

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
MARCH 6, 2008 MEETING MINUTES**

1) Executive Session:

- a) Mr. Brown called the executive meeting to order at 6:10 p.m., seconded by Mrs. Altieri. The following Supervisors were present: Mr. Brown, Mrs. Altieri, and Mr. Dininny. Supervisor Sassu was absent. Also present were Township Manager Mr. Dunbar and Solicitor Mr. Onorato. A discussion took place on legal and personnel matters. Mr. DiPaolo arrived at 6:40 p.m. Mrs. Altieri adjourned the meeting at 7:30 p.m., seconded by Mr. Dininny.

2) Public Meeting: Call to Order

- a) Chairman Dininny called the public meeting to order at 7:30 p.m.

3) Pledge of Allegiance

4) Roll Call:

- a) The following members were present: Supervisors Altieri, Brown, Dininny and DiPaolo.
- b) Supervisor Sassu was absent.
- c) Also present were Solicitor David Onorato, Township Engineer John Chambers, Community Relations Coordinator Denise Walsh, Parks & Recreation Director Kelly Donohue, Director of Special Projects and Technology William Roth, Director of Community Development Michael Siegel, and Township Manager Joseph Dunbar.

5) Chairman's Comments:

- a) Chairman Dininny noted that this was a work session. He also announced that the Board held an Executive Session prior to this evening's meeting to discuss legal and personnel matters.

6) Public Participation on Agenda Items:

- a) There was no participation at this time.

7) Presentations & Commendations:

- a) Valley Forge Corporate Center Revitalization Plan by Simone Collins:
 - i) Mr. Peter Simone was present to review final recommendations for the Valley Forge Corporate Center (VFCC) revitalization plan. Mr. Simone thanked the Board for the opportunity to work with the Township on this project, and discussed some of the items that could be incorporated into the phases they recommend for roll out of this project.
 - (1) Near Term Phase to 3 Years:
 - (a) During this time they would continue to work with the VFCC Business Association to revitalize that organization.
 - (b) Physical improvements recommended on this phase include changing the name and identity of the center, site and landscape improvements along with new signage, and creating a more walkable campus.
 - (c) The Township should continue to pursue entertainment uses such as the Expo Center and Velodrome.

- (d) Zoning should be revised to correlate with the revised vision of this area to accommodate more mixed uses.
- (e) The Township should pursue funding for the proposed infrastructure improvements.
- (2) Mid Term Phase from 3-5 Years:
 - (a) This phase could include the construction of limited residential units and a new hotel.
 - (b) An entertainment area with more attractive public spaces could be constructed.
 - (c) The Township should work to recruit higher quality tenants to fill vacancies.
- (3) Long Term Phase from 5-10 Years:
 - (a) Older offices and flexible spaces should be upgraded during this timeframe.
 - (b) New Class A office space could be developed.
- ii) Mr. Simone discussed creating sectors within the zoning districts to accommodate the phased goals, and reviewed proposed roadways and regional PennDOT developments.
- iii) Mr. Ken O'Brien, the traffic engineer working on this project, discussed possible roadway improvements that could be implemented in conjunction with the vision for the corporate center. These suggestions include:
 - (1) The extension of Adams Avenue to Egypt Road to a signalized intersection to continue a thoroughfare of Adams Avenue traffic from the proposed Rt. 422 off ramp.
 - (2) A Forge Avenue and Norris Hall Lane extension are also recommended.
 - (3) An extension from Eisenhower Circle to Shannondell Blvd.
 - (4) They are proposing the connection of an Audubon Ramp off of Rt. 422 to Adams Avenue.
 - (5) There should be an extension of Jefferson Street to Audubon Road with a signal, and to widen Audubon Road in that area.
 - (6) For Trooper Road, they recommend adding a light at Monroe Blvd., and widening Trooper Road in this area with a left turn lane to facilitate traffic into the corporate center.
 - (7) They recommend extending Adams Avenue to a connection with Shannondell Blvd. at the western end of that development.
 - (a) Supervisor Brown questioned how they could extend Shannondell Blvd. to Rittenhouse Road, going over someone's property without providing access to the property owner? Mr. O'Brien believes this can be done through ordinance requirements. He noted there are so many accesses onto the existing Shannondell Blvd, and they would try to minimize that with the western extension of the road.
- iv) Chairman Dininny noted that while they do not normally open up work sessions to public discussion, because the presentation was dealing with traffic, he would allow the public to comment on that portion of the presentation.
- v) Public Comment:

- (1) Mr. Tom Borai, 5 Brenda Lane, commented that Shannondell Blvd. was originally to be paid for by the developer, and was to connect from Adams Avenue to Shannondell Blvd. It now looks like this is not going to be a straight road from the corporate center.
 - (a) Chairman Dininny noted that he has been contacted by residents on Wedgwood Way, who want to be able to walk from their neighborhood to the Giant Shopping Center with a pedestrian crossing. The Township is trying to make the area more pedestrian friendly. Mr. Dunbar noted that there is a PennDOT application pending for that request.
- (2) Mrs. Colleen Eckman, asked for more information on the Adams Avenue project.
 - (a) Mr. O'Brien reviewed the proposed traffic flow from Adams Avenue to Egypt, along Rittenhouse Road and ultimately to Park Avenue. He explained that they are trying to move some of the existing traffic off of Trooper Road.
 - (b) Mrs. Eckman asked if Shannondell Blvd. would still connect to Park Avenue? Mr. Dunbar explained that currently Shannondell Blvd. is slated to connect to Park Avenue. The completion of this project is tied in with U&O requests from the developer and they anticipate it will occur in 14-22 months, to be constructed in its current location. Mr. Dunbar explained that the plan presented tonight is a master plan that could take 10-15 years to develop. He remarked that Shannondell Blvd. West is an idea all to itself that still has a lot of work to be done prior to being considered.
- (3) Mr. Borai asked if there would be any egress onto Rt. 422 at Adams Avenue when the new ramp is installed? Chairman Dininny noted that there would be a westbound lane onto Rt. 422 by the Harley Davidson property.
- vi) Mr. Simone remarked that the Township could receive some State funding to help implement the infrastructure, and that the improvements to Rt. 422 would do a lot to improve access to the center. He hopes to see the road improvements in the next few years.
- vii) Mr. Simone noted that the plan calls for \$400 million in new development that will have an annual net fiscal impact for school and Township taxes of \$5 million per year. He discussed potential funding sources for the project and thanked that Township again for allowing him to work on this project.
- viii) Supervisor Brown has received concerns from residents regarding the hi-rise residential development proposed in the project. He asked if they could locate colonial type townhouses there instead of condos? Mr. Simone noted that they could revise the plan, but explained the revenue implications that go along with the more condensed housing. He noted that they could zone this to require a conditional use for such housing so that the Board of Supervisors would be able to have more input on what is developed.
- (1) Mr. Brown is concerned that if this plan were adopted, the residential would be constructed before new business. Mr. Simone noted that there is

a risk with any type proposal such as this. They estimate the number of children to be relatively low, and this could be done in modules as they move forward.

- ix) Chairman Dininny remarked that when they asked Simone Collins to look at this project, they asked it to be done as if nothing existed there today. Part of the problem with such a development is there are multiple property owners and it is difficult to get them to buy into change. This project was done to try to bring new revenue to the Township, but is a fluid project that will continue to change.

8) Discussions:

a) Gabriel's Field Master Plan – Kelly Donohue:

- i) Ms. Donohue reviewed the proposed master plan for Gabriel's Field. They have proposed three multi-purpose fields, one ball field, a walking trail throughout the park, two pavilions, a tot lot, and 98 parking spaces. Buffering between the park and Pawlings Circle will be installed.
- ii) This plan was discussed with residents at the February Park & Recreation meeting to obtain their input. Concerns brought up during that meeting included:
- (1) The residents would prefer to see one of the multi-purpose fields be used as a dog park. This option was actually preferred to a regular field with cheering fans.
 - (2) The baseball field should be relocated because the proposed location is prone to flooding.
 - (3) A restroom facility should be constructed, possibly this could tie into the County park as well.
 - (4) The residents do not want lighting on any of the fields.
 - (5) They would like the path to be natural and not paved.
 - (6) There were concerns with the current proposed location of the parking lot, and the fact that it is cut off from the park by the road.
- iii) Ms. Donohue requested the Board's input prior to proposing this to the County.
- iv) Supervisor Brown asked if the County parking lot was separate from the proposed Township parking lot, and who owned the road? The two parking lots are separate, and Mr. Dunbar explained that there were site distance issues with the Nielson owned road. They have tried to address the issues from a short-term perspective by cutting down the Jersey barriers. This may be aligned with the entrance to the ARC eventually. Since this is County property, they need to approve any changes.
- v) Ms. Donohue noted that residents were told this would be phased in over time depending on availability of funding.
- vi) Supervisor Altieri liked the plan and proposed suggestions.
- vii) Supervisor DiPaolo commented that they would need to work out the road and parking lot issues with the County. He asked if dogs would be restricted from the rest of the park if there were a special dog park within the complex? Ms. Donohue does not think that dogs would be restricted from other areas.

Chairman Dininny noted that the benefit of the dog park is that it is enclosed and dogs can run free in this area.

- b) 33 Sandown Road – Request for driveway extension – Michael Siegel:
 - i) Mr. Siegel explained that this resident was given a citation for constructing a driveway wider than 20’, and they incurred a \$600 fine. The homeowner is not requesting a waiver for the extension.
 - (1) Supervisor Brown asked where the \$600 goes? Mr. Siegel noted it is in the General Fund.
 - (2) Mr. Dunbar indicated this item would be on the March 20th agenda.
- c) Rebroadcast of Board Meetings – Policy and Guidelines – Bill Roth:
 - i) Mr. Roth reviewed the policy and guidelines to outline the new process for recording Board meetings. The only editing of the meetings will be if part of the content violates FCC guidelines. He noted that Policy B contains guidelines for other organizations that want to come in and record meetings.
 - ii) Supervisor Brown questioned item B1, asking if KYW or NBC wants to come in and record a meeting will they be sent away if they don’t provide 24 hours notice? He does not think they can do this.
 - iii) Mr. Roth explained that they want an orderly process, and this would be the consideration of the Board.
 - iv) Mr. Onorato stated they cannot restrict them from recording, but they must not be disruptive or they can be told to leave. Mr. Roth will modify the language in B1 accordingly.
 - v) Chairman Dininny remarked that this was a fantastic idea, but that they should have clearly written timeframes for speaking, and they need to ensure the audio is good.
 - vi) Mr. Dunbar noted that as long as everyone uses their microphones, the audio would be good.
 - vii) Mr. Roth remarked that improvements to the audio system were included in the bid. He hopes to have this live in April.
 - viii) Mr. Dunbar explained that the Board must take action on this at the March 20th meeting if they are to go live in April.
- d) River Crossing Complex (422) Washington DC Trip – Craig Dininny:
 - i) Chairman Dininny provided an overview on a trip to Washington DC to meet with Senators Spector and Casey, and Representatives Gerlach and Sestak to request \$15 million in funding for the Rt. 422 project. Mr. Dunbar, Chief Carroll and Supervisors Dininny and Altieri represented Lower Providence, and there were a total of 20 representatives from surrounding Townships and businesses in attendance. Mr. Dininny is hopeful that they will receive funding. He noted that Senator Spector was impressed with the unified request from these constituencies.
 - ii) Mr. Dunbar remarked that they also discussed the Betzwood Bridge Project, and Senator Spector indicated he would go to work for us on this. By the end of September they should know if any funding would be forthcoming.
- e) Collegetown Inn – Rescinding Institutional Overlay (INO) – David Onorato:

- i) Mr. Onorato explained that at the last meeting, Supervisor Brown requested that staff prepare and advertise an ordinance rescinding the INO, and this has been prepared.
- ii) Mr. Dunbar indicated that this has been through the County and the Township's Planning Commission, and is advertised for a March 20, 2008 public hearing.
- iii) Mr. Onorato stated that the Montgomery County Planning Commission review supports the removal of the overlay.
- iv) Mr. Dunbar explained that the property owner has been notified of this action and objects to it. He believes they will try to come in with a subdivision plan prior to the hearing.
- v) Chairman Dininny asked what the reason was behind rescinding the INO? Supervisor Brown explained that the Land Use Committee recommended the INO be rescinded. Mr. Siegel further explained that this was a goal in the Township's Comprehensive Plan, and the County requested it in 2001.
- vi) Mr. Dininny noted that taking a use away from a landowner is usually grounds for litigation. He would like someone from the County to attend the hearing to represent their position.
- vii) Mr. Dunbar explained that when the Land Use Committee was created, they were reviewing large parcels of land within the Township that could be acquired or preserved. They also looked at large tracts of land that could have an adverse impact on the community, so it was not just the County asking for this. He will see if someone from the County can be in attendance at the hearing.
- viii) Mr. Brown suggested a meeting with PennDOT to discuss the bridge project in that area. Mr. Dunbar reviewed a meeting held with various staff and PennDOT to discuss the reconfiguration of the Collegeville Bridge.
 - (1) Currently there are two westbound lanes leaving Lower Providence into Collegeville. Collegeville wants to change this to two eastbound lanes, creating two lanes coming into Second Avenue. This would be configured with one lane going straight to Main Street and the other two lanes turning left onto 29 South or Second Avenue. This plan has been worked out with Collegeville and PennDOT based on using a series of lights with a synchronized close loop system.
 - (2) Mr. Dunbar noted this was predicated on fiber optics running into the Collegeville Police Station. However, the representatives from Collegeville did not take into consideration that while this is done in Lower Providence, where the Police Department is staffed 24 hours a day, their own Police Department is only staffed until 5 p.m. Chief Carroll met with the Police Chiefs from Collegeville and West Norriton to show them how the system works.
 - (3) The Police Chief from Collegeville has now asked PennDOT to change the fiber optics and tie it into the Lower Providence system. Mr. Dunbar noted that Collegeville did not factor anything into their reconfiguration plan relating to changes at Superior Tube or the Collegeville Inn.

- ix) Mr. Brown noted that where Pechan's Mill Road comes out onto Ridge Pike could present a dangerous situation if you add GC or R2 zoning. Supervisor DiPaolo noted that they already have someone out there in the morning to control traffic when a school bus turns around.
- x) Mr. Dunbar noted that the realignment project is scheduled to begin in May 2008, with completion by May 2009.
- f) Application S-07-14, Victory Church Expansion – Request for 90-day extension – Michael Siegel:
 - i) Mr. Siegel explained that the applicant came in to the last PC meeting and basically tabled themselves. They have a lot of stormwater problems that must be addressed with Mr. Chambers prior to proceeding.
- g) Application S-07-08, 208 Collegeville Road (Carbone) – Request for 90-day extension – Michael Siegel:
 - i) Mr. Siegel explained that a portion of the land that the developer needs to acquire for this project has been listed for Sheriff's Sale, so they need an extension.
 - ii) Mr. Onorato noted that the developer did not have the required frontage on Forest Lane, and needed to acquire that parcel of land.
 - iii) Supervisor Brown asked if Forest Lane would be dedicated? Mr. Siegel indicated that it is was complete in 2003 and dedicated to the Township.
- h) Fire Police Officer Keith Mesorole – Chief Bud Carroll:
 - i) Mr. Dunbar explained that they will be swearing-in another Fire Police Officer at the next Board meeting.
- i) Additional Items for March 20, 2008 Meeting:
 - i) Mr. Dunbar noted that the following items would be added to the March 20th agenda – the asphalt paving agreement, the Village Commercial Committee Zoning Map Change recommendations, and driveway access waivers for another project.

9) Other Business:

- a) None

10) Courtesy of Floor (not to exceed 3 minutes per person):

- a) Mrs. Eileen Kuntz commented that she would like the Township to acknowledge the passing of a dedicated community servant, Sarah Jane Alderfer Yeager, in the next meeting's minutes. Mrs. Kuntz discussed the service Mrs. Yeager provided over many years to the LPCC and eventually as an EMT.
- b) Mr. Tom Borai apologized for not paying attention to Chairman Dininny's comments on January 17th relating to a letter to the Editor on the TCE comments, and went into a review of that discussion.
 - i) Mr. Borai requested a retraction from the comment that he served in the 1980's, since he served from 1974 to 1979 and 1996 to 2001. He then served from 2002 to 2007 on the Zoning Board. Mr. Borai also referenced a comment from Mr. Sassu relating to turning in old Township records when you leave office. Mr. Borai has copies of some records, and has shredded them.
 - ii) Chairman Dininny commented that the comments relating to Mr. Borai being on the Board were in reference to a developer's contribution to the Township.

That developer indicated the contribution was near the end of the 1980's. Mr. Dininny took offense to the inference that the developer's zoning relief, 25 years after that contribution, was quid pro quo, which it was not. He also noted that the records were to be turned over to the Township clerk and not the trash company.

- iii) Mr. Borai noted that what was mentioned was at a PC meeting. Mr. Dininny stated that he does not have control over what people say at meetings. There was further discussion and disagreement between Mr. Borai and Mr. Dininny.
- c) Supervisor Brown commented that per Mrs. Kuntz's remarks, they should add a page to the next meeting minutes for Mrs. Yeager. Mr. Dunbar commented that Maureen Nelson was already working on this idea and a contribution in Mrs. Yeager's name prior to it being mentioned tonight.

8) Adjournment:

- a) **MOTION** – Supervisor Altieri made a motion to adjourn the meeting. Supervisor DiPaolo seconded the motion. The motion *passed* 4-0. The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Joseph C. Dunbar, Secretary