

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC MEETING WORK SESSION AGENDA

April 12, 2021

Virtual Meeting Instructions

Please dial in to the meeting – **1 929 205 6099**, the meeting ID is **841 8249 9671** and the password is **094038**

You may livestream the meeting from our website at www.uppergwynedd.org

You may email questions and/or public comments to mweaver@uppergwynedd.org (Megan Weaver, Assistant Township Manager)

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Announcement of Executive Sessions
5. Public comments and concerns (limit of five minutes per individual)

[See above for dial in instructions](#)

-
6. Public Hearing – 467 Sumneytown Pike (to be held on April 20, 2021)

The purpose of this hearing is to hear comment pursuant to the consideration of an Application for Conditional Use Approval for the property located at 467 Sumneytown Pike, (Shoppes at Upper Gwynedd) North Wales, Upper Gwynedd Township, Montgomery County, Pennsylvania. This application has been made by property owner, Upper Gwynedd Equities, LLC for the purpose of constructing a private daycare and preschool serving toddlers and young children ages 12 months to 6 years.

Brief explanation by Lauren Gallagher, Township Solicitor

Exhibits:

- T1: [Application for Conditional Use and Plan Set](#)
- T2: [Proof of Publication of Legal Advertisement – March 30 and April 6, 2021](#)
- T3: Township Traffic Engineer Review Letter
- T4: Township Engineer Review Letter
- T5: [Verification of Posting Notice](#)

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

7. Request for public comment
 8. Motion to close the Public Hearing
-

Departmental Reports

9. Manager's Report (Sandra Zadell)
 - EAC Grant Application

10. Planning and Zoning Report (E. Van Rieker)
 - **ZHB 20-07** – WB Homes – use variance request to develop Jeppy Property, Sumneytown Pike. 17 townhouses are proposed. Granted March 23, 2021.
 - **180 Wissahickon Avenue** – Land development for use in the LI (Limited Industrial) District. Reviewed and approved by the Planning Commission on February 10, 2021. Final Plan approved by the BOC subject to conditions.
 - **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. Scheduled for April 27, 2021
 - **Shoppes at Upper Gwynedd** – Public Hearing to consider conditional use for multiple uses (a child daycare) in C-Commercial District. Scheduled April 20, 2021
 - **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
 - **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.)
 - **Roosevelt Court, 9-lot subdivision along State Street.** Scheduled before the Planning Commission on April 14, 2021
 - **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.

11. Engineering Report (Isaac Kessler)
 - **2021 Road Program** – contracts being finalized and preconstruction meeting to be scheduled within the next two weeks. Curb ramp work is done prior to milling and paving, and all work is to be completed no later than August 20, 2021.
 - **North Wales Road Trail Crossing Improvements** – finalizing documents for resubmission to PennDOT, including our updated Traffic Signal Maintenance Agreement and a letter of support from Wissahickon Trails. Anticipated to be resubmitted by the end of April with all comments satisfied.

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

- **Haines Run Streambank Improvements and Flood Mitigation** – pursuit of a series of grants to offset costs for design and construction of rate control management during significant storms. First grant being pursued is the DCNR grant due this month which addresses the study and design phase work, and the next grants will be in May that focus more on construction cost.

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

12. Staff Department Reports

[Parks & Rec](#)

[Public Works](#)

[Police](#)

[Zoning](#)

[Code Report](#)

[Eng. – EEMA](#)

[Eng. – RVE](#)

[UGFD](#)

[NPF](#)

13. [Public Meeting Minutes of March 8, 2021](#)

14. [Public Meeting Minutes of March 16, 2021](#)

15. Decision – [Motion to appoint Robert Morse to the Industrial Development Authority for a term expiring December 31, 2021](#)

16. Decision – [Motion to approve Resolution 12-2021, maintaining permanent documents in PDF A format](#)

17. Decision – [Motion to approve Resolution 13-2021, Pre-Treatment fees for 2020](#)

18. Decision – Motion to observe December 31, 2021 as the New Year's holiday

19. [Proclaiming May 1, 2021 as Arbor Day in Upper Gwynedd Township](#)

20. Hiring of a Staff Accountant for the Finance Department

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

21. [Merck & Co. waiver request from Chapter 113-1 & 124-5 for extended work hours to complete exterior siding work to enclose Modular Building WP 60A. April 25, 2021 through May 30, 2021.](#)

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

22. [Resolution 14-2021, Preliminary/Final Subdivision Land Development Approval of Merck WP 32 Freezer Facility subject to the conditions set forth in the resolution](#)

[Merck Presentation](#)
23. [Shoppes at Upper Gwynedd Escrow Release #5 in the amount of \\$40,150.00](#)
24. Decision – Motion to approve the following Fence Encroachment Agreements
 - [811 Keating Drive](#)
 - [387 Langberg Drive](#)
 - [167 Mendham Drive](#)
 - [127 West Prospect Avenue](#)
25. Decision – Motion to approve the Stormwater Best Management Practices Operations and Maintenance Agreement
 - [1039 Charter Oaks Drive](#)
 - [1131 S. Broad Street](#)

Katherine D. Carter **Public Safety**

26. [Emergency Declarations dated March 22 and 29, April 5, 12 and 19, 2021](#)
27. Decision – [Motion to approve the K-9 Bricks fundraiser – discussion](#)
28. [Resolution 17-2021, accepting Charles Staub into the Deferred Retirement Option Program \(DROP\) program](#)

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

29. [Recognition of Alex Chang for his hard work in building the Community Garden](#)
30. [Recognition of John Murray for his dedication to the Parks & Recreation Department since 1992](#)

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

31. Decision – [Motion to appoint Rosemary Rhodes to the Parks & Recreation Advisory Board](#)
32. [Advertisement of the bid for Equipment Rental and Labor for various stormwater projects](#)
33. [Skelly's Carnival Contract – 2021 – 2023](#)
34. [Resolution 15-2021, Traffic Signal Maintenance Agreement with PennDOT](#)
35. Decision – [Motion to approve Resolution 16-2021, authorizing a grant application for the Haines Run Streambank Restoration](#)

Martha A. Simelaro **Wastewater Treatment**

36. [Payment #17 to PACT One for the Pump Station & Force Main Project in the amount of \\$200,396.82 \(via roll call vote\)](#)
37. [Payment #9 to BSI for the Pump Stations Electrical Contract in the amount of \\$22,800 \(via roll call vote\)](#)
38. [Purchase of a 2021 Ford Ranger through COSTARS in the amount of \\$30,633](#)
39. [Purchase of Clarifier Sounding Equipment through COSTARS in the amount of \\$30,000](#)
40. [New project scope and cost for the Emergency Electrical Procurement at the WWTP](#)

Other Business

41. Approval of April 2021 Open Invoices
42. Approval of April 2021 Paid Invoices
43. Call for Adjournment