

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

BOC WORK SESSION MINUTES

June 7, 2021

This meeting was held virtually due to the COVID-19 pandemic. The public was notified of the meeting via an ad in The Reporter as well as our website and other social media. The public was invited to participate by calling in or by submitting questions in advance.

PLEASE NOTE: The Board of Commissioners made decisions on the following agenda items. Items 12, 13 and 24. The decisions are included in these minutes.

1. Call to order

The June 7, 2021, Public Work Session of the Upper Gwynedd Township Board of Commissioners was called to order by President of the Board, Liz K. McNaney at 7:00 PM. This meeting was recorded and visually taped.

2. Pledge of Allegiance

Mrs. McNaney led the Pledge of Allegiance

3. Roll Call

Roll call was taken by Deanna Logan, Administrative Assistant to the Township Manager. The individuals in attendance were:

Liz K. McNaney	President
Denise M. Hull	Vice-President
Martha A. Simelaro	Commissioner
Katherine D. Carter	Commissioner
Ruth S. Damsker	Commissioner
Sandra Brookley Zadell	Township Manager
Megan Weaver	Assistant Township Manager
Lauren Gallagher	Township Solicitor
Isaac Kessler	Township Engineer
David W. Duffy	Chief of Police
E. Van Rieker	Zoning Officer

David Brill, Finance Director was absent

4. Announcement of Executive Sessions

Ms. Gallagher said the Board of Commissioners met in Executive Session on, May 24, 2021 to discuss matters of litigation, and June 7, 2021 to discuss matters of public safety, litigation, and potential litigation. No deliberation and no official action was taken.

5. Public comments and concerns (limit of five minutes per individual)

There was no public comment

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Departmental Reports

6. Manager's Report (Sandra Zadell)

As reported by Sandra Zadell, Township Manager

- Progress Update

Mrs. Zadell highlighted the Township accomplishments for the first half of the year to include the following;

- The Human Relations Commission is up and running
- The Liberty Bell Trail and Power Line Trail feasibility studies are in progress
- The Township has completed 14 stormwater assessments
- We have received 2 grants, for improved pedestrian safety and Township infrastructure
- Completed Pickleball improvements for additional play
- Completed 1 of 3 community conversations for 2021
- New events were added – Unity for Kindness Day and Coffee with the Commissioners
- Hosted a vaccination clinic with North Wales Borough and 2 local pharmacies with over 1000 vaccinations administered
- Held our 1st Tree Planting for Arbor Day
- Added a canine unit - Police Dogs Gunner and Fury continue training
- Held a successful blood drive
- Continued police training in de-escalation and sensitivity training
- Resumed Police Athletic League activities
- 2 officers were trained in child seat installation
- ADA ramps were installed in 3 different sections of the Township
- Roads were patched and repaired
- WIP expansion at the plant is substantially complete
- Continued flood repairs at the WWTP
- Storm sewer repairs throughout the Township
- Unveiled a new Township logo

7. Planning and Zoning Report (E. Van Rieker)

As reported by Van Rieker, Zoning Officer

- **ZHB 20-07 – WB Homes** – use variance request to develop Jeppy Property, Sumneytown Pike. 17 townhouses are proposed. Granted March 23, 2021.
The concept plan was presented to the Planning Commission on May 12, 2021. Land development plans are tentatively scheduled for July 14, 2021
- **ZHB 21-03 – Liberty Gas** – Variance to permit more than (1) canopy sign; total signage in excess of 40 sf; permission to place red/green LED price signs within 75 ft of a right of way and 200 ft of a signalized intersection.
A reduced sign package was granted on May 25, 2021. The applicant asked for four signs but only one was approved.

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- **Shoppes at Upper Gwynedd** – Public Hearing to consider conditional use for multiple uses (a child daycare) in C-Commercial District.
The hearing closed May 10, 2021. A decision from the Board is pending.
- **ZHB 21-04 – 222 Hunter Rd.** - Variance to permit sunroom addition to extend into the required 50-foot front yard setback. Scheduled for April 27, 2021.
This was denied on May 25, 2021
- **ZHB 21-05 – 800 North Wales Road, Geissele Automatics** - Variance to permit reduction of required setback of 100 ft to 65 feet from a Residential District to permit the construction of a concrete slab. (Note: Building is non-conforming and exists 120 ft.)
Neighbors were supportive of the application, and this was granted on May 25, 2021.
- **Roosevelt Court, 9-lot subdivision along State Street.**
The was approved by the Planning Commission on April 14, 2021. Next will be an action item for the Board of Commissioners.
- **2816 Morris Road, Worcester Twp. ZHB**, Special Exception request for Group Home, 4 to 6 individuals in a Sober House. Neighbors across Morris Road around Blue Fox Drive will be notified by Worcester Twp.
Many of the Township neighbors have issued letters to Worcester Township ZHB. The hearing was continued to June 7, 2021.
- **593 Dekalb Pike, Tesla Charging Stations at Wawa Store # 157.** Plan resubmitted to comply with zoning setbacks and conditional use exhibits.
The Grading permit and U&O approved. The building permit is pending approval.
- **ZHB 21-07, 1 Ivy Lane.** Side yard variance to permit garage expansion.
Approval was granted May 25, 2021
- **ZHB 21-08, 831 Ridgeview Drive** – 9.5' rear yard variance for a deck.
This will be heard on June 22
- **Croft Rd** – side yard variance for a 2-story addition for a garage and bedroom.
This will be heard on June 22

8. Engineering Report (Isaac Kessler)

As reported by Isaac Kessler, Township Engineer

- **Annual MS-4 Presentation** (June 15th meeting)
- **2021 Road Program**
Construction of ADA curb ramps is ongoing. The ramps on Moyer Blvd and Broad Street have been completed. The contractor is currently working in the Pines neighborhood and then Mendham Station. Paving of Moyer and Broad to follow some pipe repair work this summer.
- **MS4 Program**
This year's annual reporting period concludes at the end of June with the report due to the DEP in September. Our public presentation for education and outreach about our Township's program will be completed this month.

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- **Grants**

We continue to pursue grants for the Haines Run Streambank Project. The Township was successful with its Montco2040 Grant for pedestrian and safety improvements, including LED signage, at seven (7) intersections around the Township.

Mrs. Zadell announce that Township staff is working on a 5-year capital budget plan as part of a new budget planning process.

Liz K. McNaney, PRESIDENT **Finance/Personnel/Administration**

9. Staff Department Reports

Parks & Rec	Public Works	Police	Zoning	Code Report
Eng. – EEMA	Eng. – RVE	UGFD	NPFD	

This will be placed on the consent agenda.

10. Public Meeting Minutes of May 10, 2021

This will be placed on the consent agenda.

11. Public Meeting Minutes of May 24, 2021

This will be placed on the consent agenda.

12. **DECISION** - Authorization of Lauren Gallagher, Township Solicitor to sign on behalf of the Township, the assessment appeal stipulation agreement between North Penn School District and Colorcon, Inc.

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved.

13. **DECISION** - Authorization of Lauren Gallagher, Township Solicitor to sign on behalf of the Township, the assessment appeal stipulation agreement between North Penn School District and PP Station Square Investors.

Hearing no public questions or comments, upon motion by Mrs. Hull, seconded by Mrs. Damsker, the motion was unanimously approved.

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Denise M. Hull, VICE PRESIDENT **Zoning/Planning/Code Enforcement**

14. Merck & Co. waiver request from Chapter 113-1 & 124-5 for afterhours work to perform crane lifts on Building 2J Roof Replacement Project. Sundays in July, August and September

This will be placed on the consent agenda.

15. Shoppes at Upper Gwynedd Escrow Release #6 in the amount of \$63,683.02

This will be placed on the consent agenda.

16. Consensus to have staff issue the survey regarding oversized vehicles as drafted.

Mrs. Zadell stated there have been some issues with 18-wheel trucks parked in residential neighborhoods on private property. Mrs. Hull feels the survey is a great idea and she wants to know how the residents feel about this issue. Mrs. Damsker asked how the survey will go out to the residents. Mrs. Zadell said it will be in the next newsletter, on the website and on social media. Mrs. McNaney agrees with sending a survey out. Mrs. Simelaro said it is important to get unilateral information so we can make informed decisions. Mrs. Carter agreed with the others.

17. Hartford Conditional Use Hearing Decision

A decision will be rendered at the Business Meeting

Katherine D. Carter **Public Safety**

18. Emergency Declaration dated May 31, 2021

This will be placed on the consent agenda.

19. Authorization to advertise Ordinance 2021 – 02, amending the Code at Chapter 174 – Taxation, at Article VI – Volunteer Service Tax Credit, at Section 43 – Earned Income Tax, Section 44, Real Estate Tax Credit and Section 46 – Certification of Qualifying Volunteers

Mrs. Zadell said this proposed change allows for Upper Gwynedd residents who volunteer with the NPFD receive the volunteer tax credit.

20. Commendation of Ashley Hughes for saving a choking victim on April 27th.

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21. Hiring of a PT Deputy Fire Marshal/EMC

Ruth S. Damsker **Public Works/Parks/Recreation**

22. Approval of the Lansdale Family YMCA 5K run on Saturday, September 18, 2021

23. Approval of the bid award for Heating Oil as part of the consortium to in the amount of \$

Mrs. Zadell said unfortunately, no bids were received. This will be readvertised and rebid.

24. **DECISION:** Motion to ratify the hiring of Leigha Getty as Parks & Recreation Program Coordinator

Hearing no public comments or questions, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved.

25. Approval of the Concession Stand Lease with Boston Style Pizza

26. Payment #1 to Allan Myers LP for the 2021 Roads Program in the amount of \$100,519.86 (via roll call vote)

This will be moved to the consent agenda

Martha A. Simelaro **Wastewater Treatment**

27. Payment #19 to PACT One for the Pump Station & Force Main Project in the amount of \$128,045.48 (via roll call vote)

This will be moved to the consent agenda

28. Payment #1 to Blooming Glen Contractors for the Chemical Feed Replacement in the amount of \$68,692.95 (via roll call vote)

This will be moved to the consent agenda

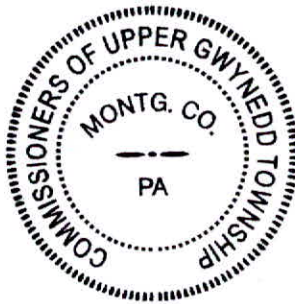
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Other Business

29. Approval of June 2021 Open Invoices (via roll call vote)
30. Approval of June 2021 Paid Invoices (via roll call vote)
31. Call for Adjournment

Chief Duffy said the underage drinking event with a simulator was a great success with over 50 participants for a new event that is funded with grant money. This is a new program to reduce underage drinking. The Commissioners were impressed with the program and said the police have a busy schedule administering this program. Chief Duffy added the police department recently participated in the NAACP softball game. The Police Department is going to sell canine unit shirts for \$20.00 each. On a lighter note, the officers proclaimed a sound victory with the Commissioners in a water balloon fight!

Mrs. McNaney adjourned the meeting at 7:45 pm.



Respectfully Submitted,

Sandra Brookley Zadell
Secretary

Approved July 20, 2021

/djl