

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
SEPTEMBER 7, 2017**

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**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; Casey Moore, Traffic 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 real estate, legal and personnel matters.

**1) Consent Agenda**

- A) **MOTION:** Supervisor Sorgini made a motion to approve the consent agenda items 1(a) and 1(b), including moving the meeting minutes of August 17, 2017 into the record. Supervisor Zimmerman seconded the motion. The motion *passed* 5-0.

**2) Presentations**

- A) Presentation to Dispatcher Jason Connelly recognizing 10 years of service with the Lower Providence Township Police Department
- B) Presentation by Township Engineer Timothy Woodrow on the MS4 Pollution Reduction Plan (PRP).
  - i) In response to Supervisor MacFarland Mr. Woodrow explained the goal of the target pollution reduction load, which is 10% total over five years, and how the Township has worked toward that goal. Discussion was held regard to Skippack Creek and the challenges it provides to both Lower Providence Township and townships above Lower Providence Township.
  - ii) Chairwoman Eckman asked if there were any pre-emptive actions they could take in the next year to help work toward meeting the requirements. Mr. Woodrow said there is nothing that seemed reasonable at this moment but he would like to work with Public Works to brainstorm ideas. He also said the Township could begin working with neighbors and residents to encourage them to place rain barrels under downspouts or create rain gardens. Mr. Woodrow said that otherwise they are looking at inlet filters or improvements that Public Works would be responsible for maintaining.
- C) Presentation by Charles Friedlander of Municipal Finance Partners on the 2018 Minimum Municipal Obligation.
  - i) Ms. Golas and Mr. Friedlander made the presentation of the 2018 Minimum Municipal Obligation.
  - ii) Supervisor MacFarland clarified that the changes made to the obligation will improve the health of the fund. Mr. Friedlander agreed, said that the Township's fund is now more predictable in future years.

- iii) Chairwoman Eckman asked how the Township's two defined benefit plans compare to other municipalities. Mr. Friedlander said that it is difficult to compare and while it could be better there are many places in worst shape than Lower Providence Township. He said that the Township is in a better place with the adjustments they have made.

### 3) New Business

#### A) Discussion of LD-16-07, Providence Place assisted care facility, 4000 Ridge Pike.

- i) Mr. Mrozinski introduced the revised proposal for Providence Place.
- ii) Tom Keenan, attorney on behalf of Providence Place, reviewed the history of the project to date.
- iii) Adam Brower, the project engineer, distributed renderings of the finished project.
  - (1) Supervisor Sorgini asked if the applicant will comply with all review letters. Mr. Brower said that they would.
- iv) Mr. Brower reviewed the changes made to the project with regard to the sidewalk, which will now stay on the facility's side of Pechins Mill Road and wrap around Ridge Pike. They are also requesting that SEPTA move the bus stop to their side of the road for sidewalk access.
- v) Supervisor Sorgini confirmed that the wall is independent of the bridge and that there is clearance for the walking path under the bridge. Mr. Brower estimated the height under the bridge to be 12 feet. Mr. Brower explained how the walking trail would traverse the property. Supervisor Sorgini and Supervisor Duffy asked if he is absolutely confident from an engineering standpoint that nothing will impact the bridge or the residents downstream. Mr. Brower said he was.
- vi) Supervisor Sorgini asked if this took care of the flood plain issue. Mr. Brower said that this is not increasing the flood elevation. He described FEMA's request for community acknowledgement regarding the flood plain study. Supervisor Sorgini asked if the Providence Place development will help with MS4 issues. Mr. Woodrow said that they are removing concrete and creating a riparian buffer which is an improvement, but because this is private property and part of a required permit the Township does not get credit for these changes.
- vii) Supervisor Sorgini raised the issue of a formalized document regarding residents' access through the parking lot. Mr. Brower said there is a note but it is not as formalized as they would like. He said the note would allow the traffic movement. Discussion was held regarding the access from Pechins Mill Road and PennDOT's requirement to not permit a left turn from Pechins Mill and how the access through Providence Place will help facilitate residents' access. Mr. Brower said that a formal easement could be created but his hesitation was that plans for a future bridge will change access in the area. Solicitor Rice said he would work with Mr. Keenan on this issue.
- viii) Solicitor Rice confirmed that there were no issues in the review letters and that sewer capacity is available and has been reviewed. Mr. Brower agreed in all instances. Mr. Woodrow said discussions are still being held regarding sewer capacity.
- ix) Casey Moore described the ingress and egress of the project. Supervisor Sorgini asked about the questions regarding turning radii. Mr. Moore explained how traffic would navigate the turns.
- x) Chairwoman Eckman asked if there would be any issues with trash-pick or other trucks coming through the facility. Mr. Moore said that the trucks can make the maneuver and did not have a problem with the design. He said the use of Pechins Mill should not change. Mr. Moore explained that since a formal study has been completed for the intersection, PennDOT

- is requiring that signage be placed at Pechins Mill and Ridge Pike not allowing left turns. He said that delivery routes will need to be changed to accommodate this PennDOT requirement.
- xi) Chairwoman Eckman asked if this turning will be an improvement from a safety standpoint. Mr. Moore said that it is due to the lack of site distance at the turn. He said that PennDOT will not allow any improvements at the intersection without that signage. Mr. Moore reiterated that this was not the Township's requirement but rather PennDOT's.
  - xii) Discussion was held regarding turns in relation to Pechins Mill Road and Ridge Pike.
  - xiii) Supervisor Duffy said that the proposed wall would be an ideal spot for a "Welcome to Lower Providence Township" sign. Mr. Brower said they would be happy to do that.
  - xiv) Supervisor McFarland asked Mr. Moore to review the sidewalk changes and discussion was held regarding pedestrian access.

xv) Public Comment

- (1) John Costanza, Pechins Mill Road, expressed concerns about safety of the intersection and the need to navigate the parking lot of Providence Place. He said he would like to see something indemnified to protect the residents' use of the parking lot. Mr. Moore said that should Providence Place not continue with the project there is still a liability on the Township to follow PennDOT's recommendation to put in the no-turn signage. He said this offers residents another opportunity to get to Collegeville. Discussion was held as to other solutions for a left hand turn. Mr. Moore said that the size of the road and the number of residents on the road would not warrant a traffic light.
  - (2) Lori Costanza, Pechins Mill Road, asked if the developer had tried to purchase the house on the corner of Pechins Mill in order to widen the road and deal with the left turn issue. Mr. Keenan said they are not going to make an offer for that property. She expressed concerns about the new turning requirement. Ms. Costanza asked if all the reports are available to the public. Solicitor Rice said that they were. She asked what organizations review the plans regarding site water management. Mr. Woodrow reviewed what organizations are required to give approvals to the project plans.
  - (3) Sean Dippold, Pechins Mill Road, stated that he checked with FEMA on Monday regarding the engineering proposal and they don't have it listed. He asked the applicant to give a timeline for approval. Mr. Brower said they are in the review process, which means they have had a review, a review comment and plans have been re-submitted. He was not aware of a six-month public comment period. Mr. Dippold asked for the ID number of the study. He also expressed concerns regarding making the left through the parking lot and feels it will be dangerous
  - (4) Solicitor Rice said that the resolution would be prepared for the next Board Meeting for consideration by the Board.
  - (5) Mr. Costanza asked to be kept up to date on changes to the plans or application. Solicitor Rice said he was welcome to call the Township at any time for an update.
- B) Discussion of S-17-05, a seven-lot single-family subdivision at 306 Level Road.
- i) Mr. Mrozinski reviewed the project.
  - ii) Ed Hughes, attorney on behalf of the applicant, said that the applicant will comply with all review letters. He said the Planning Commission has approved all waiver requests and recommended that the Board approve the preliminary/final plan.
  - iii) Supervisor MacFarland asked for an overview of the sidewalk placement. Mr. Woodrow explained how the decision was made to place the sidewalk. Mr. Moore explained why creating sidewalks was a desirable project but one that needed to be deferred until the large

project of expanding the intersection is complete. George Felici, the applicant, said they were agreeable to putting funds aside to assist in a future project.

- iv) Solicitor Rice asked if the request for additional stormwater planning had been completed. Mr. Woodrow discussed the stormwater management plan for the project. He said that NPDES requires a comprehensive plan and these issues, including rain gardens, will be addressed. Discussion was held regarding maintenance obligations and Solicitor Rice said that language must be included in the overall project as well as individual property deeds regarding property owner's obligations
  - v) Chairwoman Eckman asked for clarification for the waiver request from Section 123-104.D.1(a) in which the applicant will meet the standard for Basin A but not Basin B. Mr. Woodrow said the site meets its obligation but there is a slight increase in Basin B but there is no adverse impact due to the redundant storm pipe that is being installed. Discussion was held regarding possible impact on Stella's Way.
  - vi) Supervisor Duffy asked if the issue of the driveway on the first lot crossing another driveway had been resolved. Mr. Woodrow explained the driveway placement and said there is an easement in place that allowed the driveway to be further removed from the intersection. Mr. Hughes said that they will prepare and record a driveway easement permitting access and provide for maintenance and snow removal.
  - vii) Supervisor MacFarland asked about site lines for the approaching roadway. Mr. Moore said he was satisfied with the site lines. He said they spent a lot of time discussing this and explained how the site distance lines were determined as well as the easement in place for lot 7 which requires the site line to remain clean. He also described the amendment to the landscaping plan to preserve the site lines. Supervisor MacFarland asked what was the speed limit for Level Road. Chief Turtle said it is 35 mph. Mr. Moore said that they conducted speed studies on this area. Mr. Felici said that they will be putting a streetlight at the intersection at the request of Suburban Lighting.
  - viii) Solicitor Rice said that the resolution would be prepared for the next Board Meeting for consideration by the Board.
- C) Consideration of Resolution No. 17-24 granting preliminary approval for S-17-03, a 24-lot, small lot single-family subdivision at 35 Evansburg Road.
- i) Solicitor Rice noted that the applicant was not in the attendance but did not see any reason not to act on the resolution.
  - ii) Supervisor MacFarland asked if there were any unresolved questions. Solicitor Rice said that there were not. Mr. Woodrow agreed saying all concerns had been resolved.
  - iii) **MOTION:** Supervisor Sorgini made a motion to approve of Resolution No. 17-24 granting preliminary approval for S-17-03, a 24-lot, small lot single-family subdivision at 35 Evansburg Road. Supervisor Zimmerman seconded the motion. The motion *passed* 5-0.
- D) Authorization to terminate membership in the Susquehanna Municipal Trust and join the Delaware Valley Workers Compensation Insurance Trust.
- i) Ms. Golas reviewed the proposal and described the savings this change would generate. Ms. Golas also reviewed the security that would need to be posted by the end of this fiscal year.
  - ii) Supervisor Sorgini said that Ms. Golas' work over the past few years have saved the Township a considerable amount of money and he was comfortable with her recommendations.
  - iii) Supervisor MacFarland questioned the effect of open claims on this proposal. Ms. Golas said that there are only two minor open claims that she hopes will be wrapped up by December 31

and there will be no claim run-out. She said that only if these claims were open would they count against the security. Supervisor MacFarland said that the rate change wouldn't be a large difference between companies. Ms. Golas agreed. But she said the DVIT allows for discretionary schedule credits, which their current trust did not offer. She stated she did not see a way that DVIT would submit rates that would be enough of an increase to eliminate a \$30,000 savings.

- iv) Chairwoman Eckman asked if the fire company was included in the five employee classes. Ms. Golas said that they were not and that the fire company was covered under a separate policy with the State Workers Insurance, estimated at a cost of \$40,000.
- v) **MOTION:** Supervisor Sorgini made a motion to authorize the termination of membership in the Susquehanna Municipal Trust and join the Delaware Valley Workers Compensation Insurance Trust. Supervisor Zimmerman seconded the motion. The motion *passed* 5-0.

E) Authorization of traffic signal maintenance proposal.

- i) Don Delamater reviewed the proposal.
- ii) **MOTION:** Supervisor Zimmerman made a motion to authorize the traffic signal maintenance proposal. Supervisor Sorgini seconded the motion.
  - (1) Gary Neights, resident, asked what the Township has spent on repairing signals over the last 10 years. Mr. Delamater said that the number can fluctuate. Mr. Primus said approximately \$10,000.

The motion *passed* 5-0.

F) Authorization to submit application to PennDOT Green Light-Go grant program.

- i) Mr. Moore reviewed the proposal and the grant program application. He explained how the lights would work. Mr. Delamater said the the staff met with the potential developer on the corner of Ridge and Trooper Roads and they informed the Township that it is their intention to install the adaptive signals on Ridge and Trooper Road. As a result, Mr. Delamater said he did not recommend approving placement of lights at that intersection as that is already proposed but does recommend the move forward on the grant application for Egypt Road.
- ii) Chairwoman Eckman stated that they prepared the proposal because neighboring Township's have received these grants and they want to piggyback on those installations, helping with flow of heavy traffic during peak hours. Mr. Moore agreed, saying that short of widening roads, which is costly, the adaptive signals will help gauge heavy traffic flow and help move traffic along.
- iii) Supervisor Duffy noted that after the Arcola Road Bridge was shut down the Township had adaptive lights installed which helped ease the flow of traffic. Mr. Moore said he believes those lights were interconnected rather than adaptive but they certainly had better technology that the current signals in place.
- iv) Supervisor MacFarland asked if these types of lights were installed in other areas and if there is evidence of improved traffic. Mr. Moore reviewed performance studies conducted after installation and explained the improvements. Supervisor MacFarland asked what is the value of the grant and what is the Township's required contribution. Mr. Moore estimated a cost of \$165,000 and 20% would be required from the Township at an estimated \$32,000 for all three intersections
- v) Mr. Delamater asked if traffic impact fees could be used for this expense. Mr. Moore said that any traffic signals in the Act 209 study, which are most traffic signals in the township, could use those fees.

- vi) Supervisor Duffy asked if the camera monitors would be on these systems as are currently in place. Mr. Moore said there is a camera function but it depends on whether it is connected into the Township.
- vii) Chief Turtle said that it is his understanding that they will not have control of the camera on the adaptive signals control. They will be able to view on screen but not able to record or control.
- viii) **MOTION:** Supervisor Sorgini made a motion to authorize the application to PennDOT Green Light-Go grant program. Supervisor Zimmerman seconded the motion. The motion *passed 5-0*.

G) Appointment to Finance Committee.

- i) Mr. Delamater reported that they received resignation from a member of the Finance Committee. Consequently they advertised to fill that vacancy and received a resume for review.
- ii) Mr. MacFarland said that he spoke with the candidate and reviewed his experience and feels he is a qualified.
- iii) **MOTION:** Supervisor MacFarland made a motion to appoint George Bancroft to the Finance Committee. Supervisor Sorgini seconded the motion. The motion *passed 5-0*.

H) Appointment to Sewer Authority.

- i) **MOTION:** Supervisor Sorgini made a motion to table this item. Supervisor MacFarland seconded the motion. The motion *passed 5-0*.

**4) Announcements**

- A) The Parks and Recreation Board will meet on September 12 at 7 p.m.
- B) The Sewer Authority will meet on September 13 at 7:30 p.m.
- C) The Township's 30<sup>th</sup> annual Fall Festival will be held October 7 from 11 a.m. to 4 p.m. in Eagleville Park. Details can be found at [www.lptrec.com](http://www.lptrec.com)

**5) Adjournment**

- A) **MOTION:** Supervisor Sorgini made a motion to adjourn the meeting. Supervisor Zimmerman seconded the motion. The motion *passed 5-0*. The meeting adjourned at 10:05 p.m.

**Next Business Meeting:** September 21, 2017  
October 5, 2017