

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
June 8, 2011  
7:30 pm**

**Present:**

Daniel M. Littley, Chairman  
John V. Gottschall, Vice Chairman  
James P. Sinz, Secretary  
H. Charles Wilson, III, Treasurer  
Patricia Younce

**Staff:**

Robert A. Ford, Township Manager  
John T. Dooley, Esquire, Township Solicitor  
Monica Wall, P.E., Township Engineer  
Joseph Leis, Director of Community Development

Chairman Littley called the meeting to order at 7:33 pm and led the assemblage in the Pledge of Allegiance.

5 Chairman Littley announced there was a tragic shooting in the Township this afternoon. He noted that additional information would be supplied by the Chief of Police in a press release.

10 Chairman Littley stated that the North Penn High School graduation is scheduled for early Wednesday evening on June 15<sup>th</sup>. The Township encourages all residents to avoid the area if possible between 4:30 pm and 6:30 pm and 8:00 pm through 9 pm to give families of the graduates as much consideration as possible.

Chairman Littley noted that we are enduring a second heat wave of the season and to keep an eye on the elderly.

15 Chairman Littley announced the Fifth District Water Battle is scheduled for Saturday July 23 at Hatfield Township. The event is scheduled to kick off at 9:00 am.

20 Chairman Littley noted that residents are reminded that door to door solicitors must have a permit from the Township in order to solicit.

Chairman Littley stated that on Sunday, June 26<sup>th</sup> the Township's first Flick -n- Float of the season will be at the pool. The movie is MegaMind and will begin at dusk.

25 Chairman Littley announced that the Board held an executive session prior to the meeting to discuss personnel issues and potential legal issues.

**Approval of Minutes – May 25, 2011**

Mr. Wilson noted he had proposed that additional information be added under the “Wambold Road Rezoning” issue. Mr. Ford read the proposed language.

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On motion of Mrs. Younce, seconded by Mr. Gottschall, the Board approved the minutes of May 25, 2011 as recommended with the additional language.

**Voting Yes:** Daniel M. Littley, John V. Gottschall, James P. Sinz, H. Charles Wilson,  
Patricia Younce

10

**Voting No:** N/A

**Abstaining:** N/A

**Absent:** N/A

**Conditional Use Hearing: ColCor / Franklin Street**

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Before the formal opening of the hearing, Mr. Carl Weiner, Esquire, noted that he had heard that the Board was opposing the Zoning Hearing Board application associated with this proposed land development. Mr. Weiner summarized the previously approved zoning relief and the issues within the current Zoning Hearing Board application.

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On motion of Mr. Wilson, seconded by Mr. Gottschall, the Board upheld their decision to oppose the application before the Zoning Hearing Board.

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**Voting Yes:** Daniel M. Littley, John V. Gottschall, H. Charles Wilson, Patricia Younce

**Voting No:** James P. Sinz

**Abstaining:** N/A

**Absent:** N/A

30

The Hearing was opened for the Conditional Use Application.

A court reporter was present to prepare a detailed record of the Hearing that will be kept on file at the Township Office.

35

The presentation was concluded with the Hearing remaining open to a later date.

**Public Hearing: Setback Provision Ordinance and Stream Bank Stabilization Ordinance**

Mr. Dooley noted that there were two Ordinances on the agenda this evening requiring public hearings. Both Ordinances would be combined in to one Public Hearing.

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A court reporter was present to make a detailed record of the Hearing that will be kept on file in the Township Office.

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**Ordinance 11-03: Setback Provision Ordinance**

**Ordinance 11-04: Stream Bank Stabilization Ordinance**

On motion of Mr. Wilson, seconded by Mr. Sinz, the Board adopted Ordinance 11-03 and 11-04 establishing setback provisions and stream bank stabilization ordinances.

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**Voting Yes:** Daniel M. Littley, John V. Gottschall, James P. Sinz, H. Charles Wilson,  
Patricia Younce

**Voting No:** N/A

**Abstaining:** N/A

5 **Absent:** N/A

**Ordinance 11-05: Noise Ordinance**

10 Mr. Dooley advised the Board of Supervisors that a public hearing was not required for this Ordinance as it is within the administrative code and not the zoning code as the previous ordinances on this evening's agenda.

On motion of Mrs. Younce, seconded by Mr. Wilson, the Board adopted Ordinance 11-05 establishing the criteria for the Noise Ordinance.

15 **Voting Yes:** Daniel M. Littley, John V. Gottschall, James P. Sinz, H. Charles Wilson,  
Patricia Younce

**Voting No:** N/A

**Abstaining:** N/A

20 **Absent:** N/A

**Philadelphia Suburban Development Corporation – Town Square Stage IIA, Phasing Plan**

25 Chairman Littley noted the project, located at the intersection of Sumneytown Pike and Towamencin Avenue, is for a proposed hotel, restaurant and office building. The applicant has revised the plans to now have two phases. Phase One will include the hotel and restaurant; Phase Two will be the office building at the proposed intersection of Washington Street and Forty Foot Road.

30 The Township Planning Commission recommends that the Board of Supervisors approve the land development application #779 Town Square Stage II-A with the proposed phasing.

Mr. John Anderson, P.E., was present to represent the applicant.

35 Mr. Anderson summarized the proposed phasing plan as well as the footprint changes to the hotel from a more elongated building to a wider building, but with a reduction in length.

Mr. Anderson noted that there were additional building amenities, such as a patio, that resulted in a reduction of landscaping buffer areas.

40 Mr. Wilson asked if the other office building in the overall plan could be reduced so as to retain the buffer.

Mr. Anderson responded that was not possible.

45 Mr. Gottschall expressed concern that the Township provided a waiver before on the landscaping, and now PSDC was asking for additional waivers.

Mr. Wilson was not in favor of the waivers.

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Mr. Anderson offered to relook at the plan and return to the Board.

**Allentown Road & Valley Forge Road Traffic Signal Update – Pennoni Associates**

5 Mr. Earl Armitage, Pennoni Associates, advised that the Township Traffic Engineer had been asked to study this intersection due to several recent complaints from commuters regarding backed up traffic.

10 Mr. Armitage advised that several area construction projects, such as the replacement of Morris Road Bridge over the PA Turnpike, the four month closure of Sumneytown Pike and the water line placement in Lansdale had all impacted this intersection. However, now all of these projects are complete and Pennoni believes the traffic has stabilized to the point that the “normal” flow has re-established itself allowing some adjustments to the timing of the signal.

15 Mr. Armitage noted that Whites Road intersection complicates the Valley Forge Road and Allentown Road intersections. He further commented that unless major widening is undertaken, the best current option is to adjust the timing of the signal at Allentown Road and Valley Forge Road.

20 **Additional Business**

Mr. Littley noted that the Township had received a note from Representative Harper today advising that DEP did not accept the Township’s previous amendment to the Burning Ordinance.

25 Mr. Gottschall suggested the Staff prepare a draft ordinance for the next meeting that complies with DEP’s direction.

All Board members were in agreement.

30 There being no additional business, the meeting adjourned at 9:37 pm.

Respectfully submitted,

35 Robert A. Ford  
Township Manager

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