

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
APRIL 6, 2017**

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**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, Sorgini, and Zimmerman. Supervisor MacFarland was absent.
- 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; Geri Golas, Assistant Township Manager; John Primus, Director of Public Works; Stanley Turtle, Chief of Police; Community Relations Coordinator Denise Walsh; and Jennifer Reed, Student Representative.

Chairwoman Eckman announced that prior to the meeting the Board met to discuss legal, real estate and personnel matters.

**1) Consent Agenda**

- A) **MOTION:** Supervisor Zimmerman made a motion to approve the consent agenda items 1(a) and 1(b), including moving the meeting minutes of March 16, 2017 into the record. Supervisor Sorgini seconded the motion. The motion *passed* 4-0.

**2) Presentations and Commendations**

- A) Presentation to Rebecca Woodward recognizing her achievement of the Girl Scout Gold Award.
- B) Presentation to Gregory Woodward recognizing his achievement of the rank of Eagle Scout.
- C) Annual donation to the Methacton Post Prom Committee.

**3) New Business**

- A) Consideration of conditional use approval for 35 Evansburg Road.

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

- i) Solicitor Rice reviewed the conditional use approval application. He reviewed the process for the hearing and entered existing exhibits into the record.
- ii) Bernadette Kearney, solicitor for the applicant, presented the applicant's exhibits into the record.
- iii) Rolph Graf, project engineer, was sworn into record on behalf of the applicant and accepted as an expert witness. He reviewed the development plan.
- iv) Solicitor Rice said the Montgomery County Planning Commission commented on the rain gardens and asked if they are a part of the overall stormwater management system. Mr. Graf said they were and as such would be maintained by the Homeowners' Association.
- v) Discussion was held regarding Lot 25, which is the location of the daycare and office. Mr. Graf said the facility meets all zoning requirements as a stand-alone property but the parking lot will be modified in the rear. He stated that they have not had a conversation as to whether this lot would be included under the HOA.
  - (1) Solicitor Rice asked if the parking lot would be re-striped and include a designated fire lane. Mr. Graf said that parking spots are lined out and the structure of parking leaves a continuous, unobstructed path through the driveway for emergency vehicles.
- vi) Chairwoman Eckman asked about the County's concerns regarding the sidewalk only being on the left side of the drive. Mr. Graf explained they are proposing a sidewalk on the side of

the road where the houses are located but could extend that further if the Board wished. He explained why they would be seeking a waiver from including sidewalks along the internal areas as they have provided pedestrian access. He said they felt sidewalks weren't necessary and would detract from the aesthetics. He stated that if it was the Board's wish they would put sidewalks on either side.

- vii) Chairwoman Eckman asked if dedicated amenities will be put in the open space area of the subdivision. Mr. Graf said that they would be determining this during land development. He said they had discussed a gazebo in the area. Chairwoman Eckman asked if sidewalks could be installed on Ridge Pike as this is part of the Township's plan for the area and Mr. Graf said that would not be a problem.
- viii) Supervisor Sorgini stated that these parcels have been under development for a number of years. He referenced previous discussions about the driveways of existing properties and reminded the applicant to open that dialogue with the existing property owners about connecting them to the new access.
- ix) Solicitor Rice said the board has 45 days to render a written decision. He stated that he will prepare a resolution and bring it back to the Board at the next meeting for a vote.

B) Consideration of a waiver request for a fence relocated around a basin at 1007 Arcola Glen Drive

- i) Mr. Mrozinski gave the background of the zoning violation. He said it was the opinion of the staff that this fence was not creating a hardship.
- ii) **MOTION:** Supervisor Sorgini made a motion to grant the waiver request for a fence relocated around the basin at 1007 Arcola Glen Drive. Supervisor Zimmerman seconded the motion. The motion *passed* 4-0.

C) Consideration of preliminary plan approval for Courts at Brynwood Townhomes/WB Homes

- i) Chris Canavan, WB Homes, reviewed the application stating that the plan had been given informal consensus approval by the Planning Commission. He also discussed the addition of a secondary driveway.
- ii) Chairwoman Eckman asked if there was anything they could do to make the green area more of a community space. Mr. Canavan said they can work with a landscape architect to develop those plans. He said that would be finalized for the final land development approval for Phase 1. In response to Solicitor Rice Mr. Canavan said there would be 88 units in Phase 1 and 51 in Phase 2. He clarified the date of the most recent plan was February 22, 2017.
- iii) Mr. Canavan addressed the two conditional use changes. The first was they were only going to build slab on grade due to the vapor barrier constraints. He said that after research they determined they could build units with basements, which also include a vapor barrier. He said the change in plan was due to grading and would allow walk-out basements and better stormwater control. As a result, Mr. Canavan said they are proposing a total of 35 units with basements. Mr. Canavan also said they had originally proposed 47 as two stories and the remaining units at three stories. As a result of the addition of basements they reoriented and are now proposing 70 two-story units and 60 three-story units. Solicitor Rice said that if the Board was comfortable with this they would make it part of the preliminary plan approval. Discussion was held regarding the vapor barriers.
- iv) Mr. Canavan reviewed the requested waivers. He stated they would not be seeking a waiver from Section 123-31.E. Mr. Canavan also noted that they would provide a fee in lieu of for a waiver from Section 123-33, stating they are providing a trail along Germantown Park and a sidewalk connection to the park. He said they are aware of ongoing road improvements in that area and have worked out the fee with the County and Transportation staff.

- v) Supervisor Duffy asked when they hoped to complete Phase 1. Mr. Canavan said once everything is approved they would begin in late August/early September and will begin selling houses in the early part of 2018.
  - vi) Solicitor Rice said that he will work with staff to prepare a resolution that will be before the Board at the April 20 meeting.
- D) Consideration of preliminary/final plan approval for Streamlight warehouse expansion.
- i) Joe Clement, on behalf of the applicant reviewed the preliminary/final plan, stating they will comply will comply with all of the review letters.
    - (1) Jared Lowman, the project's civil engineer, reviewed the expansion plans and the requested waivers, all of which are detailed in a letter from Mr. Lowman to Mr. Mrozinski dated April 5.
  - ii) Discussion was held regarding the legal status of Prison Farm Road. The applicant said they would have all issues with the road cleaned up before approval.
  - iii) Chairwoman Eckman asked how many employees used SEPTA to get to work. Mr. George Collier, CFO and executive vice-president of Streamlight, said that one for sure and possibly three. She requested a coordinated effort with Eagleville Hospital to create a bus shelter. The applicant said they would look into the issue.
  - iv) Karen Herman clarified where the bus stop is located and how this is how the prison is accessed.
  - v) Solicitor Rice said that a resolution will be prepared for the next meeting.
- E) Consideration of Methacton Baseball Association lease for the Francesco A. Mascaro Memorial Field Complex.
- i) Solicitor Rice reviewed the lease, stating that Methacton Baseball Association will pay \$1 per year. Mr. Woodrow reviewed the construction status.
  - ii) Chairwoman Eckman stated that the Board was concerned about maintenance and appreciated MBA taking care of the mowing.
  - iii) **MOTION:** Supervisor Sorgini made a motion to approve the Methacton Baseball Association lease for the Francesco A. Mascaro Memorial Field Complex. Supervisor Zimmerman seconded the motion. The motion *passed* 4-0.
- F) Consideration of payment of \$500 for 2017 Perkiomen Watershed Conservancy membership and MS4 update.
- i) Mr. Delamater reviewed the MS4 requirements and the benefits of joining the Conservancy.
  - ii) **MOTION:** Supervisor Zimmerman made a motion to approve the payment of \$500 for 2017 Perkiomen Watershed Conservancy membership. Supervisor Sorgini seconded the motion. The motion *passed* 4-0.
- G) Pension distribution authorization.
- i) Ms. Golas reviewed the background for this authorization request stating that a Verbal Observation at the Audit Exit Conference noted that pension calculations were not being approved the governing body of the municipality. This is the first authorization to be approved.
  - ii) Chairwoman Eckman noted they do not know the exact dollar amount as the pensioner has not yet selected their option. Ms. Golas agreed but noted that the amounts did not differ dramatically between options. Chairwoman Eckman asked if they would be receiving these authorization requests for every retiree. Ms. Golas said that they would but they will be done individually for vested employees but in real time for current employees upon retirement.

