

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
OCTOBER 19, 2017**

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

**Pledge of Allegiance**

**Roll Call:**

- a. The following members were in attendance: Vice-Chairman Sorgini, Supervisors Duffy and MacFarland.
- 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

**1) Consent Agenda**

- A) Vice-Chairman Sorgini deferred the vote on consent agenda item 1(a) and called for a vote on the remaining consent agenda items.
- B) **MOTION:** Supervisor MacFarland made a motion to approve consent agenda 1(b) and 1(c). Supervisor Duffy seconded the motion. The motion *passed* 3-0.

**2) Presentation**

- A) Introduction of new Lower Providence Township Police Officer Matthew Cerasoulo.

**3) New Business**

- A) Consideration of a resolution approving LD-17-03, Lidl US, proposed grocery store, Ridge Pike and Trooper Road.
  - i) Solicitor Rice reviewed the proposed resolution.
- B) **MOTION:** Supervisor Duffy made a motion to approve Resolution 2017—27, LD-17-03, Lidl US, proposed grocery store, Ridge Pike and Trooper Road. Supervisor MacFarland seconded the motion.
  - i) Don Thomas, North Trooper Road, said there was some discussion about the landscape buffer between Lidl and his property. He asked if that had been addressed prior to the final approval of the resolution. Solicitor Rice said that it is up to Mr. Thomas and his attorney to negotiate with Lidl for a meeting and not the Township's responsibility. Mr. Woodrow said the plan is not in its final form and there are comments in the landscaping letter that will need to be addressed.

The motion *passed* 3-0.

- C) Consideration of a resolution approving LD 17-08, HTC Builders, two-lot subdivision at 141 Appledale Road.
  - i) Solicitor Rice reviewed the proposed resolution.
- D) **MOTION:** Supervisor MacFarland made a motion to approve Resolution 2017-28, LD 17-08, HTC Builders, two-lot subdivision at 141 Appledale Road. Supervisor Duffy seconded the motion. There was no public comment. The motion *passed* 3-0.
- E) Review of an authorization to prepare and advertise an ordinance restricting parking on Clearfield Avenue.
  - i) Chief Turtle said there has been an issue with employees from Car Vision parking on Clearfield Avenue and creating sight line issues. Chief Turtle said that has met with the company to no avail.

- ii) Supervisor Duffy asked if anyone has spoken to the neighbors or residential property owners to make sure they don't have any concerns about parking being limited. Chief Turtle said that he has not yet met with neighbors and they will be reaching out via letter. He noted that it was a resident who is part of the complaint.
- iii) Supervisor Duffy asked if there was a way to restrict parking for designated hours so that people who live on street and who want to park overnight can do so. Chief Turtle said that there are restrictions in the code that allow that restriction but stated that Car Vision is open until 10 p.m. and employees will still be parking during the restricted time. He said they could look at permit parking for residents as their efforts to be good neighbors with Car Vision have not worked. Supervisor Duffy said he would be in support of permit parking.
- iv) **MOTION:** Supervisor MacFarland made a motion to advertise an ordinance restricting parking on Clearfield Avenue. Supervisor Duffy seconded the motion. There was no public comment. The motion *passed* 3-0.

F) Authorization to advertise an ordinance amending the Subdivision and Land Development Ordinance with regard to stormwater provisions.

- i) Supervisor Rice reviewed the proposed ordinance. He said this is required under the MS4 Program, which requires participating communities to clean up their ordinances and tighten their codes into order to be in compliance. Mr. Woodrow described the MS4 Pollution Reduction Plan's requirements and how this will affect the Township's stormwater management.
- ii) **MOTION:** Supervisor MacFarland made a motion to approve the advertisement of an ordinance amending the Subdivision and Land Development Ordinance with regard to stormwater provisions. Supervisor Duffy seconded the motion. There was no public comment. The motion *passed* 3-0.

G) Authorization to advertise an ordinance enacting a new Chapter 129 Stormwater Management of the Township Code.

- i) Solicitor Rice reviewed the ordinance, stating this was the second part of the MS4 Pollution Reduction Plan's requirements.
- ii) **MOTION:** Supervisor Duffy made a motion to approve the advertisement of an ordinance enacting a new Chapter 129 Stormwater Management of the Township Code. Supervisor MacFarland seconded the motion. There was no public comment. The motion *passed* 3-0.

#### 4) Announcements

- A) The Planning Commission meeting scheduled for October 25 at 7 p.m. has been cancelled.
- B) The Zoning Hearing Board will meet on October 26 at 7 p.m.
  - i) Mr. Mrozinski said there will be three matters before the Zoning Hearing Board: A shed that was constructed in excess of the standards of the permit; a request to build on a theater lot; and relief regarding setbacks and the enclosure of a porch as part of the Land Development of 109 River Road.

#### 5) Comments

- A) Vice-Chairman Sorgini thanked everyone involved in the Lower Providence Township Fall Festival for their efforts in making the event a success. He noted that the event had 40-50% higher attendance than previous years.
- B) Supervisor MacFarland reported that the Business Development Committee held an open house with the Board of Supervisors, business owners and developers regarding the Ridge Pike West Business District. He said they also attended the Providence Place groundbreaking ceremony

held at the former Collegeville Inn. Supervisor MacFarland also noted that 35 new businesses have registered in the Township through September 2017.

**6) Courtesy of the floor**

- A) Joseph Venezia, Amelia Street, presented a proposal requiring both property owners to agree on placements of fences, walls, or shrubbery along property lines prior to permitting. He said this will alleviate the hours the Township has to spend dealing with complaints and will make for better neighbors. Mr. Venezia recounted an issue he had with a fence placed along his property line as an example. Solicitor Rice said this was something that the Township could look into and take under advisement. Discussion was held with Mr. Mrozinski regarding the setback requirements for property line fencing. Solicitor Rice said that the fencing code would need to be re-examined in order to consider this issue and they will take it under advisement.
- B) William Brooke, Bittersweet Circle, said he thought that a setback should be in place for installations along a property line. Discussion was held regarding setbacks and the problems with requiring smaller setbacks. Mr. Mrozinski said that he encourages people to discuss these issues prior to installation.

**7) Adjournment**

- A) **MOTION:** Supervisor MacFarland made a motion to adjourn the meeting. Supervisor Duffy seconded the motion. The motion *passed* 3-0. The meeting adjourned at 8:05 p.m.

**Next Business Meeting:** November 2, 2017  
November 16, 2017