

**Towamencin Township
Board of Supervisors
Monthly Meeting
July 22, 2009
7:30 p.m.**

Present:

Daniel M. Littley, Chairman
Dr. Thomas Hollenbeck, Vice Chairman
H. Charles Wilson, III
James P. Sinz
John V. Gottschall

Staff:

Robert A. Ford, Township Manager
John T. Dooley, Esquire, Township Solicitor
Russell Benner, P.E., Township Engineer
Joseph Leis, Director of Community Planning
P. Tim Dickinson, Chief of Police

Chairman Littley called the meeting to order at 7:36 p.m. and led the assemblage in the Pledge of Allegiance.

5 Chairman Littley noted that the 5th District's 8th Annual Water Battle was held this past Saturday, July 18th, hosted by the Towamencin Volunteer Fire Company. He noted that the Towamencin Volunteer Fire Company won the event for the third year in a row.

10 Chairman Littley on behalf of the Board of Supervisors welcomed Senator Robert Wonderling of the 24th District to the meeting, noting that the Senator was leaving the Senate effective August 1, 2009 to become CEO of the Greater Philadelphia Chamber of Commerce. The Board noted the outstanding service Senator Wonderling has done for the Towamencin Community over the past seven years and presented a plaque to the Senator.

15 Chairman Littley stated the Board met in executive session tonight prior to the meeting to discuss matters related to litigation and personnel.

20 Mr. William Springle asked about the street light at Gehman and Tomlinson Road. Mr. Ford advised that PECO must first tag the light before it can be energized. He expects that to be done within the month.

Approval of Minutes – June 30, 2009

25 On motion of Mr. Wilson, seconded by Mr. Gottschall, the Board approved the minutes of June 30, 2009 as written.

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson,
John V. Gottschall

Voting No: N/A

Abstaining: N/A

5 **Absent:** N/A

Zoning Hearing Board Application 2009-05: Joseph C. Evans

10 Chairman Littley noted the applicant is proposing a 17' x 20' two story addition to an existing dwelling that will encroach 9.5 feet into the required 40 foot side yard setback.

It was the consensus of the Board to not send the Township Solicitor to the Zoning Hearing Board meeting to oppose the applicant.

15 **Zoning Hearing Board Application 2009-06: Kulpsville Village Center – 1359 & 1375 Forty Foot Road**

20 Chairman Littley noted the applicant is appealing the denial of a zoning permit for an Electronic Message Board sign that was proposed on the free-standing sign located along the Forty Foot Road frontage.

It was the consensus of the Board not to send the Township Solicitor to the Zoning Hearing Board to oppose the applicant.

25 **Philadelphia Suburban Development Corp – Town Square Stage II-A & II-C: Authorization to Prepare Preliminary Plan Resolution**

30 Chairman Littley stated Stage II-A of the project is located at the intersection of Sumneytown Pike and Towamencin Avenue. It is for a proposed Hotel, Restaurant and Office Building. The applicant has appeared two times before the Planning Commission. During the most recent Planning Commission meeting there was discussion about the seating area being located near the intersection of Sumneytown Pike and Towamencin Avenue. Subsequent to that meeting the plans have been changed. The applicant relocated the outside seating area between the hotel and the restaurant and eliminated the entrance drive in that location. The applicant also designated
35 an area on the plan for future parking to help alleviate some concern discussed at the Planning Commission meeting that there may be an additional need for parking.

Marc Davis, Esquire and John Anderson, P.E. were present on behalf of the applicant to discuss the plan.
40

Supervisor Gottschall expressed concern about the raised islands on the side of Towamencin Avenue. He advises that it was the original intent when the Village Plan was prepared that it could become a five lane road in the future and that it would be an expense to the Township in the future should the raised islands need to be removed.
45

Joe Silverman asked about the Board's decision to waive certain requests of the Land Use and Design Manual. Mr. Leis explained that the manual had been amended.

Anne Sparks asked about the timing of the construction of the various phases.

5

Chairman Littley noted that Stage II-C of the project is located at the intersection of Forty Foot Road and Towamencin Avenue. It is for a proposed three story 41,850 sq. ft. Retail/Office Building.

10 Mr. Davis noted that the applicant was not seeking any waivers, and that the applicant will comply with all comments from the Township Engineer.

On motion of Mr. Sinz, seconded by Mr. Wilson, the Board authorized the Staff to prepare a resolution for preliminary plan approval for the Town Square Stage II-A.

15

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

Voting No: N/A

Abstaining: N/A

20 **Absent:** N/A

On motion of Mr. Gottschall, seconded by Mr. Sinz, the Board authorized the Staff to prepare a resolution for preliminary plan approval for the Town Square Stage II-C.

25 **Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

Voting No: N/A

Abstaining: N/A

30 **Absent:** N/A

W. Group Real Estate Development – Welsh Road – Conditional Use Application 2009-01

35 Chairman Littley stated the Board held a hearing on June 24th, 2009 to hear the applicant's request for relief from the Zoning Code by seeking Conditional Use approval to permit a driveway for the new dwelling to go through an area of steep slopes.

Chairman Littley summarized the conditions as outlined in the "Opinion and Order" prepared by the Township Solicitor.

40 On motion of Mr. Hollenbeck, seconded by Mr. Sinz, the Board granted Conditional Use approval to the W. Group Real Estate Development.

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

45 **Voting No:** N/A

Abstaining: N/A

Absent: N/A

CFC Towamencin Properties, Inc. (Wawa) – Authorization to Prepare Final Plan Resolution

James Garrity, Esquire, representing the applicant, noted the applicant was seeking final plan approval.

Mr. Garrity noted he understood there was some concern with the design of the canopy over the gas pumps and that the applicant had received some photos today from the Township of some “A” shaped canopies. Mr. Garrity advised that Wawa has agreed to that style, but also offered that Wawa was about to come out with a new prototype and they said they would let the Township decide which they wished to use.

On motion of Mr. Gottschall, seconded by Mr. Sinz, the Board directed the administration to prepare a resolution for final plan approval.

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

Voting No: N/A

Abstaining: N/A

Absent: N/A

Request for Extension – Final Land Development Plan Approval – Courte at Towamencin

Mr. Ford stated the applicant has requested a ninety day extension that would expire on October 16, 2009.

On motion of Mr. Sinz, seconded by Mr. Gottschall, the Board granted the ninety day extension for the Courte at Towamencin.

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

Voting No: N/A

Abstaining: N/A

Absent: N/A

Warrant List

On motion of Dr. Hollenbeck, seconded by Mr. Sinz, the board approved the payment of bills as presented.

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

Voting No: N/A

Abstaining: N/A
Absent: N/A

5 **Bid Award – 2009 Paving Program**

Chairman Littley noted the Township received six bids for the 2009 milling and repaving of Township roads. He noted the administration was recommending that the Board award the contract to the low bidder “Blooming Glen Contractors, Inc.” of Blooming Glen, PA for \$334,250.00.

On motion of Mr. Sinz, seconded by Dr. Hollenbeck, the Board awarded the 2009 Paving Program contract to Blooming Glen Contractors.

15 **Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall
Voting No: N/A
Abstaining: N/A
Absent: N/A

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Energy Efficiency PACW Grant

Chairman Littley announced that the PA Department of Environmental Protection (DEP) has released the final guidelines for the PA Conservation Works! (PACW) grant program.

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Applications will be accepted until the August 14, 2009 deadline. Under this one-time funding opportunity, up to \$250,000 can be requested for energy efficiency and conservation projects. Township Staff is recommending that an application be submitted to fund the conversion of our existing 112 Mercury, Sodium and incandescent street lights to Light-emitting diodes (“LED”) lights. LEDs cost more than traditional lights, but last longer because they don't have filaments and use less electricity.

30

Qualifying projects need to reduce energy consumption by a minimum of 25%. All projects will require an energy assessment demonstrating the projects technical merit and proposed energy savings and the applicant will need to benchmark their energy consumption using EPA’s Energy Benchmarking tool. The energy assessment must be provided by a trained energy assessment professional, a professional engineer or a licensed architect.

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The source of these grant funds is the federal Energy Efficiency and Conservation Block Grant (EECBG) program provided through the federal American Recovery and Reinvestment Act (ARRA). Under the law, the PA DEP was required to develop this grant program to provide smaller communities within Pennsylvania with federal funds for energy-related projects. The Commonwealth has \$22.2 million available under the program.

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On motion of Mr. Sinz, seconded by Mr. Wilson, the Board authorized the administration to prepare and submit a grant application to the PA Department of Environmental Protection.

45

Voting Yes: Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

Voting No: N/A

5 **Abstaining:** N/A

Absent: N/A

Univest Grand Prix – Permit Request

10 Chairman Littley noted that Univest has contacted area municipalities, including Towamencin Township, to express their interest in again scheduling their Grand Prix bicycle race on Saturday, September 12, 2009. The Grand Prix is an internationally recognized cycling race that focuses on developing amateurs into professional cyclists.

15 The race had been run in previous years, but was been centered on Souderton Borough and points north. In 2006, the route was altered to include Towamencin Township and other municipalities in the North Penn and Indian Valley regions. The proposed route for this year will remain the same as was used in the last two years and include a portion of Forty Foot Road, Welsh Road, Allentown Road, and a short section of Wambold Road. As last year, it is
20 anticipated that all bicyclists would be in and through Towamencin Township during a 16-minute period from 10:51 am to 11:07 am. All of these are state roads.

The organizer of the event, “Sparta Cycling, Inc.” has advised that PennDOT has changed their procedures for permitting the race. The form from the past that requested the
25 Townships/Boroughs take responsibility for the race has been eliminated. Municipalities, however, need to contact PennDOT to let them know whether the Township approves of the race coming through.

Each of the previous year’s events has cost the Township unreimbursed overtime in order to
30 provide police traffic control at various intersections.

Chairman Littley commented that he has noted that some other municipalities have been reimbursed by Univest for their costs, but Towamencin has not. He noted that he was against
35 this request.

Supervisor John Gottschall commented that the request did not specifically ask for police services, just to allow the race to come through.

It was the decision of the Board to table this discussion until the August 12 meeting in order for
40 the Police Chief and Township Manager to meet with Univest and Sparta.

Resolution 09-30: Transfer of Funds – UGTMA

Chairman Littley stated the Upper Gwynedd Towamencin Municipal Authority has notified the
45 Township that our Capital Account had decreased to less than \$1,100 and is requesting a transfer from the Township to the Township’s Capital Account. Typically, the Township’s Capital

Account at UGTMA is replenished through tapping fees of new development projects. However, several projects that were anticipated in 2009 have been delayed.

5 Funds could be made available for transfer to UGTMA from the Township's Sewer Capital Account, the balance of which is \$398,000.

On motion of Mr. Wilson, seconded by Dr. Hollenbeck, the Board authorized the administration to transfer \$25,000 to the Township's Capital Account at UGTMA.

10 **Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson,
John V. Gottschall

Voting No: N/A

Abstaining: N/A

Absent: N/A

15

Additional Business

Dr. Hollenbeck thanked the Staff and everyone involved with the "Fab Faux" Beatles concert at Fischer's Park last Thursday.

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There being no additional business, the meeting adjourned at 9:36 p.m.

Respectfully submitted,

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Robert A. Ford
Township Manager

30 RAF/sl

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