

WORKSHOP MINUTES

May 14, 2019

* Items are scheduled to be voted on at the May 20, 2019, Public Meeting.

The May 14, 2019, Workshop Meeting was called to order at 7:00 P.M. In attendance:

James A. Santi	Vice-President
Thomas A. Duffy	Commissioner
Denise M. Hull	Commissioner
Sandra Brookley Zadell	Township Manager
Alex J. Kaker	Assistant Township Manager
David Brill	Finance Director
David C. Onorato	Township Solicitor
Russ Benner	Township Engineer

CONSULTANTS**PLANNING/ZONING/CODE ENFORCEMENT****1. Report by E. Van Rieker (Updates):**

As reported by Van Rieker

- ZHB #19-1, Laurel House, 800 East Main Street –
This was approved on 4/23/19 with conditions (lighting, buffering, signage, parking).
- ZHB #19-2, Merck, special exception to permit the erection of a 20' high outfield fence –
The fence is located along Moyer Boulevard. This was approved on 4/23/19.
- ZHB #19-3, Patel 870 Sumneytown Pike (137 Dawn Dr.)
The appeal from the decision of the Zoning Officer was withdrawn.
The variance to permit a duplex use of the subject property was approved on 4/23/19.
- ZHB #19-04 – Campbell, 108 Cardinal Way – Variance for shed and rear yard variance for deck
This was also approved on 4/23/19.
- Deluca Homes, West Prospect Ave. 5-Lot subdivision.
The revised submission is being reviewed by T&M. Drainage is an issue. The applicant has agreed to sidewalks and curbing. This may be on Board of Commissioners agenda for June.
- Merck Bldg. 63 Land Development Plan
The plan was submitted to the Upper Gwynedd Planning Commission on 5/6/19. The Planning Commission viewed the site today.
- Shoppes @ Upper Gwynedd (Royal Farms)
The Land Development Plans are currently before the Planning Commission for preliminary/final reviews.

2. **Code Enforcement Activity Report**

Mr. Kaker reported that letters were sent out regarding high grass. We continue to receive calls regarding drainage issues. Mr. Onorato said he noticed some discussion on Facebook about the open space not being mowed. Mr. Kaker explained that he is aware of the issue, but the property will be damaged unless the ground dries a bit.

3. **Ordinances No. 2019-05 and 2019-06:** Text Amendment and Map for Sumneytown Pike Overlay District
Discussion / Update

Mr. Rieker said the text amendment for the Sumneytown Pike Overlay District was adopted recently, but the density is in question. The current density is eight (8) units per acre, but there is a question as to whether it should be six (6) units per acre. Mr. Rieker recommends that the density issue be resolved before the map is adopted and do both at the same time. An applicant looking at the Jeppe property will withdraw the application if density is changed to six (6) units per acre (18 vs 24 units total). A discussion ensued amongst the Commissioners regarding property density in the Township and the concerns regarding road improvements for the future. This will be continued to June's Workshop Agenda for further discussion involving the full Board of Commissioners.

4. **Comprehensive Plan Steering Committee:**
Update

Mr. Kaker reported an overview of the Open House was discussed at the last meeting. Prominent issues raised included an increase in trails, mitigating stormwater issues, traffic congestion and traffic calming. The committee will continue to meet monthly and another open house will be offered in the fall.

* 5. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours crane work on WP Building B12 Renovation Project. All Sundays in June and July 2019
Decision

This is for ongoing work at the Merck sites.

* 6. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours crane work on Building 14 Roof Replacement Project. All Sundays in June and July 2019
Decision

* 7. **Merck & Co. waiver request from Chapter 113-1 & 124-5:** After hours crane work on WP Building 75B Roof Replacement Project. All Sundays in June and July 2019
Decision

8. **Trash hauling start time**
Discussion

Mrs. Hull confirmed the early start time of 6 am for trash pick-up. This trash hauler start time is as a result of area coverage, avoidance of rush hours and buses, transfer stations and disposal sites restrictions. Trash haulers can be cited by the Police if they begin before 6 am.

9. **Semi trucks left idling**
Discussion

Mrs. Zadell reported that this issue involves the idling of large trucks and parking of large trucks on the street. Specifically, on Flintlock Dr., there is a semi-truck (18-wheeler) that is often parked on the street or in the driveway of a residence on a semi-permanent basis. Residents have complained to the Township and the

Police. Mrs. Hull said this doesn't seem to be a noise issue. She said the residents are concerned about safety and property values. Mr. Onorato looked into regulations for semis in neighboring areas and didn't find any that prohibited vehicles that are parked on private property. He said that we can explore drafting a possible ordinance that prohibits overnight parking for certain size vehicles. Mrs. Zadell will contact the Bucks and Montgomery County Consortiums regarding parking regulations for trucks.

ENGINEERING

10. Report by T&M Associates (Updates)

As reported by Russ Benner

- Sumneytown Pike Bridge Project
The inspection work will be completed in the next 2 weeks, weather permitting
- Sweetbriar Basin
Floyd Hersh is on schedule to begin work after Memorial Day. Residents have been notified. The estimate for equipment, labor and supplies is \$195,000 from Hersh which does not include the cost of the fence. The NFWF grant expires in June, but we can extend it if needed.
- TMDL Reduction Plan
The plan was reviewed by the TMDL subcommittee. The next meeting is on June 6, then the plan gets reviewed by the Board
- 2019 Roads Program – update
The pre-construction meeting will be held next week.
- Stormwater issues at Highland Avenue – Discussion
There are drainage concerns at 311 and 313 Highland Avenue. The neighbors have a sump pump issue which is getting resolved. T&M will continue to monitor it. There is a map of the drainage issues in the Township and it will be updated as needed.

FINANCE/PERSONNEL/ADMINISTRATION

- * 11. Recognition of Jim Petherbridge for 25 years of service
(Will attend PM)
- * 12. Recognition of Willard Troxel for 45 years of service
(Will attend PM)

- * 13. **Active Volunteer Service Tax Credit**
Decision

Mr. Brill reported that this was implemented so the fire company and ambulance service personnel receive a real estate credit for following a set of pre-established criteria. Chief Sharkey has fourteen (14) applications for credit that will be included in the Board packet for Monday night. Once approved, Mrs. Zadell would sign off on the certification and process would move forward.

14. **Verizon Franchise Agreement**
Discussion

Mrs. Zadell informed the Board that our Franchise Agreement is ready to be renegotiated. We can go on our own with Cohen Law Group or we can join the Montgomery County Consortium. The Consortium engages Cohen Law Group to negotiate for the whole group and the cost is divided based on municipal population. We are waiting for proposals from both. The proposals should be received in time for the Board Meeting agenda packet. The current agreement is in effect until the end of 2020.

PUBLIC SAFETY

- * 15. **Resolution 07-2019:** Acceptance of Stephen Gillen into the Deferred Retirement Option Program (DROP)
Decision

DROP is a 4-year program.

16. **Possible alternate location for July Public Meeting**
Discussion

Mrs. Zadell said Chief Duffy is proposing an alternate location for the July Public Meeting to be held at Penn Brook Middle School. This is for the promotion of Ted Caiola to Deputy Chief and the swearing in of new officers. The Board decided that we will host a Special Meeting beginning at 6 pm at the school (to be advertised), then move to Parkside Place for the Public Meeting at 7:30 pm.

PUBLIC WORKS/PARKS/RECREATION

- * 17. **Resolution 08-2019:** A "piggyback" contract arrangement with Whitpain Township regarding microsurfacing Township roads.
Decision

This is an arrangement we've had with Whitpain Township for several years.

WASTEWATER TREATMENT

- * 18. **Payment #4 to Blooming Glen Contractors for the WWTP Hydraulic Expansion Project:** In the amount of \$246,321.83
Decision
- * 19. **Payment #1 to BSI Electrical Contractors for the PLC Replacement Project:** In the amount of \$146,270.00
Decision

This is part of the Wastewater Treatment Plant Expansion Project.

- * 20. **Ordinance 2019-07:** Declaration of Taking, Permanent Construction Easement - 1619 & 1623 Valley Forge Road
Decision

This Ordinance is currently on hold as the descriptions may change. A meeting was held with the resident and attorney. This easement will have significant impact on the property and EEMA may be able to move the pipe.

This will be removed from the agenda.

- * 21. **Ordinance 2019-08:** Declaration of Taking, Temporary Construction Easement – 1619 & 1623 Valley Forge Road
Decision

This Ordinance is currently on hold as the descriptions may change. A meeting was held with the resident and attorney. This easement will have significant impact on the property and EEMA may be able to move the pipe.

This will be removed from the agenda.

- * 22. **Ordinance 2019-09:** Declaration of Taking, Temporary Construction Easement – 966 Musket Drive
Decision

The residents have been notified. If a settlement is reached, we won't file the Declaration of Taking.

- * 23. **Ordinance 2019-10:** Declaration of Taking, Temporary Construction Easement – 965 Musket
Decision

The residents have been notified. If a settlement is reached, we won't file the Declaration of Taking.

- * 24. **Deed of Dedication – Sewer Lateral, 1221 Swedesford Road**
Decision

The Deed of Dedication should be ready for the packet next week. The T installation estimate came in higher than expected. Mr. Onorato said the money should be placed up front before work is started.

- * 25. **WWTP Expansion Project waiver request from Dutchland for time extension:** Begin at 5 am
Decision

Mrs. Zadell explained that this is to pour concrete into a large area, and it needs to be completed in one day. Residents will be notified in anticipation of approval.

The Workshop Meeting was adjourned at 8:13 pm to Executive Session for personnel and legal issues.

Respectfully Submitted,

Sandra Brookley Zadell
Township Manager

/djl

Approved June 24, 2019