

# UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

## PUBLIC MEETING WORK SESSION AGENDA

June 7, 2021

### Virtual Meeting Instructions

Please dial in to the meeting – **1 929 205 6099**, the meeting ID is **835 5585 4006** and the password is **111498**

You may livestream the meeting from our website at [www.uppergwynedd.org](http://www.uppergwynedd.org)

You may email questions and/or public comments to [mweaver@uppergwynedd.org](mailto: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](#)

### Departmental Reports

6. Manager's Report (Sandra Zadell)
  - [Progress Update](#)
7. 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. Concept plan presented to the Planning Commission on May 12, 2021. Land development plans 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. Reduced sign package granted on May 25, 2021
  - **Shoppes at Upper Gwynedd** – Public Hearing to consider conditional use for multiple uses (a child daycare) in C-Commercial District. Hearing closed May 10, 2021. BOC decision 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. Denied on May 25, 2021

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- **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.) Granted on May 25, 2021
- **Roosevelt Court, 9-lot subdivision along State Street.** 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. 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. Grading permit and U&O approved.
- **ZHB 21-07, 1 Ivy Lane.** Side yard variance to permit garage expansion. Granted May 25, 2021
- **ZHB 21-08, 831 Ridgeview Drive**

### 8. Engineering Report (Isaac Kessler)

- **Annual MS-4 Presentation**
- **2021 Road Program** – ongoing construction of ADA curb ramps. Ramps on Moyer Blvd and Broad Street have been completed. Current work 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.
- **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.

### 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](#)

### 10. [Public Meeting Minutes of May 10, 2021](#)

### 11. [Public Meeting Minutes of May 24, 2021](#)

### 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.](#)

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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.](#)

### **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](#)
15. [Shoppes at Upper Gwynedd Escrow Release #6 in the amount of \\$63,683.02](#)
16. [Consensus to have staff issue the survey regarding oversized vehicles as drafted.](#)
17. Hartford Conditional Use Hearing Decision

### **Katherine D. Carter** **Public Safety**

18. [Emergency Declaration dated May 31, 2021](#)
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](#)
20. [Commendation of Ashley Hughes for saving a choking victim on April 27<sup>th</sup>.](#)
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](#)

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23. Approval of the bid award for Heating Oil as part of the consortium to in the amount of \$  
(Bid Opening 6/3/21)
24. Hiring of a Parks & Recreation Program Coordinator
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)

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

### **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