

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
June 21, 2018**

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

Pledge of Allegiance

Roll Call:

- a. The following members were in attendance: Chairman Duffy, Supervisors Sorgini, Eckman and Neights.
- b. Also in attendance were: Peter Nelson, Township Solicitor; Don Delamater, Township Manager; William Roth, Director of Special Projects and Technology; Mike Mrozinski, Community Development Director; Lonnie Manai, Township Engineer; Casey Moore, Traffic Engineer; John Primus, Director of Public Works; and Stanley Turtle, Chief of Police.
- c. Chairman Duffy announced that prior to the meeting an executive session was held to discuss real estate and personnel matters.

1) Consent Agenda

- A) **MOTION:** Supervisor Sorgini made a motion to approve the consent agenda items 1(a), 1(b) and 1(c), including moving the meeting minutes of June 7, 2018 into the record. Supervisor Neights seconded the motion. The motion *passed* 4-0.

2) Presentations

- A) Presentation to Sgt. Matthew Kuhnert in recognition of 15 years with the Lower Providence Township Police Department.
- B) Presentation to Officer Ryan Singleton in recognition of 5 years of service with the Lower Providence Township Police Department.

3) New Business

- A) Consideration of Resolution 2018-23 approving the revised preliminary/final land development plan for Lidl grocery store, 2601-2614 Ridge Pike.
 - i) Solicitor Nelson reviewed the Resolution.
 - ii) Supervisor Neights noted the letter referenced Exhibits 1 and 2 which were not attached. Chairman Duffy said that the exhibits were attached to the packet distributed at the June 7 meeting.
 - iii) **MOTION:** Supervisor Eckman made a motion to approve Resolution 2018-23, revised preliminary/final land development plan for Lidl grocery store, 2601-2614 Ridge Pike. Supervisor Sorgini seconded the motion. The motion *passed* 4-0.
- B) Discussion of revised preliminary/final land development plan for building addition and reconstruction at 109 River Road.
 - i) Mr. Mrozinski reviewed the application.
 - ii) Mike Sheering, attorney for the applicant, introduced the applicant, Ken Klinger, owner of the property, Mr. Mark Wallace, architect and Mr. Fred Sibly, civil engineer, described the process of having this plan finalized.
 - iii) Chairman Duffy asked the applicant to review the requested waivers. Mr. Sheering said that the Planning Commission recommended approval of waivers and the Township Engineer was not in opposition to any of the requests.
 - (1) Supervisor Neights asked for clarification on the sidewalk waiver on River Road given the proximity of the park. Mr. Sheering said there wasn't room for a sidewalk at the

corner. He also said that it was his understanding that the development across the street would create access to the park. Mr. Moore confirmed there would be a crossing to that development and park access.

- (2) Chairman Duffy confirmed with Mr. Lanai that there was no issue with parking waiver requests. Mr. Moore said that the parking lot would be tight if full based on today's vehicle sizes but noted that they have more parking than necessary for the facility. Mr. Sheering reviewed the employee numbers in reference to the number of parking spots and use of the business.

- (a) Discussion was held regarding the dimensions and construction of parking lot.

- (b) In response to Chairman Duffy, Mr. Lanai said that there was still an issue regarding stormwater management and the discharge point. He said the applicant should enter into an agreement or easement with the adjoining property owners to allow water flow. Mr. Nelson said this is not an ordinance requirement it is more an issue between the applicant and the downstream neighbor.

- (c) Chairman Duffy confirmed that there were no issues with the required fees.

- (3) Chairman Duffy said that a resolution would be prepared by counsel and would be available for vote at the July 19 meeting.

C) Consideration of waiver request to permit the installation of a solid-style fence at 211 S. Trooper Road.

- i) Mr. Mrozinski reviewed the application stating this was replacing an existing solid-style fence.

- (1) Supervisor Neights expressed his concerns about solid fences and the impact on a neighborhood.

- (2) Chairman Eckman confirmed that the new fence had the same design elements and dimensions as the previous fence.

- (3) **MOTION:** Supervisor Sorgini made a motion to approve the waiver request to permit the installation of a solid-style fence at 211 S. Trooper Road. Supervisor Eckman seconded the motion.

- (a) Supervisor Neights said the he is supporting the replacement as it is an improvement but does not believe solid style fences should be permitted in the future and the Board should instead follow the ordinance. Chairman Duffy said that the ordinance allows for waivers and in some case, the waivers are justified. Supervisor Neights said in the future he would not be in support of waivers.

- (b) The motion *passed* 4-0.

D) Consideration of final report of the Ridge Pike West Transportation and Community Development Initiative (TCDI) study.

- i) Mr. Ken O'Brien of McMahon and Associates reviewed scope of the study.

- ii) Supervisor Sorgini confirmed that, if approved, PennDOT will support and fund the initiative.

- iii) Chairman Duffy stated that the traffic signals would be timed to have traffic move more efficiently and this plan will help control traffic through 2045. Discussion was held regarding the timing of the grant.

- iv) Audience comment:

- (1) Amy Dial, 43 Pechins Mill Road, expressed concern about the financial impact on home values when the bridge is constructed. Chairman Duffy said PennDOT has been planning and talking about the bridge for the past 15 years and is still 10 to 15 years in the future.

Mr. Moore said the study is the first step in the process and that PennDOT is required to be in touch with affected property owners. Discussion was held regarding the traffic study process.

- (2) Mike Ciacchio, owner of property at 11 Cross Keys Road, expressed concern about a rear access road that would be on his property and how it would create a cut-through.

Discussion was held regarding access points on the plan.

- (3) Michael Spicer, Pechins Mill Road, expressed concerns about business being disturbed or forced to close by the plan. He proposed an alternative location for the bridge north of Germantown Pike. Discussion was held as to why the proposed location was determined to be the best. Mr. Spicer objected to the experts' determinations.

- v) **MOTION:** Supervisor Sorgini made motion to approve Resolution 2018-24 approving the Ridge Pike West Corridor Study prepared by McMahon and Associates, Inc. Solicitor Neights seconded the motion. The motion *passed* 4-0.

E) Execution of grant agreement for Park Pointe sidewalk project.

- i) Mr. Delamater reviewed the grant and said this was an administrative step to accept the grant agreement. He said the grant was for \$100,000 with the Township matching \$20,000.
- ii) **MOTION:** Supervisor Neights made a motion to authorize Mr. Delamater to execute the grant agreement for Parke Pointe sidewalk project. Supervisor Sorgini seconded the motion. The motion *passed* 4-0.

4) Announcements

- A) The Planning Commission will meet on June 27 at 7 p.m.
- B) The Zoning Hearing Board will meet on June 28 at 7 p.m.
- C) The Sewer Authority will meet on July 9 at 6 p.m.
- D) The Library Board of Trustees will meet on July 17 at 7 p.m.
- E) The Township's Independence Day Celebration will be held Wednesday, July 4 in Eagleville Park. The concert starts at 6:30 p.m. followed by fireworks at dusk.

5) Comments and other Business

- A) Supervisor Neights stated he had received a text from student who expressed concern about what was happening at the federal level of parents being separated from children. He said he informed her that this was not a township matter and encouraged her to vote in the next election.
- B) Supervisor Eckman reported that the Business Development Committee attended ribbon cutting and photo opportunity for new business in the Township and looked forward to new business opening in the near future.
- C) Supervisor Eckman also reported that the Open Space Committee now has an app where they can record sidewalks and trails in order to get a good inventory in the Township, which will aid in creating a comprehensive sidewalk plan.
- D) Chairman Duffy reported that nominations are open for the Lower Providence Township Citizen of the Year. He said that nominations for Business of the Year and Volunteer of the Year will be announced shortly. He encouraged residents to contact Denise Walsh for applications. The winners will be announced in December.

6) Courtesy of the Floor

- A) Rudy Brett, 533 N. Park Avenue, expressed concern about the speed of traffic on Park Avenue. He also stated that he had not been receiving the Montco emergency alerts through the automated system and was unable to reach Mr. DeFrancesco to rectify the situation. Mr. Delamater said he will have Mr. DeFrancesco call first thing in the morning.

7) Adjournment

A) **MOTION:** Supervisor Sorgini made a motion to adjourn the meeting. Supervisor Neights seconded the motion. The motion *passed* 5-0. The meeting adjourned at 9:05 p.m.

Next Business Meeting: *July 5, 2018 - Cancelled*
July 19, 2018
August 2, 2018 - Cancelled