

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
NOVEMBER 16, 2017**

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 Sorgini, Duffy Zimmerman 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; Lonnie Manai, Township Engineer; Geri Golas, Assistant Township Manager; John Primus, Director of Public Works and Stanley Turtle, Chief of Police.
Chairwoman Eckman announced that prior the meeting the Board held an executive session to discuss Legal and Personnel matters.

1) Consent Agenda

- A) **MOTION:** Supervisor Sorgini made a motion to approve consent agenda items 1(a), 1(b) and 1(c) including moving the minutes of November 2, 2017 into the record. Supervisor Zimmerman seconded the motion. The motion *passed* 5-0.

2) Presentation

- A) Transportation and Community Development Initiative (TCDI) study update.
 - i) Ken O'Brien of McMahon Associates presented the update (attached).
 - (1) In response to Supervisor MacFarland, Mr. O'Brien said that the traffic studies took place after the Arcola Bridge was opened and that the numbers on the Existing Volumes slide were vehicles per hour.
 - (2) Regarding the potential sites for the new bridge, Supervisor Sorgini said that the work at Providence Place would make it easier because right-of-ways have been acquired. He asked Mr. O'Brien to clarify the statement that PennDOT has committed to building, and funding, the connector road if Lower Providence Township secures the right-of-way. Mr. O'Brien said that this is what has been communicated to them and that PennDOT has said they will secure the funding.
 - (3) Supervisor MacFarland asked if business owners and landowners are on the steering committee. O'Brien said they are and they have met with the committee twice who provide local feedback. Supervisor MacFarland asked if the traffic study makes adjustment for potential shifts in demographics and updated technology, noting that the study would be unable to project those changes. O'Brien agreed, saying it would be difficult but that they are keeping in mind the possibility of autonomous vehicles that could have an impact.
 - (4) Chairwoman Eckman stated that the Township was fortunate to get grant to get this project started saying that this was a comprehensive study and she looked forward to seeing the next piece.

3) New Business

- A) Consideration of a resolution approving S-17-02/Gambone Family Tract, nine-single family homes, 2711-2715 Woodland Avenue.

- i) Solicitor Rice reviewed the resolution. Lonnie Mania, Township Engineer, recommended approval of the waiver requests.
 - (1) Supervisor MacFarland confirmed that the noted transfer of 7,700 feet to the adjacent property owner was the section of land that was to be transferred to the Homeowner's Association as previously discussed.
 - (2) Supervisor Sorgini noted that the waiver for distance to an already existing intersection was in reference to moving the intersection to align with Brimfield.
 - (3) Mr. Spicer, Pechins Mill Road, asked why the Township was building in the areas of proposed bridge sites saying this could cause eminent domain issues. Chairwoman Eckman said that property owners have a right to build, in compliance with zoning, on property they own. She said that they needed to focus on the resolution at hand and asked Mr. Spicer to hold these questions until the end of the meeting.
 - (4) Carmen Gaspero asked for confirmation that a swale would be constructed to avoid water issues from Belmont and Tomstock. Mr. Manai confirmed that a swale is in the plan that will deal with the water overflow.
- ii) **MOTION:** Supervisor Sorgini made a motion to approve Resolution 2017-30 approving S-17-02/Gambone Family Tract, nine-single family homes, 2711-2715 Woodland Avenue
Supervisor Zimmerman seconded the motion. The motion *passed* 5-0.
- B) Consideration of an ordinance authorizing the participation of Lower providence Township in the Delaware Valley Workers' Compensation Trust and execution of an Intergovernmental Agreement.
 - i) Mr. Delamater reviewed the ordinance.
 - ii) **MOTION:** Supervisor Zimmerman made a motion to approve Ordinance No. 645 authorizing the participation of Lower Providence Township in the Delaware Valley Workers' Compensation Trust and execution of an Intergovernmental Agreement. Supervisor Sorgini seconded the motion. The motion *passed* 5-0.
- C) Authorization to advertise the appointment at the Reorganization Meeting of BBD as the Township Auditor for the year 2017.
 - i) Mr. Delamater reviewed the appointment request, stating that earlier in the year they did a request for proposals for the auditor and BBD was selected. He said this authorization would fit into the timeline required to approve the auditor.
 - ii) **MOTION:** Supervisor Sorgini made a motion to approve the authorization to advertise the appointment at the Reorganization Meeting of BBD as the Township Auditor for the year 2017. Supervisor MacFarland seconded the motion. The motion *passed* 5-0.

4) Announcements

- A) The Planning Commission will meet on November 29 at 7 p.m.
- B) The Zoning Hearing Board will meet on November 30 at 7 p.m.
- C) The 9th Annual Community Tree Lighting will be held Friday, December 1 at 6:30 p.m. at the Township complex.
- D) The Caring & Sharing holiday food drive is underway. Items can be dropped off at the township Building weekdays from 8 a.m. to 4:30 p.m. Details on the Tree Lighting and Caring and Sharing programs can be found at www.lptrec.com.

5) Comments and Other Business

- A) Supervisor MacFarland said that the Business Development Committee met and they have two craft breweries and a few new restaurants being developed along with a new donut shop in the

East Ridge Pike area. He said there has been activity at 950 Rittenhouse and they are continuing to work with developers and other interested parties to create successful ventures in that area.

- i) Don Delamater said that the economic development consultant presented a LERTA for the property at 905 Rittenhouse Road. This is tax incentive program will assist with the sale of the property. He said they will first approach the school board with a LERTA proposal, which, if approved, will then come before the Board of Supervisors. Once in place, the economic development consultant can take it to potential buyers and show a benefit that could result in future tax incentives. It was confirmed that the taxing entities will continue to receive the current tax amounts for the property. Then once developed, the increased rate of the property will be increasingly taxed over a 10-year period to the maximum value.
 - ii) Chairwoman Eckman said that the economic consultant has experience to help negotiate tax incentives. Supervisor MacFarland clarified that the tax break is essentially a tax break from the improved price, not a reduction of taxes on the current value.
- B) Jennifer Reed, student representative, announced a Kids Night Out event at the high school on November 17. She said that the event will include games, movies and crafts for kids. Ms. Reed said that parents can register online or simply register at the door.
- C) Mr. Delamater commended the staff for their performance during a tabletop emergency exercise involving the Limerick Plant. He said the staff did a wonderful job and the FEMA representative commended the staff, saying they demonstrated that they are aptly prepared for any radiological emergency and township residents are fortunate to have the emergency services team looking out for them.

6) Courtesy of the Floor

- A) Chairman Eckman explained how the Providence Place deed would affect a potential second bridge across the Perkiomen Creek.
- i) Mr. Spicer said that they know where the bridge is going to go and it seems like they should restrict development in that area in order to avoid future eminent domain issues. Supervisor Duffy said the Township has put a lot of thought into this and explained that the bridge location alternative that they are looking at is on state-owned land. He said that since the bridge is still 10-15 years away they are trying their best to gather land to give to the state so that no residents will be affected. Part of this process included acquiring an easement from Providence Place for the road to the proposed second bridge. Supervisor Sorgini agreed saying that they are taking steps currently such as aligning the driveway of the proposed townhouses to where the connector road would go with the ability to move that road should the connector road location change.

7) 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 8:30 p.m.

Next Business Meeting: December 7, 2017
December 21, 2017