

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
September 1, 2022**

Call to Order: Chairman Neights called the hybrid live/virtual meeting to order at 7:08 p.m.

Pledge of Allegiance

Protocol for Hybrid Meetings: Chairman Neights provided an overview of the protocols for public participation for members of the public attending the meeting virtually over Zoom.

Roll Call:

- a. The following Board members were in attendance: Chairman Neights, Vice-Chair Coless, Supervisor Darby, Supervisor MacFarland and Supervisor Sorgini.
- b. Also in attendance were: E.J. Mentry, Township Manager; Michael Clarke, Township Solicitor; Tim Woodrow, Township Engineer; Mike Mrozinski, Community Development Director; Michael Jackson, Chief of Police, and Ash Jeyapratap, Student Representative.

Chairman's Comments

Chairman Neights announced that an executive session was held prior to the meeting on September 1, 2022 to discuss personnel and legal matters.

He also announced that agenda Item 3c, *Consideration of Resolution 2022-24 granting preliminary land development approval of 420 Church Road subdivision*, had been removed from the agenda and moved to the September 15, 2022 agenda. Chairman Neights stated that in the future, following the presentation of any development-related agenda items to the board, the process will be to take a vote on the item two meetings later, rather than the very next meeting.

Chairman Neights read a proclamation regarding the 9/11 National Memorial Trail, a portion of which runs through Lower Providence Township.

1) Presentations

- A) Presentation to outgoing Board of Supervisors student representatives Chinmay Bapat, Uma Bapat, Sameeksha Panda and Anna Rozinsky. The students were recognized for their service and initiative.
- B) 2023 Minimum Municipal Obligation (MMO) – Charles Friedlander of Municipal Finance Partners explained that PA Act 205 imposes funding requirements on all municipal pension plans based on actuarial valuation reports. Mr. Friedlander said a slight increase in the Township's net obligation is anticipated for 2023. In 2022, MMOs totaled \$1.375 million. In 2023, MMOs total \$1.399 million, increasing the net obligation from \$976,751 to \$1,001,327 after deducting the anticipated state aid.
- C) Student Representative report from Ash Jeyapratap
 - i) Ash, a junior at Methacton High School, presented news from the various schools in the district.

2) 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 the August 18, 2022 Board of Supervisors business meeting into the record and authorizing an escrow release to HTC Developers in the amount of \$91,480.59. Supervisor Coless seconded the motion.

- i) There was no public comment.
- ii) The motion *passed* 5-0.

3) Old Business

A) Consideration of Resolution 2022-22 granting the request for waiver of land development at 3922 Ridge Pike with conditions

- i) Staff has reviewed and recommends the waiver, with conditions, for the project that involves minor site work.
- ii) Anthony Hibbeln and Brian Bischof of Affiliated Trades Credit Union spoke on behalf of the project. It was noted that sidewalks are included in PennDOT's proposed project that includes the site and that stormwater work will be coordinated with PennDOT.
- iii) **MOTION:** Supervisor MacFarland made a motion to approve Resolution 2022-22 granting the waiver of land development at 3922 Ridge Pike. Supervisor Coless seconded the motion.
- iv) There was no public comment.
- v) The motion *passed* 5-0.

B) Consideration of Resolution 2022-23 granting conditional final land development approval of Shannondell Phase III

- i) Solicitor Clarke explained that Audubon Land Development's Phase III includes four new residential units and a central community building on the Shannondell at Valley Forge site.
- ii) Chairman Neights noted that the conditions in the resolution included road improvements and widening. Also included is a bike and pedestrian trail along Egypt Road that is part of the National 9-11 Trail.
- iii) **MOTION:** Supervisor MacFarland made a motion to approve Resolution 2022-23 granting conditional final land development approval of Shannondell Phase III. Chairman Neights seconded the motion.
- iv) There was no public comment.
- v) The motion *passed* 5-0.

C) Consideration of Resolution 2022-24 granting preliminary land development approval of 420 Church Road subdivision.

- i) Tabled and moved to the September 15, 2022 agenda.

D) Consideration of Resolution 2022-25 establishing a policy for tax assessment appeals

- i) Mr. Mentry said the resolution formalizes the board's discussion held at the August 18, 2022 meeting. He explained that under the policy, the Solicitor would intervene in cases in which the property's current indicated fair market value is \$10,000,000 or above. Any variations could be handled on a case-by-case basis.
- ii) **MOTION:** Supervisor MacFarland made a motion to approve Resolution 2022-25 establishing a policy for tax assessment appeals. Supervisor Sorgini seconded the motion.
- iii) There was no public comment.
- iv) The motion *passed* 5-0.

E) Discussion of an ordinance creating a Human Relations Commission and establishing a policy of non-discrimination

- i) Solicitor Clarke said that the proposed ordinance and comments from the board's earlier discussion had been sent to the state's Human Relations Commission (HRC) for review. He anticipated the review would take some time.
- ii) Supervisor MacFarland said he had circulated some documentation to the Board taking a different approach to the issue, but suggested tabling further discussion until the review from the Human Relations Commission is received and there could be a comparative discussion.
- iii) Chairman Neights said he looks forward to collaboratively working towards a final document.
- iv) Supervisor Darby said she favors an ordinance versus a resolution, noting that an ordinance would be more formal, permanent and beneficial to the community as a whole.
- v) Supervisor Coless asked Solicitor Clarke to differentiate between a resolution and ordinance in this instance. She said that she is interested in something more substantive.
- vi) Solicitor Clarke explained ordinances create greater enforcement for a municipality. He said that a more detailed contrast and comparison could be provided when the response is received from the HRC.

4) New Business

A) Acceptance of resignation of Terrance Barnes from the Zoning Hearing Board

- i) Mr. Barnes, an alternate on the Zoning Hearing Board, moved out of the Township. His resignation creates a vacancy on the Board.
- ii) **MOTION:** Supervisor Neights made a motion to accept the resignation of Terrance Barnes from the Zoning Hearing Board. Supervisor Sorgini seconded the motion.
- iii) There was no public comment.
- iv) The motion *passed* 5-0.

5) Announcements/Meetings

- A) The Administration Office will be closed Monday, Sept. 5 for the Labor Day holiday
- B) Sewer Authority - September 12 at 4:30 p.m.
- C) Environmental Advisory Council - September 19 at 7:00 p.m.
- D) Comprehensive Plan Steering Committee - September 21 at 7:00 p.m.
- E) Zoning Hearing Board - September 22 at 7:00 p.m.
- F) Planning Commission - September 28 at 7:00 p.m.

6) Comments and other Business

- A) Supervisor MacFarland – A wreath-laying ceremony will be held on Sept. 11 at 9:00 a.m. at the Township's 9/11 memorial. A fundraiser for the Montco Hero Fund, which supports first-responders' families, is being hosted by the Lower Providence Fire Department on Oct. 2. A rehab hospital announced that it plans to build a facility at 2660 Audubon Road; no plans have been received by the Township. The first phase of PennDOT's Ridge Pike – Germantown Pike intersection realignment project will be the Ridge-Germantown connector and roundabout with work anticipated to begin the spring of 2024. Discussions on the rescue plan funds to be held in the near future.
- B) Vice Chair Coless - Two residents displaced by Hurricane Ida are back in their homes, one house has been lifted.

- C) Chief Jackson - In response to a question from Vice-Chair Coless, Chief Jackson said he, Mr. Mentry and the Township's traffic engineer will be meeting to formulate a plan for safety improvements on Park Avenue.
- D) Mr. Mentry - The Township will be highlighted in the November issue of *Business View* magazine
- E) Chairman Neights - Glad to see the Township getting publicity as it has much to offer residents and businesses
- F) Supervisors Darby - When discussing the American Rescue Plan Act (ARPA) funds, the Board will be taking into consideration what the community has shared with them.

7) Courtesy of the Floor

- A) There was no public comment.

8) Adjournment

- A) **MOTION:** Supervisor Darby made a motion to adjourn. Supervisor Sorgini seconded the motion. The motion *passed* 5-0. The meeting adjourned at 8:16 p.m.

Next Business Meetings: September 15, 2022 @ 7:00 p.m.

Budget Workshop September 28 @ 4:30 p.m.