

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC MEETING WORK SESSION AGENDA

May 10, 2021

Virtual Meeting Instructions

Please dial in to the meeting – **1 929 205 6099**, the meeting ID is **860 8183 6432** and the password is **681686**

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. Recognition of Charles Staub for 25 years of service to the Township
7. Recognition of Howard 'Peanut' Quinn for 30 years of service to the Township

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8. Public Hearing – 467 Sumneytown Pike (to be continued on May 10, 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 Condition Use – this packet includes all Township exhibits T1 – T12](#)

T2: Proof of Publication of Legal Advertisement – March 30 and April 6, 2021

T3: Township Traffic Engineer Review Letter

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- T4: Township Engineer Review Letter
- T5: Verification of Posting Notice
- T6: Letter from Bernadette Kearney waiving the applicable MPC time frame
- T7: Fire Marshal review letter
- T8: Notice of Conditional Use Hearing
- T9: Copy of cover letter regarding the above notice
- T10: List and of property owners that were notified of this hearing
- T11: Map showing the conditional use property and the statutory distance around the property that received notices of the hearing
- T12: Ordinance 18-004 permitting multiple uses on a single property by conditional use

Applicant's Exhibits

- A1: [Booklet with sub exhibits](#)

- 9. Request for public comment
- 10. Motion to close the Public Hearing

Departmental Reports

- 11. Financial Report (Dave Brill)
 - [1st quarter report](#)
- 12. 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 scheduled the Planning Commission on May 12, 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. Scheduled for May 25, 2021
 - **Shoppes at Upper Gwynedd** – Public Hearing to consider conditional use for multiple uses (a child daycare) in C-Commercial District. Continued to May 10, 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. To be decided 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.) Scheduled for 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, Tela Charging Stations at Wawa Store # 157.** Plan resubmitted to comply with zoning setbacks and conditional use exhibits.
- **ZHB 21-06 – 447 Amity Lane –** variance to permit deck and pergolas to extend nine feet into required 50 ft rear yard. Approved April 27, 2021

13. Engineering Report (Isaac Kessler)

- **2021 Road Program** – ongoing construction of ADA curb ramps on Moyer Blvd and then Broad Street before moving to the neighborhoods (Mendham Station and the Pines). Paving of Moyer and Broad to follow the completion of the ramp work.
- **MS4 Program** – this year’s annual reporting period concludes at the end of June with the report due to the DEP in September. We continue to work with staff to compile the supporting documents for the work we have done as a Township throughout the year and have a very positive outlook for projects to meet our permit requirements.
- **Haines Run Streambank Improvements and Flood Mitigation** – the grants we have identified this spring are intended to put us in position to move forward with this project in phases. The design work and hydraulic study of the stream would be completed as the initial phases, then moving towards construction of the flood mitigation and streambank stabilization work in the area adjacent and upstream of the WWTP. We continue to work with all stakeholders involved with the proposed project area.

Liz K. McNaney, PRESIDENT Finance/Personnel/Administration

14. Staff Department Reports

[Parks & Rec](#)

[Public Works](#)

[Police](#)

[Zoning](#)

[Code Report](#)

[Eng. – EEMA](#)

[Eng. – RVE](#)

[UGFD](#)

[NPFD](#)

15. [Public Meeting Minutes of April 12, 2021](#)

16. [Public Meeting Minutes of April 20, 2021](#)

17. [Mission Statement](#) (Discussion)

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18. [Authorization of Lauren Gallagher, Township Solicitor to sign on behalf of the Township, the assessment appeal stipulation agreement between North Penn School District and Gwynedd Reality, LLC.](#)
19. [Authorization of Lauren Gallagher, Township Solicitor to sign on behalf of the Township, the assessment appeal stipulation agreement between North Penn School District and The Robert Nicoletti Family Trust.](#)
20. [Authorization of Lauren Gallagher, Township Solicitor to sign on behalf of the Township, the assessment appeal stipulation agreement between North Penn School District and Landmark Professional Realty, LLC](#)

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 perform crane lifts on WP50 Utility Rack and WP54 Chiller Addition. Sunday, June 6 through Sunday, August 29, 2021](#)
22. [Resolution 20-2021, extending outdoor dining](#)
23. Stormwater Best Management Practices Operations & Maintenance Agreement
 - [974 Crest Road](#)
24. Encroachment Agreement onto Sanitary Sewer Easement
 - [754 Swedesford Road](#)
 - [168 Mendham Avenue](#)
 - [608 Whittaker Place](#)

Katherine D. Carter **Public Safety**

25. [Emergency Declarations dated April 26, May 3, May 10, May 17, and May 24, 2021](#)
26. Decision – Motion to approve the Police Department Contract for years 2021, 2022, 2023 and 2024
27. [Recognition of Charles 'Chuck' Testa for 40 years of volunteer service to the UGFD](#)

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

28. Decision - [Motion to approve Resolution 21-2021, recognizing National Public Works Week May 16th – May 22nd](#)
29. [Ratification of the advertisement for the consortium bid for Heating Oil](#)
30. [Discussion on whether to host Township Carnival in September](#)
31. [Golf Outing Contract with Cedarbrook Country Club for October 4, 2021](#)
32. [Equipment Rental & Labor Bid Award for Stormwater Projects to Floyd G. Hersh, Inc.](#)

Martha A. Simelaro **Wastewater Treatment**

33. [Payment #18 to PACT One for the Pump Station & Force Main Project in the amount of \\$290,015.03 \(via roll call vote\)](#)
34. [Purchase of 6 Panel View Plus Performance Modules in the amount of \\$35,000 for the WWTP](#)
35. [Resolution 23-2021, Haines Run Flood Mitigation Grant](#)
36. [Resolution 24-2021, Haines Run Watershed Restoration Grant](#)

Other Business

37. Approval of May 2021 Open Invoices (via roll call vote)
38. Approval of May 2021 Paid Invoices (via roll call vote)
39. Call for Adjournment