Boards/Commissions:

John Von Essen – Historical Architectural Review Board term ending December 31, 2024

6. Board/Commission Resignation

Chair Nester thanked both for their dedication to the environment and Lou Ann's passion for the environment.

Eli Glick as result the Environmental Advisory Board has two new openings. He spoke about the Environmental Advisory Board. He spoke about his application for the EAB and spoke about his background. He said he was a member of the Land Stewardship working group. He said at the last Board of Supervisors meeting the Board listed the traits the Board looks for in the volunteers for the Boards and Commissions. He said one of them was being professional. He spoke about the meaning of being a professional. He asked the Board to fill volunteer positions with qualified individuals without party affiliations.

A resident stated she attended the EAB meeting and listened to Ms. Merkle's letter of resignation. She said during the discussion someone stated there was a suggestion to disassemble the working groups and that the groups are asking for too much. She said she volunteered with land steward working groups. She said the residents who attend the meetings are trying to find d better ways to make things better for everyone in township. She said the resolution put forth by the Land Steward working group has not been addressed yet.

Supervisor Drossner stated there was no recommendation from the Township on disbanding working groups.

On a motion by Supervisor Drossner seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors accepted the resignation of the following individuals on Boards/Commissions and thank them for their years of service:

Lou Ann Merkle – Environmental Advisory Board
Yassine Sellami - Environmental Advisory Board

7. Hold Harmless Agreement - 27 East Germantown Pike

Mr. Guttenplan explained this is for 27 Germantown Pike in the historic district. He explained it sold recently and the new owner is proposing a monument sign twelve feet back from the curb which is in the ultimate right to way.

Sydelle Zove asked the applicant will be submitting plans for the property. She feels things is out of sequence if he is getting the sign before submission of the plans . Mr. Guttenplan said he will still have to go through land development and get permits. He said this is just to go ahead and install a sign but not occupy the building.

On a motion by Supervisor Manuele seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors approved a Hold Harmless Agreement for a sign in the ultimate right-of-way at 27 East Germantown Pike.

8. Escrow Release #1 - Seventh LLC/1032 E. Hector Street

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors authorized escrow release #1 for Seventh, LLC/1032 East Hector Street in the amount of \$230,232.78

9. Escrow Release #3/Phase 3 - The Oaks at Lafayette Hill/Cedar Grove Road

Sydelle Zove asked how many more phases. Ms. Heinrich said there are three separate phases. Phase three was escrowed separate from one and two. She explained how many funds were still available.

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors authorized escrow release #3, Phase 3 for The Oaks at Lafayette Hill/Cedar Grove Road in the amount of \$18,171.00.

10. Escrow Release #7 - The Oaks at Lafayette Hill/Cedar Grove Road

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 4-0) the Board of Supervisors authorized escrow release #7 for The Oaks at Lafayette Hill/Cedar Grove Road in the amount of \$142,388.56.

11. January 2021 Expenditures and Payroll

On a motion by Supervisor Drossner, seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors approved expenditures totaling \$1,822,237.36; and payroll totaling \$665,364.90 for January 2021.

AMENDED AGENDA

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 4-0) the Board of Supervisors amended the agenda.

12. Appointment Resolution - Berkheimer as Deputy Tax Collector

Mr. Mellor explained at the last Board of Supervisors meeting, the Board approved the township to move the Real Estate Taxes to Berkheimer. This would make Berkheimer the Deputy Tax Collector. Mr. Mellor stated Mr. Barron, Director of Finance has been working on the process of moving tax collection to Berkheimer and part of this they must be named by resolution.

On a motion by Supervisor Manuele, seconded by Supervisor McCusker (Vote 4-0) the Board of Supervisors adopted **Resolution #2021-11** authorizing Berkheimer as the Township's Deputy Real Estate Tax Collector for the collection of Township and County real estate taxes.

13. Escrow Release #1 - Laurel Holdings Group, LLC/633 Germantown Pike

Sydelle Zove stated this was approved for retail – office and then the Conditional Use for retail/apartments. She asked where it stands in conversion to apartments. Ms. Heinrich explained that this is for the approval of site work. Not for use. Ms. Zove asked if the change of use plans had been submitted. Mr. Guttenplan explained there was a marketing issue for the owner. He explained they will issue Use and Occupancy permits if they are commercial or office tenants and is approval for mixed use. Mr. Mellor explained the history and explained they had already gone through land development, this just a change of use in the building.

On a motion by Supervisor Manuele, seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors authorized escrow release #1 for Laurel Holdings Group, LLC/633 Germantown Pike in the amount of \$24,166.80.

14. Certificate of Appropriateness - 27 East Germantown Pike – Monument Sign

Mr. Guttenplan explained the application is for a monument sign at 27 E. Germantown Pike. The property has recently sold, and a financial consulting business (associated with the Ameriprise Financial group) will be located here. (Renovation of the existing building and its expansion, will be a future land development.) HARB members felt the sign suited the property and had no issues with it; colors approved for use in the Historic District are being proposed for the sign. The HARB members present unanimously recommended approval of a Certificate of Appropriateness.

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 4-0) the Board of Supervisors approved the Certificate of Appropriateness for a monument sign at 27 East Germantown Pike.

15. Certificate of Appropriateness -6 Catherine Lane - Installation of an Outdoor Fireplace

Mr. Guttenplan explained the property is in the 'Maple Hill' development and is for an outdoor gas fireplace to be installed on a previously built deck in the rear of the home. HARB members felt the stone surround was a good choice and noted that this improvement, being in the rear of the home, will not be seen from the street. The HARB members present unanimously recommended approval of a Certificate of Appropriateness.

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 4-0) the Board of Supervisors approved the Certificate of Appropriateness for the installation an outdoor fireplace at 6 Catherine Lane

16. Certificate of Appropriateness - 10 Catherine Lane - Installation of a Deck and Patio

Mr. Guttenplan explained this property is also in the 'Maple Hill' development and is for a deck and patio in the rear of the home. The deck will be accessed from the sliding glass doors on the rear of the home and steps from it, will go down to the patio at ground level. The deck will have a roof (covered with standing seam metal to match other features on the house); the patio will be open. HARB members

commented that these improvements are similar to others in this development, and that being in the rear of the home, there were no issues with it. The HARB members present unanimously recommended approval of a Certificate of Appropriateness.

On a motion by Supervisor Drossner, seconded by Supervisor Manuele(Vote 4-0) the Board of Supervisors approved the Certificate of Appropriateness for the installation a deck and patio at 10 Catherine Lane.

17. Board/Commission Appointments

On a motion by Supervisor McCusker seconded by Supervisor Drossner (Vote 4-0) the Board of Supervisors approved the appointment of the following individuals to Boards/Commissions:

Leia Heritage - Environmental Advisory Board term ending December 31, 2021

PUBLIC COMMENT PERIOD

Joe Downey (Kerper Road) apologized to Chair Nester for his behavior at the last meeting. Chair Nester thanked him. He stated he feels the process is broken. Chair Nester stated they are very sensitive to what he is saying given this is going on the heels of the Knolls. She said she requested the developer stay in close contact with the residents. Supervisor McCusker said he and Ms. Heinrich met with the developer and residents and are in contact with an email list.

BOARD MEMBER COMMENTS

Supervisor McCusker spoke about Jayelle Long and her work in the community. He said she worked with Parks & Recreation and provided ideas for Black History Month and the department used almost all of them.

EXECUTIVE SESSION

Chair Nester announced the Board of Supervisors held an Executive Session on prior to the meeting to discuss real estate and litigation.

ADJOURNMENT

On a Motion by Chair Nester seconded by Supervisor Drossner the meeting for February 11, 2021 was adjourned at 9:10 PM.

Respectfully Submitted,

Richard L. Mellor, Jr.

Township Manager