

**Towamencin Township
Board of Supervisors
Work Session
June 8, 2022
7:00 PM**

Present:

H. Charles Wilson III, Chairman
Richard Marino, Vice Chairman
Kristin Warner, Treasurer
Laura Smith, Secretary
Joyce F. Snyder, Asst. Treasurer/Asst. Secretary

Staff:

Donald D. Delamater, Township Manager
Robert J. Iannozzi, Jr., Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Staff
Timothy Troxel, Chief of Police

Present Remotely:

Colleen Ehrle, Manager of Administration, Communication & Human Resources

Chairman Wilson called the meeting to order at 7:01 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

Chairman Wilson made the following announcements:

- The meeting is being held in person at the Township's Meeting Hall and also provided via Zoom for residents unable to attend in person. As accorded by law and notice, public comments submitted by 4:30 pm on the meeting day will be read at the start of the meeting. For those physically present, public comment is available at the start of the meeting.
- Towamencin's Electronics Recycling Event is scheduled for Saturday, June 25th, from 9am - 12 noon, and will be held at the North Penn High School parking lot (1340 Valley Forge Road). Residents must pre-register for this event, using the link available on the Township website.
- Reminder of our June scheduled events for Fischer's Park includes:
 - June 21st at 6pm - Movie in the Park – "Sing 2" movie
 - June 23rd at 7pm – "Don't Call Me Francis" concert
 - June 30th at 7pm – "The SuperNaturals" concert
- The Board met in Executive Session prior to the meeting to discuss personnel matters.

- Solicitor Dooley will be stepping back from attending meetings due to a health issue. Robert J. Iannozzi, Jr., Esq. will cover the Township meetings going forward. Jack and Robert will be working together on Township matters.

Public Comments

In-Person Public Comment Summary:

Resident Kofi Osei, 105 Cambridge Way, responded to Chairman Wilson’s comment of NOPE literature reflecting rate projections. Mr. Osei clarified the analysis of his data, emphasizing there is no chance NextEra’s rate would be \$1060 in year 10, but closer to \$1200. He added the PUC sets the rates and are funded by utility rates.

Mr. Osei, Chairman Wilson and Supervisor Marino challenged one another on various rate projections associated with the sewer system bid submissions/analysis.

Chairman Wilson read the below emailed submission, with a summary below.

Resident Tina Gallagher, of 117 Misty Meadow Lane, asked for clarity on NextEra’s partnership with US Water, with a local division in Norristown. Ms. Gallagher noted her concerns of pharmaceutical and/or hazardous waste coming to our operation.

Chairman Wilson responded that NextEra will employ TMA’s employees, with US Water available as a second line of defense for any specialty work, working as a subcontractor of NextEra. Next Era will provide a manager for the Towamencin facility. There will not be a contract with the Township and US Water. With respect to hazardous waste and public safety, there are and will be safeguards in place as permit and reporting requirements will continue to be required by DEP, etc. to ensure safe operations of the plant.

Approval of Minutes: Townhall - April 20, 2022

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the Townhall - April 20, 2022 minutes.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
 Voting No: N/A
 Abstaining: N/A
 Absent: N/A

Approval of Minutes: April 27, 2022

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the April 27, 2022 minutes.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
 Voting No: N/A
 Abstaining: N/A

Absent: N/A

Zoning, Subdivision and Land Development

Conditional Use Hearing: Signage at the Shops at Town Square

The applicant is seeking additional signage within the Shops at Town Square Shopping Center for recently approved tenants, Chipotle and Mattress Warehouse, as well as, for the proposed new supermarket. A conditional use is a use that is appropriate for the zoning district in which it is permitted but is subject to specific standards and a more detailed and formal review.

Township Solicitor Robert J. Iannozzi, Jr., presented the associated hearing exhibits and introduced Carl Weiner, Esq., the applicant’s representative. Engineer Kevin Fruck assisted with the hearing. A court reporter was present to make a complete and formal record of the hearing.

Preliminary/Final Land Development Plan Review: The Shops at Town Square Supermarket

The overall site consists of about 52.11 acres that includes the shopping center at Forty Foot and Allentown Roads and the office/warehouse building at Forty Foot Road and Tomlinson Road. The applicant is proposing to renovate the existing supermarket retail space - removing the vestibule and loading dock and constructing a new loading dock and trash area. The proposed site improvements include constructing: a driveway access from Forty Foot Road, opposite Newbury Way, a loading area, and an adjacent office/warehouse building. The proposed supermarket is located within the “SC – Shopping Center” and “ELO – Entertainment Lifestyle Overlay” Zoning Districts, and is part of the “Use C-18: Shopping Center” use for the overall property.

Carl Weiner, Esq., the applicant’s representative, noted his client will comply with all consultant review letters, then reviewed the three waiver requests related to rights-of-way, stormwater management pipe materials, and the location of the trash compactor.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board authorized staff to prepare approval preliminary and final resolutions, including consultant review letter comments and the three waiver requests.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Resolution 22-15: Approval of Waiver of Land Development - Easter Seals

The Township received a request for a waiver of land development pertaining to the Easter Seals property, located at 1161 Forty Foot Road. The applicant is proposing to convert 10 of the grass paver parking spaces to paved parking spaces, adding 1,800 square feet of additional impervious surface. The overall layout of the property and parking areas will remain the same. Due to the

minor nature of the site improvements, the applicant has requested approval of the waiver of land development. The Board reviewed the waiver request at its May 25th meeting.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board approved Resolution 22-15, Approval of Waiver of Land Development – Easter Seals.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Resolution 22-16: Approval of Waiver of Land Development - Chick-fil-A

The Township received a request for a waiver of land development pertaining to the Chick-fil-A property, located at 210 Forty Foot Road. The applicant is proposing to modify the drive-thru lanes for the existing restaurant to add a second lane and canopies at the order stations and the pick-up window. This equates to an additional 1,475 square feet at the order station and an additional 1,613 square feet at the pick-up window. Due to the minor nature of the site improvements, the applicant has requested approval of the waiver of land development process. The Board reviewed the waiver request at its May 25th meeting.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved Resolution 22-16, Approval of Waiver of Land Development - Chick-fil-A.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Old Business

The Township's Planning Commission and Economic Development Committee both discussed the need for and recommended the Board authorize a sidewalk connectivity study. At the last meeting, the Board tabled a proposal from the Township's Planning Consultant, Simone Collins in the amount of \$49,880 to perform this study based on a request to also review a proposal from the Montgomery County Planning Commission. The County's Planning Commission indicated they are not prepared to accept any new clients at this time until they can hire additional planners.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board approved the Simone Collins sidewalk study proposal.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
Voting No: N/A
Abstaining: N/A

Absent: N/A

New Business

Finance Committee Report

The Township's Finance Committee meets monthly throughout the year and more often when needed. The Committee monitors economic indicators and the pulse of the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met on June 22nd. Chairman Wilson provided the report, noting the following discussion items:

- Towamencin Pool Repairs & StandGuard Aquatics financials concerns
 - Broken pipe repairs (H pool) and financial impact to StandGuard Aquatics
- Monthly Financial Updates
- 2021 Audit Update
- New Finance Director Start Date - Adam Szumski will be starting in late June.
- Other Business
 - Mr. Wilson asked Mr. Delamater to contact the Delaware Valley Regional Finance Authority to possibly transfer debt from TTIA to the Township.

Green Light Go Project Change Order #2

During the construction of the Green Light-Go Project for intersections improvements project, some minor maintenance items were identified and corrected using the project's contract pricing. The Township's Traffic Engineer has submitted a change order request on behalf of the project contractor, Armour & Sons Electric, Inc. for \$2,845. Traffic Engineer Chad Dixson noted the maintenance items included and commented the project was wrapping up this week with inspections by PennDOT and the contractor completed.

Chairman Wilson inquired into the status of an advance left-turn movements, specifically for the signal at Detwiler and Forty Foot Roads, from Detwiler Road onto Forty Foot Road. Mr. Dixson responded the intersection was studied but did not meet the volume threshold to permit the change.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board approved Change Order #2 as presented by the Township's Traffic Engineer.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Towamencin Day Reschedule Request

The Special Events Committee is requesting to reschedule Towamencin Day - originally scheduled for May 21st but was cancelled due to rain and saturated park conditions - for Saturday, October

1, 2022, from 12 pm – 4 pm. Supervisor Smith noted the Committee scoped other municipal event calendars when selecting this date to avoid conflicts and if the date would be approved, the Special Events Coordinator Katie Cleary will check with vendors to verify there is sufficient interest and availability to move ahead with the new date.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board approved the Committee's request to move forward rescheduling Towamencin Day to October 1st if feasible.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Fire Police Request – Skippack Township

Skippack Township is requesting the assistance of the Towamencin Fire Company's Fire Police Unit on a mutual aid basis for traffic and safety control for the Skippack Lions Club 5K Fun Run/Walk on June 25th and Skippack Township's Fourth of July Parade.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved Skippack Township's Fire Police Request.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Intermunicipal Agreement Addendum

When Upper Gwynedd Township withdrew from the joint sewer authority, it was agreed that a few Towamencin Township properties would continue to be served by Upper Gwynedd. At the time, Upper Gwynedd indicated there were five such properties. However, Upper Gwynedd has since discovered that there are seven properties currently connected to their system. Towamencin's Sewer Engineer has confirmed these connections and the addendum to the Intermunicipal Agreement corrects the actual connection total.

On a motion by Supervisor Warner, seconded by Supervisor Marino, the Board approved the addendum to the Intermunicipal Agreement.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Elected Auditor Resignation Acceptance

The Board of Supervisors received an email from Don Lepp indicating he is resigning his position as an Elected Township Auditor. As part of the process, the Board should accept the resignation and then follow the process outlined in the Second Class Township Code to fill the vacancy. Chairman Wilson explained the term of this appointed position with coincide with the next municipal election, term to end December 31, 2023. Letters of interest should be addressed to Township Manager Donald Delamater.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board accepted Mr. Lepp’s resignation as Elected Auditor.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

Towamencin Soccer Food Vendors Request

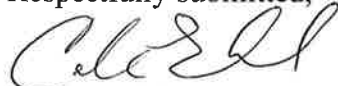
Towamencin Soccer Club (TSC) will be hosting an end of season family-fun event at Grist Mill Park for their travel program on Friday, June 24th, from 6 – 8 pm. TSC representatives submitted a request to have a Kona Ice Truck and a Dog Bites Hot Dog Truck to sell food and treats at this event. Per Township regulations, the Board of Supervisors must approve any such request.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board approved Towamencin Soccer’s food vendor request.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder
Voting No: N/A
Abstaining: N/A
Absent: N/A

There being no additional business, the meeting adjourned at 8:24 pm.

Respectfully submitted,



Colleen Ehrle

Manager of Administration, Communication & Human Resources