

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC MEETING WORK SESSION MINUTES

August 9, 2021

PLEASE NOTE: The Board of Commissioners made a decision on item # 29. The decision is included in these minutes.

1. Call to order

The August 9, 2021, Public Work Session of the Upper Gwynedd Township Board of Commissioners was called to order by Vice President of the Board, Denise Hull at 7:03 PM. This meeting was recorded and visually taped.

2. Pledge of Allegiance

The Pledge of Allegiance was led by resident Jim McMullen.

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
Ruth S. Damsker	Commissioner
Sandra Brookley Zadell	Township Manager
Megan Weaver	Assistant Township Manager
Nicole Feight	Township Solicitor
Isaac Kessler	Township Engineer
David W. Duffy	Chief of Police
E. Van Rieker	Zoning Officer

President Liz McNaney was present via phone

Katherine Carter, Commissioner and David Brill, Finance Director were absent.

4. Announcement of Executive Sessions

Ms. Feight said there were no executive sessions since our last meeting.

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

Several residents said they were against having a sidewalk installed at Wheatley Walk. Those that shared their concern included,

- Shonda Brown 1127 Canterbury Dr.
- Allison Cardamone 1156 Canterbury Dr.
- Jim McMullen 1163 Canterbury Dr.
- Patrick Gavin 1155 Canterbury Dr.
- Yun No 1167 Canterbury Dr.

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6. Public Hearing – Ordinance 2021-03 – **To be held on August 17, 2021**

The purpose of this hearing is to hear comment pursuant to the consideration of Ordinance 2021-03, amending the code of Upper Gwynedd Township at Chapter 195 – “Zoning,” at Section 12 – “R2 Residential District,” to add Subsection C – “Side and Rear Yard Exceptions for non-conforming lots”

Brief explanation by Lauren Gallagher, Township Solicitor

Exhibits:

- T1: Ordinance 2021-03
- T2: Proof of Publication of Legal Advertisement – July 27 and August 3, 2021
- T3: UGT Planning Commission Review Letter
- T4: Montgomery County Planning Commission Review Letter

- 7. Request for public comment
 - 8. Close of Public Hearing
 - 9. Approval of Ordinance 2021-03, side and rear yard exceptions for non-conforming lots
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10. Public Hearing - Resolution 29-2021 - **To be held on August 17, 2021**

Mrs. Zadell said we have been working on the comprehensive plan for the past three (3) years. She said the committee comprised of residents, staff, consultants, commissioners, and members of the planning commission. She said the plan is available for review on our website.

The purpose of this hearing is to hear comment pursuant to the consideration of Resolution 29-2021, Adopting and approving the Upper Gwynedd 2040 Comprehensive Plan

Brief explanation by Lauren Gallagher, Township Solicitor

Exhibits:

- T1: Resolution 29-2021
- T2: Proof of Publication of Legal Advertisement – August 2 & 9, 2021
- T3: Montgomery County Planning Commission Review Letter
- T4: Notification Letters

- 11. Request for public comment
- 12. Close of Public Hearing
- 13. Approval of Resolution 29-2021, Adoption of the Upper Gwynedd 2040 Comprehensive Plan

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

Departmental Reports

14. Manager's Report

As reported by Sandra Zadell, Township Manager

- PECO

We have been getting calls and complaints about PECO. Mrs. Zadell said we cannot control what PECO does. They are currently working in the Flintlock section of the Township and are creating a temporary disturbance. Residents are welcome to call the Township regarding PECO, but usually we can only provide information to the resident and cannot solve their complaint.

- Coyote Presentation by Jerry Czech, State Game Warden

Mrs. Zadell said we have had some coyote sightings in the Township that have caused some distress amongst the residents.

Mr. Czech said coyotes are in every township in the state of PA. Coyotes are omnivores and control groundhogs and small rodents, but also eat deer, rabbits, grasshoppers and small berries. Coyotes weigh anywhere from 15 - 40 pounds. They usually don't travel in packs, but as family units. Coyotes don't have any prey except bears and humans. The Game Commission does not remove wild animals from their natural habitat unless they are sick or injured. Coyotes are susceptible to diseases such as mange, distemper and rabies. He urged residents to call the Township or Game Commission only when a coyote is displaying symptoms of an illness such as loss of fur, scruffy looking, foaming at the mouth or being aggressive.

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

As reported by Van Rieker, Zoning Officer

- **Subdivision/Land Development Plan for 17 Townhomes** (former Jeppy property renamed Wheatley Walk) Preliminary/Final Land development plans tentatively scheduled for August 11, 2021

This meeting has been cancelled and this will likely be heard on September 14th.

A resident asked if the sidewalk was tied to the land development. Mr. Rieker said it was suggested as a walkability and connectivity factor to have Canterbury neighbors have the ability to walk to the shops on Sumneytown Pike. We are waiting for the result of the survey and will have all the information prior to the September meeting. Ms. Brown asked if the fence will still be present, and Mrs. Hull said the fence is part of the land development plan.

- **Shoppes at Upper Gwynedd** – Conditional use for multiple uses (a child daycare) in C-Commercial District.

This was granted with conditions and will next move through the Land Development process

- **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 were notified by Worcester Twp.

The hearing was concluded June 7, 2021 and the request was granted by the Worcester ZHB with conditions.

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- **ZHB 21-10, 1601 Clearview Road** – Variance to permit shed in front yard and in front of principal dwelling.
This was granted on July 27, 2021
- **ZHB 21-11, 676 Gage Lane** - Variance to permit a shed in front of a principal building on the corner of a residential property.
This was granted on July 27, 2021
- **ZHB 21-12, 449 Forest Lane** – Variance to permit in-law addition outside building envelope and variance to extend 22 ft into front yard (corner lot has 2 front yards)
This will be heard on August 24, 2021
- **Ordinance 2021-03**, to amend R2 District to permit reduction in side and rear yards for **non-conforming** lots.
This is scheduled for a BOC hearing on August 17, 2021
- **ZHB 21-13, McAllister's, 810 Dickerson Rd.** – Special exception to permit an off-premises sign
The applicant is asking that it be a special exception under the billboard provision of the Code.

Jim McMullen of Canterbury Court asked if Ordinance 2021-03 applies to all properties in the Township. Mr. Rieker said the ordinance applies to existing non-conforming R2 lots. The Jeppy property is not eligible as it was subject to a variance approval with certain conditions.

16. Engineering Report (Isaac Kessler)

As reported by Isaac Kessler, Township Engineer

- **2021 Road Program**
The ADA ramps have been completed and milling and paving operations are under way. Moyer Blvd is scheduled to be milled tomorrow because the storm sewer repairs will not affect the paving. The tennis lot at Parkside Place is to be completed on Wednesday.
- **North Wales Road Tail Crossing Improvements –**
The Highway Occupancy Permit was approved by PennDOT. This will improve the pedestrian crossing at the Wissahickon Trail. This project will begin the early part of 2022 to add signage, signals, and pedestrian improvements to the trail crossing.
- **MS4 Program**
Stormwater mapping and stream analysis helps identify areas that may have issues and to locate project locations. We can identify drainage issues, pollution and projects to improve stormwater issues.

Allison Cardamone of 1156 Canterbury Drive asked if there any plans to do sidewalk or any crossing at West Point Pike. Mr. Kessler said we can look at West Point Pike in the near future. Mrs. Zadell said we are looking at this area as part of the Liberty Bell Feasibility Study.

Liz K. McNaney, PRESIDENT
Finance/Personnel/Administration

17. Staff Department Reports

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

Parks & Rec

Public Works

Police

Zoning

Code Report

Eng. – EEMA

Eng. – RVE

UGFD

NPFD

This will be placed on the consent agenda.

18. Public Meeting Minutes of July 12, 2021

This will be placed on the consent agenda.

19. Public Meeting Minutes of July 20, 2021

This will be placed on the consent agenda.

20. Advertisement of Ordinance 2021-01 – HRC amended ordinance

Mrs. Zadell said this is for the Human Relations Commission Ordinance. The PA HRC made some recommendations for improvements to our current ordinance.

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

21. Merck & Co. waiver request from Chapter 113-1 & 124-5 for afterhours work to perform crane lifts on Building WP38 NE Roof Replacement Project. Sundays beginning September 5 – October 31, 2021

This will be placed on the consent agenda.

22. Resolution 30-2021 - Revised Recorded Plan for Merck B50

Mrs. Zadell said Merck revised the record plan because they increase the space by 3.8%.

23. Deluca, West Prospect Avenue Escrow Release #1 in the amount of \$84,561.21

This will be placed on the consent agenda.

Katherine D. Carter **Public Safety**

24. Advertisement of Ordinance 2021-04, amending the current traffic ordinance allowing "no blocking intersection" signage to be placed at Oakland Place

This signage was suggested by the Police Department.

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Ruth S. Damsker Public Works/Parks/Recreation

25. Payment #2 to Allan Myers for the 2021 Roads Program in the amount of \$237,943.96

This will be placed on the consent agenda.

26. 6th Annual Home at Last 5K Race on Saturday, October 30, 2021, 9 am – 12 pm

Both of the races have been vetted and recommended by our Police Department

27. Walk the Wissahickon event on Sunday, September 26, 2021

28. Carnival Parking Contract with Merck

Mrs. Zadell said carnival planning is underway and we are looking for additional parking with Merck.

29. **DECISION:** Motion to approve the Township Manager to execute the Storm Sewer Pipe Lining Project Proposal at Moyer Blvd. by SWERP in the amount of \$219,780

Mrs. Zadell stated SWERP is a COSTARS vendor. We are saving a lot of money by doing the lining project instead of digging up and replacing the pipe. The project would run over one million dollars to excavate and replace the pipe.

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

Martha A. Simelaro Wastewater Treatment

30. Payment #16 to Eastern Environmental Contractor for the WWTP Hydraulic Expansion Electrical Contract in the amount of \$10,125.04 (via roll call vote)

31. Payment #23 to Blooming Glen Contractors for the WWTP Hydraulic Expansion General Contract in the amount of \$84,258.70 (via roll call vote)

32. Payment #2 to Blooming Glen Contractors for the WWTP Chemical Feed Replacement in the amount of \$73,226.21 (via roll call vote)

33. Payment #20 to PACT One for the Force Main & Pump Stations in the amount of \$77,102.87 (via roll call vote)

Mrs. Zadell announced the WIP Project is near completion. We are busy testing equipment and flow. The project is expected to be completed in September or October.

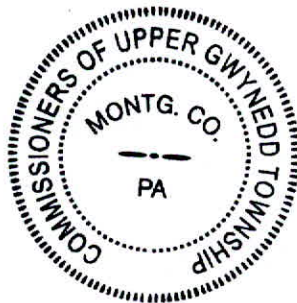
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Other Business

34. Approval of August 2021 Open Invoices (via roll call vote)
35. Approval of August 2021 Paid Invoices (via roll call vote)
36. Call for Adjournment

Mrs. Hull said the Carnival will be held September 9th – 12th and the last concert will be held this Wednesday, featuring the Greaseband. She also added that the North Wales Area Library has received Gold Star status the past four (4) years.

Mrs. Hull adjourned the meeting at 8:03 pm.



/djl

Respectfully Submitted,

Sandra Brookley Zadell
Secretary

Approved September 21, 2021