

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
JUNE 18, 2015**

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**Executive Session:** The Executive Session was called to order at 6:35 p.m. on a motion by Mr. Duffy, seconded by Mrs. Eckman. Present were Supervisors Mr. Sorgini, Mr. Duffy, Mrs. Eckman and Mr. Thomas. Also present were Solicitor Mr. Rice, Township Manager Mr. Gestrich and Assistant Township Manager Mrs. Golas. The session adjourned at 7:24 p.m. on a motion by Mr. Duffy, seconded by Mr. Thomas.

**Call to Order:** Chairman Sorgini called the meeting to order at 7:30 p.m.

**Pledge of Allegiance**

**Roll Call:**

- a. The following members were in attendance: Chairman Sorgini, Supervisors Duffy, Eckman and Thomas. Supervisor Zimmerman was absent.
- b. Also in attendance were: Richard Gestrich, Township Manager, John Rice, Township Solicitor; William Roth, Director of Special Projects and Technology; Mike Mrozinski, Community Development Director; Lonny Manai, Township Engineer; John Primus, Director of Public Works; Lt. Stanley Turtle, and Community Relations Coordinator Denise Walsh.

Chairman Sorgini noted that prior to the meeting an executive session was held to discuss personal and legal matters.

**1) Consent Agenda**

- A) **MOTION:** Supervisor Eckman made a motion to approve the consent agenda items 1(a), 1(b), and 1(c) including moving the meeting minutes of June 4, 2015 into the record. Supervisor Duffy seconded the motion. The motion *passed* 4-0.

**2) New Business**

A) Consideration of award of 2015 Road Reconstruction Bid.

- i) Mr. Manai stated that four bids were received and the recommendation is to award contracts to the low bidders as follows: Recon Construction for cold mill recycling in the amount of \$121,070.75, Recon Construction for deep base repair in the amount of \$63,975.00, and Allan Myers for asphalt overlay in the amount of \$402,630.00. He noted that while the \$587,763.75 total is over budget, he believes that by judiciously approaching the deep base repair in selected areas the project will remain within budget.
- ii) In response to Chairman Sorgini's question about a timeline, Mr. Manai said that he was confident the project would meet a summer completion deadline.
- iii) Mr. Duffy stated that he would be abstaining from the vote as he lives on one of the streets included in the road improvement project.
- iv) **MOTION:** Supervisor Eckman made a motion to award the 2015 road reconstruction bid. Supervisor Thomas seconded the motion. The motion *passed* 3-0-1.

B) Consideration of request for waiver of fence requirement for 3001 Appledale Road.

- i) Mr. Mrozinski said that his department had received a fence permit application for a corner lot at Sunnyside Avenue and Appledale Road. He said that part of the fence would go into the yard on the Sunnyside Avenue side, which is technically a front yard. The homeowners are requesting a solid-style fence and one that is higher than is permitted. He said it would be unlikely that the fence would cause a sight-distance issue.

- ii) The homeowner said they would be replacing an existing fence for privacy and for their dogs. He said he has spoken to all the neighbors that border the property and none objected to the fence.
  - iii) **MOTION:** Supervisor Thomas made a motion to grant the request for waiver of the fence requirements for 3001 Appledale Road. The motion *passed* 4-0.
- C) Consideration of request from the Montgomery County Planning Commission for waiver of land development for the construction of a replacement communications tower at the Montgomery County Emergency Operations Center.
- i) Michael Stokes of the Montgomery County Planning Commission and Rick Lohwasser, Montgomery County Department of Public Safety, explained that the county is requesting waiver of land development in order to replace an existing 300-foot communications tower at the Emergency Operations Center, 50 Eagleville Road. The existing tower, supported by guy wires, has been there for about 50 years and carries various emergency communication antennae. Mr. Stokes said that testing being done as part of the county's 911 system upgrade showed that the tower does not meet current FCC requirements. The new tower will be a 300-foot lattice tower. In addition, a new 24' by 26' emergency communications equipment building will be placed near the tower. He said that once the new tower is built, the existing tower will need to remain in place for a period of time until the new 911 communications system is online and tested. He said the tower is an essential public safety infrastructure serving both the local community and the county.
  - ii) Chairman Sorgini asked for a reasonable approximation of how long the project would take. Mr. Lohwasser said the target is to have the new 911 system online by April of 2016. He said they would like to break ground for the tower in September of this year.
  - iii) Mr. Mrozinski said that he sees no issues with granting the request for the waiver of land development.
  - iv) Supervisor Eckman asked for the height of the equipment building; it will be 10 feet in height. She also asked about the proximity of the new tower to the closest residence. Mr. Stokes said it is 50 feet further away from the nearest house than the existing tower, with the closest residence being approximately 400 to 500 feet from the tower.
  - v) Supervisor Thomas suggested that the land development waiver include a timeframe for dismantling the old tower.
  - vi) Solicitor Rice asked about commercial uses on the tower. Mr. Lohwasser said it is strictly a public safety tower.
  - vii) **MOTION:** Supervisor Thomas made a motion to grant the waiver of land development with the condition that the old tower be removed within three months of the new tower receiving certification. The motion *passed* 4-0.
- D) Consideration of request for a Township resolution endorsing the Sewer Facilities Planning Module for the Taco Bell land development project.
- i) Mr. Mrozinski said the Township had received a request for an endorsement of the Sewer Facilities Planning Module for the Taco Bell project. The planning module will be submitted to the PA Department of Environmental Protection. The submission has been reviewed by staff and the endorsement is recommended.
  - ii) **MOTION:** Supervisor Duffy made a motion to approve the request for a resolution endorsing the Sewer Facilities Planning Module for the Taco Bell land development project. Supervisor Thomas seconded the motion. The motion *passed* 4-0.

- E) Discussion of authorization to proceed with dedication of Lattice Lane in the Courtyards of Collegeville.
- i) Mr. Gestrich said the Township had received a request from the Homeowners Association of the Courtyards of Collegeville for the Township to accept dedication of Lattice Lane. He said he had met with several HOA board members and explained the steps for dedication. He told them that they would need to submit a letter of request and that the road would be inspected by the Township engineer and Public Works Director to determine if any upgrades are needed and to determine if it has been constructed to public standards. A report would then be prepared for the Board of Supervisors for their review. Mr. Gestrich added that the refuse collection process also would be reviewed.
  - ii) Mr. Primus said he had inspected the site and said that the four common parking areas and parking lot would be difficult to plow. Mr. Gestrich said he had told the HOA that dedication would be for the road only.
  - iii) **MOTION:** Supervisor Thomas made a motion to authorize staff to investigate the possibility of taking dedication of Lattice Lane and to bring the information before the board at a later date. Supervisor Eckman seconded the motion. The motion *passed* 4-0.
- F) Consideration of extension to the Lower Providence Community Center lease agreement.
- i) Mr. Rice said this is the second amendment to the lease agreement of February 2012. The first amendment extended the completion date to February 2015. He said this request would extend the completion date to July 30, 2015 with a “no later than” date of December 31, 2015. Brian Kuklinski of the Lower Providence Community Center said there had been several issues with the contractor that have contributed to the slow progress. He said the project is moving forward and there are no issues with funding.
  - ii) **MOTION:** Supervisor Duffy made a motion to extend the Lower Providence Community Center lease agreement. Supervisor Eckman seconded the motion. The motion *passed* 4-0.
- G) Consideration of dedication of the portion of Kriebel Mill Road within Chadwick Woods.
- i) Mr. Rice explained that the Board is considering a resolution to accept the Deed of Dedication for the road within Chadwick Place that is currently a private road. He said he had received a signed agreement and release from the homeowners and the title policy. If approved, the Deed of Dedication will be recorded with the County, and the road will become public and put on the PennDOT list for the Township’s liquid fuels allotment
  - ii) Mr. Gestrich said the road had been inspected by the Township engineer and Public Works Director and there were no issues with the road. He said Mr. Primus put a contingency on the agreement to prohibit parking in the cul de sac
  - iii) **MOTION:** Supervisor Duffy made a motion to proceed with the dedication of the portion of Kriebel Mill Road within Chadwick Woods. Supervisor Thomas seconded the motion. The motion *passed* 4-0.

### 3) Announcements

- A) The Zoning Hearing Board will meet June 25 at 7 p.m.
- i) Mr. Mrozinski said there are two matters before the Board:
    - (1) The request of the Lower Providence Rod and Gun Club to allow the expansion of its clubhouse and indoor range facility
    - (2) The request of Kevin Dupell for a variance to permit an outdoor storage/general contractor use on 3471 Ridge Pike, Collegeville.

- B) The Township's Independence Day Celebration will be held Saturday, July 4 in Eagleville Park. There will be a concert at 6:30 p.m. followed by fireworks at dusk. Chairman Sorgini noted the amount of work involved in the event and entertained a motion to cancel the July 2 Board of Supervisors meeting.
- i) **MOTION:** Supervisor Eckman made a motion to cancel the July 2 meeting. Supervisor Duffy seconded the motion. The motion *passed* 4-0.
- C) Chairman Sorgini announced that the Fireman's Fair was underway and would continue through Saturday.
- D) Mr. Gestrich reported that he had spoken to Lt. Turtle about persons impersonating utility workers in the Arrowhead area. Lt. Turtle said he had not received any reports at this time, but said he was aware of Western Union and sweepstakes phone scams. He reminded residents that if they are asked to provide money in order to get sweepstakes winnings, not to do it, but to contact the police.
- i) Supervisor Eckman suggested that the next newsletter include warnings for residents.
- E) Mr. Gestrich provided an update on the Arcola Road Bridge replacement project. He said he had visited the site and there was quite a bit of construction activity and it appears that the work is on schedule for the 2016 completion.
- F) A resident inquired about the former Collegeville Inn property. Mr. Gestrich said that there had been a proposal for townhouses and retail and separate interest in restoring the inn.

#### 4) Adjournment

**MOTION:** Supervisor Thomas made a motion to adjourn the meeting. Supervisor Eckman seconded the motion. The motion *passed* 4-0. The meeting adjourned at 8:10 p.m.

Next Business Meeting: July 16, 2015  
August 6, 2015