

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

**MAY 13, 2021**

The Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, May 13, 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; Vincent Manuele and Jacy Toll.

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

**PLEDGE OF ALLEGIANCE**

**ANNOUNCEMENTS**

Supervisor McCusker announced:

Don't forget, Primary Election Day is this Tuesday, May 18th. Polls are open from 7am until 8pm. Please check the Montgomery County Voter Services website for additional information.

Do you have questions about your Real Estate Taxes? Check out the Township's latest informational video about Real Estate Taxes on our YouTube Channel. Search "Whitemarsh Township" at YouTube.com

**Scouts Troop and Tree Tenders - Arbor Day Tree Planting at Township Parks**

Sean Halbom, Assistant Township Manager, said he had the pleasure of working with Jana Stieg and the scouts of Troop 7511 as well as the Colonial Canopy Trees with Andrew Conboy and Karen Kabernick. He said the scouts along with members of Colonial Canopy Trees and learned how to plant trees. They then planted trees at Koontz Park.

Ms. Stieg said the girls had a great time and learned a lot from Colonial Canopy and appreciated they were allowed to help. She thanked Colonial Canopy Trees.

Chair Nester read the Proclamation in full. Supervisor Drossner thanked Andrew Conboy and the Colonial Canopy Trees group.

**PUBLIC HEARINGS**

**None**

## APPROVAL OF MINUTES

### 1. April 8, 2021

On a motion by Supervisor Toll, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors approved the April 8, 2021 meeting minutes.

## BOARD PUBLIC DISCUSSION ITEMS

None

## CONSIDER ACTION ITEMS

### Ordinances

None

### Resolutions

#### 1. Watershed Restoration Protection Program Grant Resolution

Mr. Mellor said it is an improvement for stormwater management at the Township Building. He said we want to be an example for the residents of the township.

Ms. Heinrich stated she is in the process of preparing a grant application seeking funding in the amount of \$82,116.75 under DCED's Watershed Restoration and Protection Program (WRPP) to help fund construction of a rain garden at the Township Building. As part of the application, it is required that a Resolution authorizing Gilmore and Associates to submit the application on behalf of the Township.

On a motion by Supervisor McCusker, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors adopted **Resolution #2021-16** authorizing the submission of a Pennsylvania Department of Community and Economic Development Watershed Restoration Protection Program Grant to control and reduce runoff at 616 Germantown Pike in the amount of \$96,607.94 with a proposed match of \$14,491.19, or 15%.

## MOTIONS

#### 1. Termination and Surrender Agreement - Santander Bank/618 Germantown Pike

Mr. Mellor explained the Township was informed earlier this month that Santander Bank will be terminating their lease early and vacating the premises in November 2021. They will pay the Township for the remainder of their lease agreement in a lump sum prior to leaving. This is to discuss the

potential for the space and determine if the Township should engage a real estate broker to help find a tenant or consider some other use of the space. The Township receives approximately \$83,000 annual in revenue from the lease.

On a motion by Supervisor McCusker, seconded by Supervisor Toll (Vote 5-0) the Board of Supervisors approved the Termination and Surrender Agreement between Santander Bank with an address at 618 Germantown Pike and Whitmarsh Township as the Township's current tenant.

## **2. Fire Police Officer Appointment**

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors appointed John Hack, Jr. as a fire police officer with Spring Mill Fire Company.

## **3. Certificate of Appropriateness - 105 Black Walnut Lane**

Mr. Guttenplan explained the Certificate of Appropriateness is for a 16-square foot chicken coop and an attached 72-square foot fenced area; these facilities are to house 5 chickens. These improvements would be behind the house at this address, in the rear yard. HARB members present at the meeting had no objection to the application and all members present voted in favor of a motion recommending approval of the Certificate of Appropriateness. However, due to a lack of quorum, this is not an official vote (4 members present, 5 required for a quorum). However, in consultation with the Township Solicitor, since HARB is a recommending body, the Board is free to act on this Certificate of Appropriateness without further action by HARB. Supervisor Drossner explained all 4 members were in agreement to approve and the neighbors have no objection so this can move forward.

On a motion by Supervisor McCusker, seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors approved the Certificate of Appropriateness for the installation a chicken coop and fencing at 105 Black Walnut Lane.

## **4. Escrow Release #6 - The Knolls at Whitmarsh/Germantown Pike**

On a motion by Supervisor Drossner, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors authorized escrow release #6 for The Knolls at Whitmarsh/Germantown Pike in the amount of \$158,112.69.

## **5. Escrow Release #2 Final - Seventh LLC/1032 E. Hector Street**

On a motion by Supervisor Toll, seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorized the final escrow release #2 for Seventh LLC/ 1032 East Hector Street in the amount of \$43,304.22.

## **6. April 2021 Expenditures and Payroll**

On a motion by Supervisor McCusker, seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors approved expenditures totaling \$1,311,226.64; and payroll totaling \$1,039,425.24 for April 2021.

## **AMENDED AGENDA**

On a motion by Supervisor Manuele seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors amended the agenda.

### **7. Certificate of Appropriateness – 2 Catherine Lane.**

Mr. Guttenplan explained the property is in the 'Maple Hill' development and is for a 570-square foot deck at the rear of the home; 400 square feet of it will have a roof. This proposal is similar to others previously approved in this development. HARB members saw no issues with it. The HARB members present unanimously recommended approval of a Certificate of Appropriateness.

On a motion by Supervisor McCusker seconded by Supervisor Manuele (Vote 5-0) the Board of Supervisors approved the Certificate of Appropriateness for the installation a deck at 2 Catherine.

### **8. Certificate of Appropriateness – 129 Black Walnut Lane**

Mr. Guttenplan explained the application is for a 420-square foot raised deck to be installed at the rear of the home which backs up to Butler Pike; views are obscured by existing trees. The deck is similar to one recently approved on a neighboring house. HARB members saw no issues with it. The HARB members present unanimously recommended approval of a Certificate of Appropriateness.

On a motion by Supervisor Toll seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors approved the Certificate of Appropriateness for the installation a deck at 129 Black Walnut Lane.

### **9. Order and Settlement Stipulation between Duffine/349 Stenton Avenue v. MONTCO Board of Assessment Appeals**

On a motion by Supervisor Manuele seconded by Supervisor McCusker (Vote 5-0) the Board of Supervisors authorized the Order and Settlement Stipulation between Duffine/349 Stenton Avenue v. MONTCO Board of Assessment Appeals resulting in the increase in the assessment between 2020-2021 requiring a payment of \$700.95 in Township real estate taxes.

### **10. Order and Settlement Stipulation between Spring Mill Corporate Center/1100 East Hector Street v. MONTCO Board of Assessment Appeals**

On a motion by Supervisor Toll seconded by Supervisor Drossner (Vote 5-0) the Board of Supervisors authorized the Order and Settlement Stipulation between Spring Mill Corporate

Center/1100 East Hector Street v. MONTCO Board of Assessment Appeals resulting in the increase in the assessment between 2015-2021 requiring a payment of \$79,769.41 in Township real estate taxes.

### **PUBLIC COMMENT PERIOD**

Sydelle Zove (Harts Ridge Road) spoke about the Rainwater Garden and hopes that there will be native plants and ongoing maintenance of the raingarden. She spoke about the chicken coop and glad they would not have roosters, she said she hopes he keeps his promise.

### **BOARD MEMBER COMMENTS**

Supervisor McCusker acknowledged the work Ms. Heinrich has done with regards to the Knolls of Whitemarsh development. He said she has gone above and beyond.

### **EXECUTIVE SESSION**

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

### **ADJOURNMENT**

On a Motion by Supervisor McCusker, seconded by Supervisor Drossner the meeting for May 13, 2021 was adjourned at 6:35 PM.

Respectfully Submitted,

Richard L. Mellor, Jr.  
Township Manager