

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
JANUARY 19, 2017**

Call to Order: Chairwoman Eckman called the meeting to order at 7:35 p.m.

Pledge of Allegiance

Roll Call:

- a. The following members were in attendance: Chairwoman Eckman, Supervisors Duffy, MacFarland and Sorgini.
- b. Also in attendance were: John Rice, Township Solicitor; Don Delamater, Township Manager; William Roth, Director of Special Projects and Technology; Mike Mrozinski, Community Development Director; Tim Woodrow, Township Engineer; Casey Moore, Traffic Engineer; Geri Golas, Assistant Township Manager; John Primus, Director of Public Works; Stanley Turtle, Chief of Police and Jennifer Reed, Student Representative.

Chairwoman Eckman announced that the Board had met in executive session prior to the December 9 meeting, after the January 3 meeting and prior to this meeting.

1) Consent Agenda

- A) **MOTION:** Supervisor Sorgini made a motion to approve the consent agenda items 1(a), 1(b) and 1(c), including moving the meeting minutes of December 15, 2016 and January 3, 2017 into the record. Supervisor MacFarland seconded the motion. The motion *passed* 4-0

2) Public Hearing

Mr. Tim Kurek was present to take a complete record of testimony

- A) Providence Place of Collegeville seeks conditional use for a Life Care Facility in the Ridge Pike West Zoning District at 3974, 3976 and 4000 Ridge Pike.

- i) Solicitor Rice explained the terms of the hearing and defined the term “conditional use”.
- ii) Kathy Hunt, Sean Dippold, James Regar, Jon Costanza, Lori Costanza, Penny Whitson, Jon Organtini and Nina Owens were entered as parties to the hearing.
- iii) Solicitor Rice entered the applicant’s documents as exhibits.
- iv) Adam Brower, Ashley Uhler, David Leader were sworn into testimony as witnesses for the applicant.
- v) Tom Kennan, Esq, appeared on behalf of the applicant and introduced the project. He reviewed the zoning for the address, noting that the facility was permitted by use.
- vi) David Leader, president of Providence Place of Collegeville Associates, gave background on his experience in assisted living facilities. He discussed the population who utilizes his facilities, their impact on the community, staffing numbers, shift hours and facility transportation. Mr. Leader said they usually build from the ground up but feels they’ve come up with a way to preserve character of Collegeville Inn while incorporating as a public space. He reviewed an artist’s rendering of the proposed structure. He said all safeguards as required and expected would be in place.
 - (1) Supervisor Sorgini asked about the licensing for the facility. Mr. Leader explained the differences in state licenses and said they would be building to the higher standards of assisted living and be licensed as an assistant living facility.
 - (2) Supervisor Duffy clarified that their business model would be to target to senior citizens as opposed to younger people with health problems. Mr. Leader agreed. He said they do envision having a wing for Alzheimer’s care, but it will be used for seniors with only a

- few specific exceptions to allow for spouses or children caregivers who are close to the minimum entrance age.
- (3) Supervisor MacFarland asked if they would be affiliated with any specific medical facility. Mr. Leader said they would not be affiliated and would be an independent facility. He said that emergency ambulance service was unusual and most ambulance service is for transport and enter and exit the facility quietly
 - (4) Chairwoman Eckman asked if there were state required staffing requirements. Mr. Leader said there were and that the facilities standard would be higher than what was required.
 - (5) In response to Supervisor Sorgini Mr. Leader clarified how they would administer minimum ages for Alzheimer patients and what exceptions would be considered. He stated there would be approximately 160 units housing approximately 180 residents.
 - (6) Supervisor MacFarland asked about their demographic radius. Mr. Leader said they typical serve a local demographic within a 15-20 mile radius of the facility.
 - (7) Supervisor Duffy opened a discussion on amenities provided to residents and asked for clarification on overnight guests.
 - (8) Kathy Hunt asked for the number of people who would be in hospice care, how many family members will visit and what protections would be in place for dementia patients. Mr. Leader said that they typically have 6-10 hospice patients whose families tend to visit between 5 and 9 p.m. and on the weekends. He said they have learned and developed systems over 30 years to ensure safety of dementia patients.
 - (9) Sean Dippold asked if a step up facility is part of the plan. Mr. Leader said that is only a small percentage of residents and are typically a spouse of a patient.
 - (10) Penny Whitson asked for clarification of the overnight guest policy. Mr. Leader said they would not hesitate to ask anyone to leave if they were disruptive or violated policies.
 - (11) Lori Costanza asked for a definition of personal care and assisted living. Mr. Leader described what is defined by the state and said that they are already building to the higher standard of Assisted Living.
 - (12) Jon Costanza asked if the number of residents estimated is the maximum allowable. Mr. Leader said that their licensing determines the maximum number of patients. He discussed how the occupancy could change based on single and married residents. Discussion was held as to evacuation policies and drills.
 - (13) James Regar asked what percentage of the property would be developed and what the timeline would be. Mr. Leader deferred the acreage question to the project engineer and stated they would hope to have the project completed within a year of breaking ground. He acknowledged that traffic would be generated by the project but would be less than other allowable uses. Solicitor Rice stated that plans will be available at planning commission meetings and urged residents to stay in touch with Michael Mrozinski for information on the project..
 - (14) Jon Organtini clarified that the project was privately owned with no contributions from the state.
 - (15) Jon Costanza asked if they would be willing to donate land for a future bridge project if asked. Mr. Leader said they would.
 - (16) Patty Kronan clarified that this would not be a Medicare/Medicaid facility. Mr. Leader said the intention was to look nothing like a nursing home and said the facility would feel and look like a senior apartment complex.
- vii) Ashley Uhler, VP of marketing of Providence Place, described the amenities of the facility.

- (1) Supervisor Sorgini said that the Woodrow review letter noted that 20% of the site was to be developed as passive recreation and this would need to be complied with.
 - (2) Kathy Hunt expressed concerns about management pulling out of the business or flipping the property for a different developmental use. Ms. Uhler said extensive studies were done to determine viability of business. Mr. Leader said that this is a family business and they have not flipped or abandoned a business in their 50 year history.
 - (3) Sean Dippold asked about the research undertaken to determine the area can support the facility.
 - (4) Nina Owens expressed support for the project and welcomed the development.
- viii) Adam Brower, project engineer, testified as to his qualifications and presented a diagram with existing features of the property. He described the floodway and floodplain and plans for mitigating its impact on the property by creating floodplain area to handle displaced water as well as a floodwall. He discussed traffic access, parking requirements, the project density as well as steep slopes and tree replacement.
- (1) Chairwoman Eckman clarified that the new resident units will not be in the 100-year floodplain. Discussion was held as to the construction of the wall.
 - (2) Supervisor MacFarland questioned the possibility of debris being brought into floodplain area. Mr. Brower said it would be an ongoing maintenance obligation. Supervisor MacFarland raised concerns about emergency access to areas of the property.
 - (3) Supervisor Duffy opened discussion about the proposed wall. The increased water velocity was discussed and it was noted that DEP will address all issues of the floodplain and wall before it is built.
 - (4) Supervisor Sorgini asked for clarification of the wall's timeline, other stormwater management and sewage capacity.
 - (5) James Regar asked for clarification of embankments, slopes and properties shown on the map. Mr. Brower discussed the porous material for parking.
 - (6) Jon Costanza asked for clarification of the impervious coverage. He said his two biggest concerns are traffic and flooding. Mr. Brower said traffic impact will be evaluated by the traffic engineer. Discussion was held as to the water flow and permitting for the construction of the wall. Mr. Brower said all Township requirements will be adhered to as far as sidewalks and curbing. He said that utilities will not be affected by excavating. Discussion was held as to the floodplain changes.
 - (7) Lori Costanza expressed concern about obstructions caused by flood debris.
 - (8) Kathy Hunt inquired as to evacuation procedures. Mr. Leader touched on evacuation in reference to fire, noting that the point of the floodwall is to make sure that the facility doesn't flood. He noted that the living facilities was 12 feet above the 100 year floodplain thus no evacuation would be anticipated for flooding.
 - (9) Sean Dippold raised concerns about Township-mandated evacuation. Discussion was held regarding assessment of the floodplain map and adhering to Township stipulations. Mr. Brower stated the floodwall will be built above the 100 year floodplain and is designed to prevent flooding in the recreation/dining portion of the structure.
 - (10) Lori Organtini asked for an explanation of the floor levels of the facility. Mr. Brower discussed water removal strategies. A discussion was held as to alternate entrances to the property.
 - (11) In response to Nina Owens Mr. Leader said there are no plans to purchase the home on the corner of the property to allow better access.

- (12) Kathy Hunt inquired as to plans to put in a traffic light. Mr. Brower said an overwhelming majority of traffic will use existing entrance with an estimate two trucks per week on Pechins Mill Road. Discussion was held as to the entrances/exits to the facility.
- (13) Lori Costanza asked where bridge bypass would be located. Mr. Leader said they do not know but are not opposed to donating a portion of the grounds for the project. She expressed concerns about development impact on the flooding in the area.
- ix) Mr. Keenan concluded the testimony stating that they feel they have met all of the Township's requirements and feels they are eligible for a conditional use. He stated the applicant has worked hard to make sure traffic impact is appropriate for the area and feels they are improving the site, improving the Township and creating a facility with minimal impact in comparison to other uses.
 - (1) Solicitor Rice asked when would the final land development plan be ready if the use is approved at the February 2, 2017 meeting. Mr. Brower said that a preliminary plan has been submitted but no third party approvals have been engaged. If approvals and land approvals come through it could be four months. Mr. Woodrow said that zoning must also be approved. Solicitor Rice advised the residents to talk to Mike Mrozinski regarding planning commission.
 - (2) Jon Costanza stated residents were only told two weeks ago that plans have been submitted and that they have had no opportunity to review the plans until that time. Mr. Mrozinski said that this project is ongoing and will be heard at the February Zoning meeting.

3) New Business

- A) Consideration of conditional use approval for Providence Place of Collegeville for a Life Care Facility in the Ridge Pike West Zoning District at 3974, 3976, and 4000 Ridge Pike.
 - i) Chairwoman Eckman stated a vote might be considered at the February 2, 2017 meeting.
- B) Consideration of a proposal from McMahan Associates for bridge inspection services for the Grange Avenue bridge over Rock Run.
 - i) Don Delamater reported that money had been budgeted to inspect three Township bridges. Alison Rudolf reached out to PennDOT who will inspect two out of the three bridges as Grange Avenue bridge does not meet their requirements. He said this inspection is required every other year and is not in the budget since it was thought that PennDOT would do the inspection. The cost of the inspection is \$1,800
 - ii) **MOTION:** Supervisor Sorgini made a motion to approve a proposal from McMahan Associates for bridge inspection services for the Grange Avenue bridge over Rock Run. Supervisor MacFarland seconded the motion.
 - (a) Supervisor MacFarland asked who had inspected the bridge two years prior. Casey Moore stated that McMahan Associates did that inspection as well.
 The motion *passed* 4-0.
- C) Consideration of Sewer Authority Lease Agreement.
 - i) John Rice reviewed the lease agreement originally created in 2002. He reported that a new lease has been created for five years with an automatic renewal for two years unless either party terminated. He noted that the lease provides for the Sewer Authority to sublease the property if approved by both parties.
 - ii) **MOTION:** Supervisor MacFarland made a motion to approve the Sewer Authority Lease Agreement. Supervisor Sorgini seconded the motion. The motion *passed* 4-0.

