

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
AUGUST 17, 2017**

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

Pledge of Allegiance

Roll Call:

- a. The following members were in attendance: Chairwoman Eckman, Supervisors Duffy, MacFarland, Sorgini and Zimmerman.
- 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; and Stanley Turtle, Chief of Police
Chairwoman Eckman announced that prior to the meeting the Board met to discuss legal matters.

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 July 17, 2017 into the record. Supervisor Sorgini seconded the motion. The motion *passed* 5-0.

2) New Business

- A) Consideration of resolution approving the revised final plan for S017-04, 224 Summit Avenue
 - i) Solicitor Rice reviewed the ordinance, stating that there were some outstanding issues in the Woodrow & Associates letter that the applicant was addressing. He also noted that part of the property would be left as open space.
 - ii) **MOTION:** Supervisor MacFarland made a motion to approve Resolution No. 2017-21 approving the revised final plan for S017-04, 223 Summit Avenue. Supervisor Sorgini seconded the motion. The motion *passed* 5-0.
- B) Review and Consideration for S-16-02, eight-lot subdivision at 37 Crawford Road.
 - i) Solicitor Rice reviewed the resolution, including the woodland restoration plan.
 - ii) Loren Szczesny, on behalf of the applicant, said that they had no issues with respect to the final resolution.
 - iii) Supervisor Sorgini asked Mr. Woodrow to discuss the restoration plan. Mr. Woodrow said that the plan has been through several revisions and that there were mature woodlands on the site that they would like to see preserved. He stated that they would need to be on site to see what damage the clearing creates in order to complete the restoration plan but stated that the applicant is committed to preserving as much of the woodland as possible. Mr. Szczesny stated his agreement and said they have agreed to work with Mr. Woodrow.
 - iv) Chairwoman Eckman stated that the Board is concerned about erosion and asked Mr. Woodrow to keep an eye on that.
 - v) Supervisor MacFarland confirmed that the letter requiring compliance in the resolution was the February 1 letter from Woodrow & Associates. He also asked if Mr. Woodrow will be working with the applicant to determine an agreeable reforestation plan which takes into considering the removal of trees as well as the water issues on the property. Mr. Woodrow said they are. Supervisor MacFarland asked when the plan will be complete. Mr. Woodrow said that they would like to see a little of the construction take place to see what sort of disturbance will be required. He anticipates that there will be a line item escrow agreement

- that will guarantee the plan to be completed at the appropriate time. He said that the applicant will have this in place in the spring which is when he anticipates construction to begin.
- vi) Solicitor Rice confirmed that the references to the letters in the resolution are for the February 1, 2017 letter from Woodrow & Associates and the February 3, 2017 letter from McMahon Transportation Engineers & Planners. He asked the applicant for the construction schedule. The applicant said they anticipate March or April at the earliest. Mr. Woodrow said that an NPDES permit is required and that can take some time to procure which would account for the six month timeframe.
 - vii) **MOTION:** Supervisor Sorgini made a motion to approve Resolution No. 2017-22 granting S-16-02, an eight-lot subdivision at 37 Crawford Road. Supervisor Zimmerman seconded the motion. The motion *passed* 4-1 with Supervisor Duffy in opposition
- C) Review of S-17-03, 24-lot, small-lot single-family subdivision at 35 Evansburg Road.
- i) Mr. Mrozinski reviewed the Preliminary Plan stating that he has worked extensively with the applicant and this plan is the culmination of that work.
 - ii) Mr. Mullen stated that the number of waivers required are in response to the Subdivision Land Development ordinance not being amended to pick up the changes needed for the small lot construction of a village-style development.
 - iii) Supervisor Sorgini said that this project has been years in making and asked if the homeowners on Evansburg Road had been contacted regarding moving their driveways. Rolph Graf, the project engineer, said that said that they have and that one homeowner has agreed. He stated that moving the driveway of the other home would create a hazardous turning condition so they made the decision to leave the driveway as is. Mr. Woodrow stated that he walked the property with Mr. Graff and he agrees that, as long as site lines are not impacted, which will be guaranteed, that this is a better solution.
 - iv) Supervisor Sorgini confirmed that the gazebo is in place and reviewed the open space configurations. He also asked if the secondary entrance for fire and emergency personnel had been put in place. Mr. Graf said that there is an emergency access that has been reviewed by the Fire Marshal and they will put in whatever type of gate or fence is recommended by the Fire Marshal.
 - v) Supervisor MacFarland asked for clarification of the open space, sidewalks and common areas. Mr. Graf said that PennDOT had requested that a bituminous path be put in place along front of the office building however they have agreed to put in a concrete sidewalk as recommended by the Planning Commission.
 - vi) Supervisor MacFarland said this was a new type of development for the Township and while it has been through a lot of iterations he thinks this plan is a good and blends with new zoning district, fits in with the general area and is a well-thought-out plan.
 - vii) Chairwoman Eckman asked if the Planning Commission had recommended approval all of the waivers. Mr. Graf said they had. A discussion was held regarding maintenance and the responsibility of the Home Owners' Association (HOA). Mr. Graf said an HOA will be established that will take care of streets, sidewalks and everything other than the house. Solicitor Rice confirmed that the streets will be privately owned and that all basins will be common areas.
 - viii) Supervisor Sorgini asked what the timeline for the project. The applicant said they were approximately six months away due to NPDES permitting.

ix) Solicitor Rice said that they will have a resolution for approval at the next meeting. Mr. Graf once again said that they will comply with all requests other than the specific waivers previously requested.

D) Consideration of a resolution approving PA Department of Environmental Protection Act 537 Planning Module Submission for the John James Audubon Center at Mill Grove.

- i) Mr. Mrozinski reviewed the resolution. He said this is an administrative matter that is required for the applicant to proceed through the DEP process for their previously approved development plan.
- ii) Supervisor MacFarland confirmed that this doesn't represent any change to their original plan.
- iii) **MOTION:** Supervisor MacFarland made a motion to approve Resolution No. 2017-23 approving the PA Department of Environmental Protection Act 537 Planning Module Submission for the John James Audubon Center at Mill Grove. Supervisor Zimmerman seconded the motion. The motion *passed 5-0*.

E) Consideration of application for fire hydrants.

- i) Mr. Delamater reported that the Pennsylvania American Water Company is currently installing a new water line on Providence Road, Sarah Road and Circle Drive. He said that the Fire Marshal and Fire Company are recommending moving one hydrant and installing two new fire hydrants, one at 3126 Providence Road and one at 24 Circle Drive. Mr. Delamater said he is requesting approval to submit the application to the Pennsylvania American Water Company. In response to Chairwoman Eckman, Mr. Delamater said there is a hydrant assessment fee of \$15 to \$20 per month per hydrant but the cost to install will be borne by the water company.
- ii) **MOTION:** Supervisor Sorgini made a motion to approve the application for fire hydrants. Supervisor Zimmerman seconded the motion. The motion *passed 5-0*.

F) Request for police vehicle replacement.

- i) Mr. Delamater requested approval to replace a police vehicle, stating that the vehicle was scheduled to be replaced in 2018. He reported that the vehicle's transmission is in immediate need of replacement and rather than spend \$4,000 for repair it would be more prudent to move this replacement budget item to 2017.
- ii) Supervisor MacFarland asked what was the approximately value for a new vehicle. Chief Turtle said he has spoken to the vendor and will get same price as those vehicles purchased earlier this year. He said with the necessary upkit, the total will be approximately \$30,000 to \$31,000. Chief Turtle noted that the price of next year's models will rise approximately \$1,000.
- iii) **MOTION:** Supervisor MacFarland made a motion to approve the replacement of the police vehicle. Supervisor Sorgini seconded the motion. The motion *passed 5-0*.

3) Announcements

A) The Planning Commission will meet on August 23 at 7 p.m.

- i) Mr. Mrozinski said that there are three matters on the agenda: Consideration of a plan for an eight-lot subdivision off of Level Road; consideration of first go-round of plans for the Lidl supermarket; and the Planning Commission's review of a proposal for a single house to be built across from 306 Level Road on a steep slope. That applicant will also appear before the Zoning Hearing Board the next night.

B) The Zoning Hearing Board will meet on August 24 at 7 p.m.

- i) Mr. Mrozinski said that the steep slope issue is the only matter on the agenda.

4) Comments and Other Business

A) Supervisor MacFarland reported that the Business Development Committee met and is working on planning a meeting with businesses in the Ridge Pike area to update them on zoning changes and the Evansburg development project. He also reported on new businesses opening in the Township including Nook & Kranny 2, Corropolese Bakery and Ava's Ice Cream. Supervisor MacFarland also reported that they are having discussions with the Business Association regarding the upcoming sign ordinance review.

5) Adjournment

A) **MOTION:** Supervisor MacFarland made a motion to adjourn the meeting. Supervisor Zimmerman seconded the motion. The motion *passed* 5-0. The meeting adjourned at 8:10 p.m.

Next Business Meeting: September 7, 2017
September 21, 2017