

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

BOC BUSINESS MEETING MINUTES

July 18, 2023

This meeting was held in person at the Township and live streamed on our website at www.uppergwynedd.org

1. Call to order

The July 18, 2023, Public Meeting of the Upper Gwynedd Township Board of Commissioners was called to order by President of the Board, Denise M. Hull at 7:03 PM. This meeting was recorded and visually taped.

Due to technical difficulties, this meeting was live streamed without audio.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Township Employee, John Cosentino.

3. Roll Call

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

Denise M. Hull	President
Katherine D. Carter	Vice President
Liz K. McNaney	Commissioner
Megan Weaver	Assistant Township Manager
Lauren Gallagher	Township Solicitor
Nicholas Cross	Township Engineer
David Duffy	Chief of Police
Nathan Crittendon	Finance Director
E. Van Rieker	Zoning Officer

Absent from tonight's meeting were Commissioners Martha Simelaro and Ruth Damsker and Township Manager, Sandra Zadell.

4. Announcement of Executive Sessions

Ms. Gallagher said there were no Executive Sessions to report.

5. Recognition of John Cosentino for 10 years of service to the Township

Mrs. Hull said John Cosentino began his career in the Public Works Department and switched to the WWTP in 2020. He was promoted to his current position as Maintenance Supervisor in 2021. Willard Troxel, his supervisor at Public Works said John is a connoisseur of coffee, a very good worker and team leader. John took charge of the overflow salt shed project, directing it from start to finish. His current supervisor, Dan Farris of WWTP said when I came on board, we were in a pretty tight spot at the WWTP for many reasons. John stepped up from day one in fact even before he was promoted to maintenance coordinator. Since that time, we have developed what we refer to as an all-new high flow procedure that allows us to run the plant during major storm events in permit and extremely efficiently. John has been involved in every plant improvement we have made over the past few months. He has trained all our new staff. He has been my right hand in building the chemical feed systems as well as the new solids management system we put in place to cut 30% of the cost in our sludge budget. He has done all of this with the same positive and professional attitude he always has. Simply put, we

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would not be where we are today without him. When the day comes that I leave the gate for the last time. I will know that one of the best is running UGT WWTP.

The Board of Commissioners offered their congratulations to Mr. Cosentino on his 10 years at the Township.

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

Carl Smith, commented about the comprehensive plan. Mrs. McNaney said 2.7% of the population of UGT answered the comprehensive plan survey questions. He feels the Comprehensive Plan is being used to manipulate the zoning code.

Linda Smith said she is concerned about the text amendment that will change our Township. She feels we are following Montgomery County's agenda.

Viraf Jacob said the text amendment as written has enormous contradictions. He said the text amendment includes more properties and is spot zoning. He feels there should be a legal opinion on spot zoning regarding this text amendment.

Sam Wampole, said no unbiased studies have been done on the project and what impact this project will have on the Township. He said the text amendment could allow Merck property to be part of the TOD 2 overlay. He feels studies should be conducted that include the impact on traffic, schools and the general quality of life.

Yvonne Paci Ciquero spoke about her displeasure with the Board of Commissioners. She said this proposal is part of the County's democratic agenda.

Pat Pino said the text amendment is an example of spot zoning.

Mark Connelly addressed the comments made by previous residents and cited chapter 195-21 in the draft ordinance that states the limitations that the development must be within a half mile of the Pennbrook Station. He also said he is pleased about the proposed e-recycle container. Ms. Weaver said the purpose of the recycling totes is for small electronics, not for larger items such as computers or televisions.

Linda Camburn said she will be the most affected by the proposed development. She made comments that the Board is being influenced by the Montgomery County political agenda.

Carolyn Powers questioned why the proposal is being considered.

Karen Verillo, made comments about the prior Boards of the Township. She feels the current Board is following a bigger agenda.

Glen Hatfield said the proposal is about a much bigger plan and will have a far-reaching impact on the community. He feels a legal opinion on spot zoning should be done.

Departmental Reports

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

As reported by Van Rieker, Zoning Officer

- **1500 Pennbrook Parkway, Walters Group** – TOD-2 residential development. Proposed zoning map overly amendment. (60 DU on 5.7 acres). This was recommended for approval by the Planning Commission on July 12

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- **ZHB 23-06 North Penn Auto** – Appeal of Zoning Officer to cease parking at 1601 Valley Forge Rd. (Wawa).

This was appealed to the Zoning Hearing Board and the Montgomery County Court of Common Pleas. This was continued to September 26, 2023

- **ZHB 23-18, 407 Carmichael Drive** – variance to permit unroofed deck 38.55 feet where 50 feet rear yard is required.

This was approved on June 27, 2023

- **ZHB 23-19, 825 Ridgeview Drive** – variance to permit rear yard of 32 feet where 50 feet is required for an elevated roofed deck.

This was approved on June 27, 2023

- **ZHB 23-20, 783 Keith Lane** – variance to permit 4 ft high fence to be located within the clear sight triangle at intersection with Barry Avenue.

This was approved on June 27, 2023

- **ZHB 23-21, 217 Church Rd.** – Special exception to permit Jump n Joy Instructional Gymnastics to occupy 4,000 sf.

This is scheduled for the July 25, 2023 ZHB meeting

- **645 Sumneytown Pike**, minor 2-lot subdivision resubmitted for final plan approval.

This was tentatively scheduled for the BOC on July 18, 2023 but has been moved to August 22, 2023.

- **Wawa at Sumneytown & Valley Forge Rd.** - Proposed Land Development.

Review is underway. Appearance before UGT Planning Commission is anticipated in the fall.

8. Engineering Report (Nicholas Cross)

As reported by Nicholas Cross, Township Engineer

- **Summer Weather** – as we have noticed recently the summer weather in our area generates intense thunderstorms that can be short duration but a high volume of rainfall. Our storm and stream systems throughout the Township are designed to handle a certain intensity of rainfall and when this gets exceeded the water essentially has to wait its turn to get into our pipes and waterways. To make our system work as efficiently as possible, please help keep storm drains clear of debris and avoid placing items in drainage pathways. Always use caution with high waters during storms and usually with short storms the water will be able to subside in a reasonable amount of time.

The Dickerson Road improvement project will commence again tomorrow, and it should be completed sometime next week.

Denise M. Hull, PRESIDENT
Finance/Personnel/Administration

9. Motion to approve the Staff Department Reports

Hearing no public questions or comments, upon motion by Mrs. Carter, seconded by Mrs. McNaney, the motion to approve the Staff Department Reports was unanimously approved.

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Mrs. McNaney reminded residents about discounted tickets to various events available at the Township.

10. Motion to approve the Public Meeting Minutes of June 20, 2023

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

11. Motion to authorize the advertisement of Ordinance 2023-02: TOD 2 Text Amendment

Mrs. Hull said the 2 ordinances will have hearings in August.

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

12. Motion to authorize the advertisement of Ordinance 2023-03: TOD 2 Map Amendment

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

13. Motion to approve the E-Recycle contract with PAR

Ms. Weaver said the Township is looking to purchase a surface tote for small electronics. Should people dump things that are not permitted, they will be fined as the area will be monitored with surveillance.

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

Katherine D. Carter, Vice President Public Safety

14. Motion to approve the Emergency Assistance Agreement with Merck & Co.

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

Ruth S. Damsker Zoning/Planning/Code Enforcement

15. Motion to approve the Storm Sewer Easement Encroachment Agreement for 257 Township Line Road

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

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16. Motion to approve the Storm Sewer Easement Encroachment Agreement for 783 Keith Lane

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

17. Motion to formally accept the dedication of Dickerson Road Right of Ways for lots 1-4 & enter into the maintenance period for the Jay Subdivision project

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

Liz K. McNaney

Public Works/Parks/Recreation

18. Motion to approve the order of a 2024 Dump Truck with spreader for the Public Works Department in the amount of \$321,982.00.

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

19. Motion to award the bid for #2 Heating Oil to Wilson Oil & Propane for the Montgomery County Consortium in the amount of \$2.661 per gallon (\$192,124.20)

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

20. Motion to approve Changeorder #1 to James D. Morrissey, Inc. for the 2023 Liquid Fuels Roads Program in the amount of \$9,666 (via roll call vote)

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

Roll call vote:	President Hull	Aye
	Vice President Carter	Aye
	Commissioner McNaney	Aye

21. Motion to approve Payment #1 to James D. Morrissey, Inc. for the 2023 Liquid Fuels Roads Program in the amount of \$152,910.38 (via roll call vote)

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

Roll call vote:	President Hull	Aye
	Vice President Carter	Aye
	Commissioner McNaney	Aye

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22. Motion to approve Resolution 16-2023: CTP Grant for ADA Ramps at Stoney Creek Development

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

23. Motion to approve Resolution 17-2023: MTF Grant for the Sumneytown Pike Pedestrian Bridge Relocation Project

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

Mrs. McNaney said this is moving the pedestrian bridge between Boston Style and Royal Farms

24. Motion to approve Changeorder #2 to Stonewood Landshaping for the Newport Lane Basin Retrofit Project in the amount of \$4,900 (via roll call vote)

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

Roll call vote:	President Hull	Aye
	Vice President Carter	Aye
	Commissioner McNaney	Aye

25. Motion to approve Payment #4 (Final) to Stonewood Landshaping for the Newport Lane Basin Retrofit Project in the amount of \$7,618.40 (via roll call vote)

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

Roll call vote:	President Hull	Aye
	Vice President Carter	Aye
	Commissioner McNaney	Aye

Martha A. Simelaro **Wastewater Treatment**

Other Business

26. Approval of July 2023 Open Invoices (via roll call vote)

Hearing no public questions or comments, upon motion by Mrs. Carter, seconded by Mrs. McNaney, the motion to approve the Open Invoices was unanimously approved.

Roll call vote:	President Hull	Aye
	Vice President Carter	Aye
	Commissioner McNaney	Aye

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27. Approval July 2023 Paid Invoices (via roll call vote)

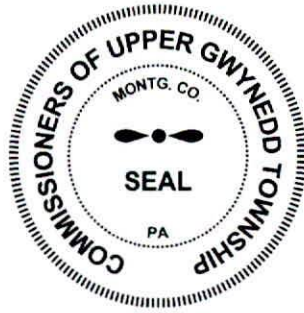
Hearing no public questions or comments, upon motion by Mrs. Carter, seconded by Mrs. McNaney, the motion to approve the Paid Invoices was unanimously approved.

Roll call vote:	President Hull	Aye
	Vice President Carter	Aye
	Commissioner McNaney	Aye

28. Call for Adjournment

Mrs. McNaney said her grandmother is 101 today and wished her a happy birthday.

Mrs. Hull adjourned the meeting at 8:19 pm.



Respectfully Submitted,

Sandra Brookley Zadell
Secretary

/djl