

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
MARCH 7, 2019**

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

**Pledge of Allegiance**

**Roll Call:**

- a. The following members were in attendance: Chairman MacFarland, Supervisors Duffy, Eckman, Neights and Sorgini.
- b. Also in attendance were: John Rice, Township Solicitor; Don Delamater, Township Manager; Mike Mrozinski, Community Development Director; Tim Woodrow, Township Engineer; Bill Roth, Special Projects and Technology Director; Stanley Turtle, Chief of Police, and John Primus, Public Works Director.

Chairman MacFarland announced that prior to the meeting an executive session was held to discuss legal and personnel matters.

**1) Consent Agenda**

- A) **MOTION:** Supervisor Neights made a motion to approve the consent agenda items 1(a) including moving the meeting minutes of February 21, 2019 into the record. Supervisor Duffy seconded the motion.

i) No public comment

The motion *passed* 5-0.

**2) Presentation**

- A) Member recognition by Lower Providence Fire Chief James Alexander.

**3) New Business**

A) Review of land development – Evansburg Winery

i) Mr. Mrozinski reviewed the land development application.

ii) Brad Grauel, Engineer on behalf of the applicant, reviewed the applicants plans and status of the proposed project. He distributed a copy of the revised plan and expressed his concerns regarding the traffic impact study.

(1) Discussion was held regarding the traffic impact of the winery during the week.

(2) Mr. Blat reviewed the timeline of getting the winery in operation.

iii) Solicitor Rice confirmed that, with exception of the waiver requests, the applicant will comply with all review letters and discussed the steps needed prior to opening the business. He stated that an approval resolution will be ready for consideration at the next meeting.

(1) Supervisor Sorgini and Supervisor Eckman confirmed with the Township Engineer that the Section 129 waivers are appropriate. Mr. Woodrow said he had no problem recommending those waivers.

(2) Chairman MacFarland opened discussion regarding the fencing on the property. He confirmed that the sidewalks connected to an existing sidewalk on the eastern side of the property and there was no sidewalk on the western side of the sidewalk. Discussion was held regarding connectivity.

(3) No public comment

B) Review of land development – 3829 Yerkes Road

i) Mr. Mrozinski reviewed the application.

- ii) Rolph Graff, on behalf of the applicant reviewed the proposal. He said that, with the exception of the requested waivers, the applicant will comply with all review letters. Mr. Graff discussed replacement trees and requested a reduced fee in lieu of as this is a low impact development. He said that he had spoken with the Fire Marshal regarding the access for emergency vehicles and he has no issues with the common driveway as proposed.
  - iii) Mr. Woodrow reviewed the waiver requests
  - iv) Chairman MacFarland asked if there would be an HOA to ensure that the shared driveway would be kept clear. Mr. Groff said that there would be an agreement in place.
  - v) Discussion was held regarding the fee in lieu of tree replacement.
  - vi) No public comment
  - vii) Solicitor Rice said an approval resolution would be ready for consideration at the next Board meeting.
- C) Consideration of Ordinance No. 658 regulating the operation of spa/massage providers
- i) Solicitor Rice reviewed the proposed Ordinance.
  - ii) **MOTION:** Supervisor Duffy made a motion to approve Ordinance No. 658. Supervisor Sorgini Seconded the motion.  
(1) No public comment  
The motion *passed* 5-0.
- D) Discussion of Board of Supervisors' 2019 goals.
- i) Supervisor Eckman reviewed the Parks and Recreation goals including those of the Open Space/Trails/Sidewalk Steering Committee, Park and Recreation events and grant applications.
  - ii) Supervisor Sorgini reviewed the infrastructure goals including those at Eagleville/Park/Crawford Intersection.
  - iii) Supervisor Neights reviewed the goals for problematic traffic areas and the new Township Complex evaluation.
  - iv) Chairman MacFarland reviewed the goal of acquiring the Audubon Elementary School for Township use.
  - v) Supervisor Duffy reviewed the goals for the Emergency Services Committee.
  - vi) Chairman MacFarland reviewed community outreach goals including meeting with business owners and informal discussions with residents regarding their concerns about the Township.
- E) Request to Extend the Review Period of Shannondell Phase III
- i) Solicitor Rice reviewed the request to extend the review period for Shannondell Phase III until March 2020.
  - ii) **MOTION:** Supervisor Neights made a motion to approve the request to extend the review period for Shannondell Phase III until March 2020. Supervisor Sorgini seconded the motion.  
(1) No public comment  
The motion *passed* 5-0

#### 4) Announcements

- A) Sewer Authority meeting will be held March 11 at 6 p.m.
- B) Parks and Recreation meeting will be held March 12 at 7 p.m.
- C) Library Board meeting will be held March 18 at 7 p.m.
  - i) Chairman MacFarland reported on the search for a new Library Director.
- D) The Library's 19<sup>th</sup> annual wine tasting fundraiser will be held Saturday, March 23. Details and tickets are available online at [lowerproviencelibrary.org](http://lowerproviencelibrary.org).

**5) Comments and other Business**

- A) Chairman MacFarland thanked Mr. Primus and the Township Public Works staff for their hard work during the recent snow events.
- B) Supervisor Eckman gave a summary of the monthly Business Development Committee meeting. Chairman MacFarland discussed opening dates for various businesses in the Township.
- C) Supervisor Neights reported on a recycling event he and Don Delamater attended at J.P. Mascaro & Sons. He also encouraged Township residents to donate blood as supplies are depleted.
- D) John Primus reported on the process of this year's paving bids that will be awarded in April. Chairman MacFarland discussed the postponement of the replacement of the Eagleville Bridge until the end of the school year.
- E) Ed Componation Cold Spring Drive, expressed his concerns regarding a drain he claims was put on his property by the Township in the 1970's. He said he would like to sell his property and needs to have the ownership/maintenance issue settled. Mr. Mrozinski said they have researched the issue and have not been able to find anything on the land development plan. The Board said they will work with Mr. Componation to bring closure to this issue.
- F) Christine O'Donnell, Stoughton Rd., said that she knows there is a water issue in that area and has concerns that the Township does not know about the existing stormwater measures in place. She also expressed concern about the Township's lack of response to the homeowners and residents. She said this is a critical issue due to the resident's desire to sell his property.

**6) Adjournment**

- A) **MOTION:** Supervisor Sorgini made a motion to adjourn. Supervisor Neights seconded the motion. The motion *passed* 5-0. The meeting adjourned at 9:20 p.m.

Next Business Meeting: March 21, 2019  
April 4, 2019