

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
JULY 21, 2016**

Call to Order: Vice-Chairwoman Eckman called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Roll Call:

- a. The following members were in attendance: Vice-Chairwoman Eckman, Supervisors MacFarland and Zimmerman. Chairman Sorgini and Supervisor Duffy were absent.
- b. Also in attendance were: John Rice, Township Solicitor; Alison Rudolf, Interim Township Manager; William Roth, Director of Special Projects and Technology; Mike Mrozinski, Community Development Director; Karl Lukens, Director of Parks & Recreation; Timothy Woodrow, Township Engineer; Geri Golas, Assistant Township Manager, John Primus, Director of Public Works; Denise Walsh, Community Relations Coordinator, and Stanley Turtle, Chief of Police.

Vice-Chairwoman Eckman announced that the Board met prior to this meeting to discuss legal and real estate matters.

Vice-Chairwoman Eckman introduced and congratulated the Audubon Invasion 10U softball team, winners of the Mid-Atlantic regional tournament, and wished them well on their trip to the Softball World Series in Florida. She also announced that the team was seeking support to raise funds for their trip to Florida via their GoFundMe page available via the Township Facebook page.

1) Consent Agenda

- A) **MOTION:** Supervisor Zimmerman made a motion to approve the consent agenda items 1(a), 1(b) and 1(c) including moving the meeting minutes of June 16, 2016 into the record. Supervisor MacFarland seconded the motion. The motion *passed* 3-0.

2) Presentations

- A) Presentation to Gil Price in recognition of his service to the Lower Providence Township Parks and Recreation Board.
- B) Recognition of the 20th anniversary of the opening of the Lower Providence Community Library building and completion of renovations.

3) Public Hearing and Ordinance

Mr. Mark Manjardi was present to take a complete record of testimony

- A) Consideration of Ordinance establishing the Ridge Pike West Zoning District and amending the Zoning Map to show the new district.
 - i) Solicitor Rice reviewed the proposed Ordinance. Mr. Mrozinski explained that this Ordinance would consolidate eight different zoning districts into one with common standards, which will provide a more unified appearance in the district.
 - (1) Matt Copely, Ridge Pike, asked if he would lose any use of his property. He questioned the 300-foot setback. Solicitor Rice said that that 300-foot setback only applies to residential uses.
 - (2) Richard Jeffery Heist asked how the bridge would be able to sustain the amount of traffic this Ordinance will create. Solicitor Rice said that the Ordinance would not force anyone to do anything with existing property and, currently, anyone can come into Township under the current zoning and build, but this Ordinance will just provide conformity for any new development. Mr. Woodrow said that the Township is aware of traffic issues

and is looking at plans to help alleviate traffic issues. Mr. Heist expressed concerns about flooding in the area.

ii) **MOTION:** Supervisor Zimmerman made a motion to close the public hearing and return to the public meeting. Supervisor MacFarland seconded the motion. The motion *passed* 3-0.

iii) **MOTION:** Supervisor MacFarland made a motion to adopt the Ordinance establishing the Ridge Pike West Zoning District and amending the Zoning map to show the new district. Supervisor Zimmerman seconded the motion. The motion *passed* 3-0.

(1) Mr. Mrozinski said that the Township was given a grant through DVRPC to take the adopted Ordinance and develop detail to help develop transportation and connectivity. Because of this the Township will be required to hold public information sessions. Mr. Mrozinski said he is also available to answer any questions regarding the new district and the Ordinance and how the Township can assist.

4) New Business

A) Consideration of a Resolution accepting the PennDOT Green Light Go program grant/reimbursement for traffic signal upgrades and designating interim Township Manager Alison Rudolf to execute all associated documents.

i) Ms. Rudolf explained the nature of the grant to add LED lights at Surrey and Egypt Roads. Mr. Primus said that this work had already been completed and this would be a reimbursement for half of the cost of this light.

ii) **MOTION:** Supervisor Zimmerman made a motion to accept the PennDOT Green Light program grant/reimbursement for traffic signal upgrades and designating Interim Township Manager Alison Rudolf to execute all associated documents. Supervisor MacFarland seconded the motion. The motion *passed* 3-0.

B) Consideration of LD-16-03/ Lower Providence Presbyterian Church minor subdivision – lot consolidation plan and fee waiver request.

i) Mr. Mrozinski reviewed the minor subdivision – lot consolidation plan. He explained that this would be removing multiple lot lines and consolidating these lots into one parcel.

ii) Joe Hannah, on behalf of the applicant reviewed the plan, explaining that the intent was expand the parking at the site and this would help clean up the lot lines so a land development plan could be created and filed for a single lot.

iii) In response to Solicitor Rice, Mr. Hannah said no building or improvements will be made until a land development plan is filed. Mr. Woodrow said the plan was not being presented for signature but if the Board approved the proposal the applicant would prepare the appropriate plans and documents. Solicitor Rice said that a resolution will need to be prepared to be approved at a future meeting.

iv) Solicitor Rice confirmed the location of the lots that would be consolidated.

v) Solicitor Rice said this item would be on the August 4 Agenda.

C) Consideration of John James Audubon Center at Mill Grove minor land development plan and fee waiver request.

i) Mr. Mrozinski reviewed the plan.

ii) Supervisor MacFarland stated that his wife was a full-time employee of the John J. Audubon Society and, upon advice from the Solicitor and in keeping with the State Ethics Commission, he will not be asking any questions and will recuse himself from a vote.

iii) Jean Bochnowski, on behalf of the John James Audubon Center, introduced a presentation outlining the scope of the plan. Matt McQuaide, Kimmel-Bogrette Architecture+Site of

Conshohocken, gave the presentation showing all proposed changes and upgrades to the facility.

- iv) Vice-Chairwoman Eckman asked how the items in the review letter would be addressed, noting there were still questions regarding the number of parking spots, traffic impact fees and a lighting plan.
 - (1) Scott Stoddard of Remington, Vernick & Beach Engineers, discussed the parking at the site. The capacity of the site, traffic management and off-site parking were discussed. Mr. Woodrow stated that he felt that the parking was the right size for the facility. Ms. Bochnowski said that many visitors, including pavilion rentals, utilized buses. She also stated that there were only two events per year that taxed the parking and they could not put in enough parking in to handle those events so overflow plans were always in place. Ms. Bochnowski said that while the buildings are being renovated, the rental space was not increasing so there would be no increase in traffic from rentals. She said that based on their studies and knowledge of the facility that parking is sufficient for the site.
- v) Solicitor Rice confirmed that a planning module had been filed with DEP and that the applicant had been in contact with the Lower Providence Sewer Authority. Ms. Bochnowski said that they currently do not have sewer connection and will be connecting to the Township sewer during construction. They will also be upgrading their water and electric service.
- vi) Solicitor Rice asked for confirmation that Woodrow & Associates recommendation for additional stormwater controls would be addressed. Mr. Stoddard reviewed the additional stormwater controls that will be put in place. He also confirmed that the future reserve parking facility, although shown on the plans, will not be built but held in reserve for future parking.
- vii) Solicitor Rice discussed the concerns expressed in the Thomas Comitta Review letter. Mr. Woodrow suggested that the applicant meet with Thomas Comitta Associates, Inc. to address concerns and make sure that the set of plans being reviewed are the most current. Ms. Bochnowski said they are not asking for any waivers from tree removal.
- viii) In response to Solicitor Rice, Paul Hughes of Remington, Vernick & Beach Engineers, said they responded to the McMahon review letter regarding traffic. Solicitor Rice said the applicant must address the Traffic Impact Fee. Mr. McQuaide explained the modifications that were made based upon Mr. Moore's recommendations. He said that he feels they have had the conversations with Mr. Moore and he was satisfied with the modifications. Solicitor Rice said that there are issues in the review letter that require subdivision waivers that have not been requested by the applicant. Mr. McQuaide said they will look into the issue and get the Township some clarity.
- ix) Vice-Chairwoman Eckman clarified the relationship between the Center and the County. Bochnowski said the County owns the property and will be holding the contracts for constructions. The John J. Audubon Center will hold all contracts for furniture, fixtures and exhibits (FF&E) They are raising funds for the FF&E as well as \$500,000 new building but the majority of building fund are coming from a State Grant for \$6 million and a County Open Space grant of \$3 million which will make up the bulk of the construction costs.
- x) Vice-Chairwoman Eckman reviewed the requested fee waivers and the cost to the Township. Ms. Bochnowski said that whatever they do not have to pay out is more money that goes into exhibits so whatever the Township can bear would be deeply appreciated. She said that those fees be negotiated here or can be looked at later in a staff meeting.

- xi) Vice-Chairwoman Eckman said Supervisor Duffy requested she ask if an archeological study had been done. Ms. Bochnowski said that it had been completed and a Level 2 archeological study had been done by PHMC and they have been approved to proceed..
 - xii) Solicitor Rice asked what the timeline was for going out to bid. Bochnowski said she is hopeful that it will be approved by the County Commissioners at their August meeting and will be released for bidding on September 1, with contracts back by the end of November.
 - xiii) Public Comments:
 - (1) Joe Hudson, 30-year Township resident, said he has taken part in events at the center. He said this is a treasure and thanked the Township for considering this project.
 - (2) Joe Clement, Advisory Board members of the Audubon Center, said this facility is a treasure for the community and this development will make the Center relevant to not only the Township but to everyone and it will be a crown jewel in the Township. He thanked the Township for their support of the project.
 - xiv) Solicitor Rice said that if everything is cleaned up by the applicant they could put this on the agenda for the August 4 meeting.
- D) Consideration of fire hydrant agreement for Manors at Brynwood.
- i) Solicitor Rice said there are some questions regarding this agreement and he would like additional information from Mr. Canavan of W.B. Homes. He recommended that the Board table the item until those questions are answered.
 - ii) **MOTION:** Supervisor MacFarland made a motion to table the approval of the fire hydrant agreements for Manors at Brynwood. Supervisor Zimmerman seconded the motion. The motion *passed* 3-0.
- E) Consideration of fence waiver request for 111 Salem Drive.
- i) Mr. Mrozinski reviewed the waiver request.
 - ii) Kim Skeens, the applicant, explained why she selected this type of fence and the need for the waiver.
 - iii) Supervisor MacFarland asked if there were rules in the mobile home park regarding the type of fences. Ms. Skeens presented a letter from the mobile home park manager stating that this fence would be acceptable and requesting that the fence be five feet from the street. She said that there are 17 chain-link fences in her neighborhood and that her neighbors have no objections.
 - iv) Mr. MacFarland asked what the ordinance prohibited. Mr. Mrozinski said that the ordinance prohibits chain link fences in the front yard.
 - v) **MOTION:** Supervisor Zimmerman made a motion to grant the fence waiver for 111 Salem Drive. Supervisor MacFarland seconded the motion. The motion *passed* 3-0.
- F) Consideration of a request from St. Andrew's Church for wavier of the yard sale permit fee.
- i) Mr. Mrozinski reviewed the waiver request.
 - ii) **MOTION:** Supervisor Zimmerman made a motion to approve the request from St. Andrew's Church for waiver of the yard sale permit fee. Supervisor MacFarland seconded the motion. The motion *passed* 3-0.
- G) Consideration of additional 2016 road paving.
- i) Ms. Rudolf reviewed the request, stating that bids approved for the 2016 road paving project came back competitively and, as a result, two roads were added to the program. She reported that since the payback of the loan is to come from the Liquid fuels Allocation they needed to get approval from PennDOT to pay for the additional roads. However, because these roads were not part of the bid package, or an alternate in the bid package, Liquid Fuels Funding

could not be used for payment. She reviewed the options available to the Township for funding the paving of the additional roads.

- (1) Ms. Zimmerman asked if there was a recommendation as to what course of action to take. Mr. Primus said he would like to wait until next year so they are not dealing with increased school traffic.
- (2) Supervisor MacFarland clarified that they would add these roads to what is scheduled for next year. Mr. Primus agreed and said he did not see any problems with this course of action.

5) Announcements

- A) The Planning Commission meeting will be held July 27 at 7 p.m.
- B) The Zoning Hearing Board meeting will be held July 28 at 7 p.m.
 - i) Mr. Mrozinski reviewed the agenda items for both meetings.

6) Comments

- A) Supervisor MacFarland announced that the 8th Annual On Your Marc 5K Run/Walk will be held on August 6 to benefit Small Steps in Speech.
- B) Vice-Chairwoman Eckman announced that Arcola Bridge is now open. Chief Turtle said there have been no issues or no significant traffic increases. Actively participating with traffic units for speed control. Supervisor MacFarland asked if the opening had any effect on the surrounding roads. Chief Turtle said that because of time of the year they have not seen a significant change. He said a study will be made in early fall to determine any impact or make any necessary recommendations.

7) Adjournment

- A) **MOTION:** Supervisor Zimmerman made a motion to adjourn the meeting. Supervisor MacFarland seconded the motion. The motion *passed* 3-0. The meeting adjourned at 9:06 p.m.

Next Business Meeting: August 4, 2016
August 18, 2016

Respectfully submitted:

Geraldine Golas, Secretary