

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
February 2, 2023**

Call to Order: Chair Coless called the hybrid live/virtual meeting to order at 7:05 p.m.

Pledge of Allegiance

Protocol for Hybrid Meetings: Chair Coless 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 members were in attendance: Chair Coless, Vice-Chair Darby, and Supervisors Sorgini, MacFarland and Neights.
- b. Also in attendance were: E.J. Mentry, Township Manager; Mike Mrozinski, Community Development Director; Tim Woodrow, Township Engineer; Michael Jackson, Chief of Police, and Ash Jeyapratap, Student Representative.

Chairman's Comments

Chair Coless announced that agenda items 4b, Consideration of Resolution 2023-11 approving Audubon Square V Land Development Plan, and 4e, consideration of appointment to Township boards/commission/councils, were being tabled.

Chair Coless read a Black History Month proclamation, a copy of which is attached to the minutes.

1) Presentations

- A. 2022 Community Awards – The recipients of the 2022 Community Awards were announced and presented with plaques for their contributions to the Lower Providence community
 - a. Volunteer of the Year – Jean Akers
 - b. Citizens of the Year – Alicia and Sean Cadogan
 - c. Business of the Year – Designed Treasures / Anna May Curran and Brianna Walz
- B. Recognition of outgoing board and commission members – The following members received planters as a token of thanks for the service
 - a. Jean Akers – Served five years on the Parks & Recreation Board
 - b. Ginny Kricun – Served eight years on the Planning Commission
 - c. George Ozorowski – Served eight years on the Parks & Recreation Board and five years on the Zoning Hearing Board
- C. Student representative report - Ash Jeyapratap

2) Consent Agenda

- A. Supervisor Neights requested that under Old Business of the January 19, 2023 minutes, Item 3A(d) be revised to included Brad Macy's comments confirming that the developer would make the new part of the trail 10 feet in line with county standards and would look into maintaining the stormwater system.
- B. **MOTION:** Supervisor Neights made a motion to approve the consent agenda items 2(a) and 2(b), including moving the meeting minutes of January 19, 2023, into the record with the revisions, and approving Escrow Release #3 for the Woodland Tracts in the amount of \$42,519.95. Supervisor Sorgini seconded the motion.

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

3) Public Hearing – Comprehensive Plan

- A. Solicitor Gallagher stated that the public hearing had been advertised and that the board would be accepting public comment on the Comprehensive Plan. Following tonight's hearing, the matter will be continued to the February 16th meeting of the Board of Supervisors for consideration of adoption.
- B. **MOTION:** Supervisor Neights made a motion to open the public hearing, seconded by Vice Chair Darby.
 - a. The motion *passed* unanimously.
- C. Mr. Mentry provided an overview of the Comprehensive Plan process and the draft plan. He said a Steering Committee, comprised of supervisors, staff and citizens, had worked with the Montgomery County Planning Commission for some two years. Numerous public meetings, open houses and surveys sought public input which was incorporated into the plan. He said the vision-setting plan will serve as a guide for the Township for many years; under the Municipalities Planning Code the Township is required to complete an update every 10 years. He said the plan offers goals, recommendations and implementation guidance in many areas including ordinance updates, capital planning, grants, and policies. He noted that the comments that had been received on the draft plan from the Township's Planning Commission and SEPTA could be incorporated into the final plan without any substantive changes.
- D. Each of the supervisors provided comment on the draft plan.
 - a. Supervisor Sorgini noted it had been awesome to watch the process to solicit and incorporate public input. He thanked the citizens and staff and specifically noted the efforts of supervisors Coless and MacFarland to spearhead the committee in addition to their other responsibilities.
 - b. Supervisor Neights thanked Chair Coless and Supervisor MacFarland for their superlative efforts in bringing in the community and incorporating public comment. He encouraged including the comments of the Planning Commission as it could be done without slowing down the process.
 - c. Supervisor MacFarland said that a great deal of time and effort had gone into the plan and thanked the members of the Steering Committee: Tom Boward, Supervisor Coless, Eric Gehring, Mark Kuberski, Kristina O'Donnell, Claire Lesage, Joe Lulis, E.J. Mentry, Mike Mrozinski, and Sheila Smith. He recognized the administrative work done by the Montgomery County Planning Commission. He offered reflections on the draft including:
 - i. Concern that funding sources for sidewalks and other goals had not been identified
 - ii. Concern that the Township's weak earned income tax base due to its low per capita income presents challenges with respect to increasing revenue over time
 - iii. Concern that lack of additional housing needed to bring in new residents results in a shortfall in revenue opportunity, other than property tax
 - iv. Concern that attention and priority be placed on the Township's stormwater problem and its financial impact
 - v. Emphasis on Eastern Ridge Pike zone improvements
 - vi. Agreed that Planning Commission comments should be added and thanked the Commission for its submission
 - d. Vice Chair Darby echoed the sentiments of the other supervisors in thanking the Steering Committee for their work. She said she was looking forward to implementing the plan and making sure the community stays involved.

- e. Chair Coless noted that it was important to Supervisor MacFarland and herself that the plan be tangible. While it is less concrete than she had hoped, she said the plan provides the flexibility to move with the times. She commented on the theme of sidewalk connectivity, noting that not all responsibility falls on the Township and that developers can be held accountable for putting them in. She said the plan addresses economic development, for example, what kind of businesses does the Township want to encourage and where, and the housing challenge. She said that environmental impact is woven throughout the plan and that it sets the Township up for grant opportunities. She encouraged the public to view the plan which is on the website and said that community involvement will drive its implementation.
- f. There was no public comment.
- E. **MOTION:** Supervisor Neights made a motion to close the public hearing, seconded by Supervisor Sorgini.
 - a. The motion *passed* unanimously.

4) Old Business

- A. Consideration of Resolution 2023-09 amending Providence Greene Homeowners' Association Declaration
 - a. Solicitor Gallagher said the Homeowners' Association wanted to change the provisions of the homeowners' documents that relate to the community. They are required to obtain Township approval to do so. The changes remove five single family parcels from the HOA. There are no changes to the Township's rights or responsibilities.
 - b. Josh Campson, Esq., spoke on behalf of the five families. It was confirmed that the Township would not be taking on any additional costs with the change. Mr. Camson said the only change is that the five lots are not required to pay HOA fees and are not permitted to use the pool, tennis courts and open spaces. The affected residents are aware of the requirement for single-family homes to contract with J.P. Mascaro for trash.
 - c. **MOTION:** Supervisor Sorgini made a motion to approve Resolution 2023-09 amending the Providence Greene Homeowners' Association Declaration. Supervisor Neights seconded the motion.
 - d. There was no public comment.
 - e. The motion *passed* 5-0.
- B. Consideration of Resolution 2023-11 approving Audubon Square V Land Development Plan, Phase 2, 717 S. Trooper Road
 - a. Chair Coless announced at the start of the meeting that the item was being tabled.
- C. Consideration of Resolution 2023-12 approving BrightView Landscaping Land Development Plan, Phase 1, 400 N. Park Avenue
 - a. Jared Klein, Esq., representing BrightView, thanked the Board for their time as the proposal changed multiple times over the last year.
 - b. Chair Coless acknowledged the company's significant efforts to be good neighbors. Supervisor Neights said the project puts the Township on the leading edge for electrification and noted the aesthetic and stormwater improvements.
 - c. **MOTION:** Supervisor Neights made a motion to approve Resolution 2023-12 approving the BrightView Landscaping Land Development Plan, seconded by Supervisor Sorgini.
 - d. There was no public comment.
 - e. The motion *passed* 5-0.

D. Consideration of Resolution 2023-13 approving waiver of Subdivision and Land Development for Select Pizza Grill, 711 S. Trooper Road

- a. Solicitor Gallagher said the resolution pertained to the addition of pergolas on the property and associated modifications to the parking area. She said there are conditions in the resolution that require compliance with Mr. Woodrow's review letter of Dec. 6, 2022.
- b. Supervisor MacFarland asked about the relocation of the handicapped parking. Mr. Mrozinski said it would stay on the Trooper Road frontage.
- c. Supervisor Neights noted that the property had previously met the requirements of the land development process.
- d. **MOTION:** Supervisor Sorgini made a motion to approve Resolution 2023-13 approving waiver of Subdivision and Land Development for Select Pizza Grill, seconded by Supervisor MacFarland.
- e. There was no public comment.
- f. The motion *passed* 5-0.

E. Consideration of appointment to Township boards/commission/council

- a. Chair Coless explained that the item, which is being tabled, is on the agenda as a placeholder should there be any appointments.

5) **New Business**

A. Consideration of bid award for Accessible Pedestrian System (APS) at Ridge Pike/Parklane Drive intersection

- a. Mr. Mentry said the Board authorized advertisement of the bid on January 3, 2023. The project, which is included in the 2023 budget, includes upgraded signals for the visually impaired. Of the five bids received, Lenni Electric Corporation was the lowest responsible bidder at \$19,222.00. He said that \$30,000 was budgeted for the project.
- b. **MOTION:** Supervisor Neights made a motion to award the bid for the APS system to Lenni Electric Corporation. Supervisor Darby seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 5-0.

B. Consideration of 2023-14 approving PennDOT Maintenance Agreement for Crawford Road/Eagleville Road/Park Avenue intersection improvement project

- a. Mr. Mentry said the agreement involves the capital project that has been ongoing for a number of years and will soon be going out to bid. This is a required maintenance agreement between the Township and PennDOT specifically with regard to stormwater facilities that will be on the state road portion of the project. As is standard in such agreements, PennDOT places the responsibility for routine maintenance on the Township; PennDOT is responsible for inspections and condition assessments. The agreement was reviewed by the solicitor and Public Works Director. In answer to questions by Supervisors Neights and Darby, Mr. Mentry said there would be no additional equipment or manpower needed.
- b. Mr. Mentry also provided an update on the status of the project. The bids are scheduled to be opened March 16, 2023.
- c. **MOTION:** Supervisor MacFarland made a motion to approve Resolution 2023-14 approving the PennDOT maintenance agreement, seconded by Supervisor Sorgini.
- d. It was confirmed, following a question by a resident, that the project included a realignment, not a traffic circle.
- e. The motion *passed* 5-0.

C. Consideration of Resolution 2023-15 appointing representatives to the Montgomery County Tax Collection Committee

- a. Mr. Mentry said the resolution appoints the Finance Director as the primary voting delegate to the committee and the Township Manager as the alternate.
- b. **MOTION:** Supervisor Darby made a motion to approve Resolution 2023-15 appointing representatives to the Montgomery County Tax Collection Committee. Supervisor Neights seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 5-0.

D. Consideration of Pension Distribution – Susan Law

- a. Mr. Mentry noted the Board previously accepted the retirement of Sue Law and needed the approval for record-keeping purposes. The distribution had been reviewed and approved by the Finance Director and pension actuary.
- b. **MOTION:** Supervisor MacFarland made a motion to approve the pension distribution, seconded by Supervisor Neights.
- c. There was no public comment.
- d. The motion *passed* 5-0.

E. Consideration of Township Manager’s conference attendance

- a. Mr. Mentry said his attendance at the Public Employers Labor Relations Advisory Service (PELRAS) and Association for Pennsylvania Municipal Managers (APMM) conferences had been included in the 2023 budget.
- b. **MOTION:** Supervisor MacFarland made a motion to approve the manager’s attendance at the PELRAS and APMM conferences. Supervisor Darby seconded the motion.
- c. There was no public comment.
- d. The motion *passed* 5-0.

F. General Discussion of Board of Supervisors 2023 Strategy and Goals

- a. Chair Coless said this was a continuation of the discussion started at the previous meetings and would focus on the Township complex project. There was discussion on how to move forward.
- b. Mr. Mentry said it was his understanding that the Board was inclined to proceed with a feasibility study/site plan before moving to the design-bid-build process.
- c. There was consensus to attempt to obtain a second proposal for the feasibility study in addition to the one received from Boyle Construction.

6) **Announcements/Meetings**

- Environmental Advisory Council – February 13 at 7:00 p.m.
- Parks and Recreation Board – Feb. 21 at 7:00 p.m.
- Planning Commission – Feb. 22 at 7:00 p.m.
- Zoning Hearing Board – Feb. 23 at 7:00 p.m.

7) **Comments and Other Business**

- A. Supervisor Neights read an “Eagles Week” proclamation in advance of the Philadelphia Eagles appearance in Super Bowl LVII, a copy of which is attached to the minutes.
- B. Supervisor Sorgini noted the Sewer Authority will meet February 13 and the Library Board will meet February 20, both at 7:00 p.m.

- C. Supervisor Neights said the Planning Commission met and Mark Kuberski and Kristina O'Donnell were elected to continue as chair and vice chair, respectively. He said the Environmental Advisory Council is seeking new members and will be making recommendations to the Board at a meeting in the near future.
- D. Chair Coless announced that volunteers are needed for the Perkiomen Watershed's annual Stream Cleanup to be held on April 15. Details can be found on the website, lowerprovidence.org.

8) Courtesy of the Floor

- A. No public comment

9) Adjournment

- A. **MOTION:** Supervisor Darby made a motion to adjourn. Supervisor Neights seconded the motion. The motion *passed* 5-0. The meeting adjourned at 8:35 p.m.

Next Business Meetings: February 16, 2023
March 2, 2023