

**Towamencin Township
Board of Supervisors
Work Session
July 13, 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
Eric Wert, 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.
- Reminder of our July scheduled events for Fischer's Park includes:
 - July 14th at 7pm – "The Newspaper Taxis" concert
 - July 28th at 7pm – "High Noon" concert
- The Board met in Executive Session prior to the meeting to discuss personnel matters.

Public Comments

In-Person Public Comment Summary:

Joseph Silverman, of 1325 Reiff Road, raised a concern that electric vehicle drivers are not paying the liquid fuel taxes built into gasoline sales and therefore are not contributing to the state

funding of road and bridge improvements, despite using the roadways. He urged the Supervisors to support a mechanism to tax electric vehicle drivers, perhaps based on vehicle's use/annual miles driven.

Supervisor Smith and Chairman Wilson responded this concern is on the radar of state representatives.

Resident Daniel M. Littley Jr., 951 Woodlawn Drive, asked for a construction update on the future Chipotle restaurant. Supervisor Snyder replied she recently saw a surveying team onsite. Township Engineer Mary Stover revised received plans, getting record plans in order before they can begin.

Approval of Minutes: June 8, 2022

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the June 8, 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

The May 25, 2022 minutes were deferred for approval at the next meeting.

Zoning, Subdivision and Land Development

Public Hearing: Mainland Golf Proposed Ordinance Text Amendment

The Township has received a proposed Zoning Ordinance Text Amendment submitted by Mainland Golf Course Holding Co., Inc. requesting modifications to the regulations for "Use C-19 – Golf Course" with respect to parking requirements. The Board must hold a public hearing on the proposed text amendment.

Township Solicitor Eric Wert, presented the associated hearing exhibits and introduced Carl Weiner, Esq., the applicant's representative. Roseann Lapio, owner and general manager of Mainland Golf Course, assisted with the hearing. A court reporter was present to make a complete and formal record of the hearing.

Ordinance 22-05: Mainland Golf Proposed Ordinance Text Amendment

Adoption of this ordinance would amend the Township's Zoning Code to provide regulations pertaining to the matter as presented in the proceeding public hearing.

On a motion by Supervisor Warner, seconded by Supervisor Marino, the Board adopted Ordinance 22-05, Mainland Golf Proposed Text Amendment.

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

Schempp Property Subdivision Review

Plans were submitted for a major subdivision. The properties involved consist of four existing parcels located on the northwesterly corner of the intersection of Snyder Road and Weikel Road in the “R-125 – Residential” Zoning District. The applicant is proposing to modify the lot lines of the four parcels. There are three existing single-family detached dwellings on the lots, which will remain. There is no development proposed for lot 2 on the current plan submission. The plan has been reviewed by the Planning Commission and is not recommending a complete waiver of road widening, curbing and sidewalk requirements.

Susan Rice, of STA Engineering and representing the applicant, reviewed the subdivision plans and proposed lot line configurations, as well as, the waiver requests. Ms. Rice reviewed the waiver request and the justification for each. She emphasized there would be no new construction on the lots and unlikely new development in the area would be underway.

Supervisor Smith noted she countered the Planning Commission’s position recommending sidewalks along Snyder and Weikel Roads as there was a plan in development to install new sidewalks along the opposite side of Weikel Road, in conjunction with a drainage project. Supervisor Marino noted he felt similarly and not supportive of the curb and sidewalk recommendation, as well as, any road widening due to the minimal lot changes with no new development planned.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board authorized staff to prepare the preliminary and final land development resolutions, including consultant comments and requested waivers.

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

Mequity Lansdale, LLC Self Storage Project – Fence Modification Request

The developer has submitted a request to modify the decorative fence that was approved as part of the Conditional Use and land development process. They are proposing to eliminate the brick piers and reduce the height of the fence. Erin Rybos, Vice President of Construction for Mequity Companies, provided a summary of the development and the rationale for the fence modification.

Chairman Wilson explained the approved project use did not fit the zoning district but was approved based on conditions. He expressed his view that the specifications remain per the agreement.

The Board was open to reducing the height of the fence to 5', but opposed removing the brick piers, reducing the number of piers or reducing the dimensions of the brick base as included in the original plan design.

Conditional Use Decision: Signage at the Shops at Town Square

A public hearing for a Conditional Use was held at the Board's June 8th meeting. The applicant is seeking additional signage within the shopping center for the recently approved tenants of 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 more detailed and formal review. The solicitor prepared and reviewed the decision for the Board's consideration, reading the proposed order of the conditional use decision.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved the Conditional Use Decision for signage at the Shops at Town Square.

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

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 and StandGuard's financials concerns
- Liquid Fuels Audit Completed (2020 & 2021)
- Update on TTIA Loan Transfer to Township
- Update on EIT from contractor with worksite under Powerlines
- Other Business
 - Mr. Wilson noted that the Township should start discussing and consider issuing an RFP for an Investment Advisor for the funds that will be received from the sanitary sewer system sale.
 - Mr. Wilson asked Mr. Delamater to contact the Delaware Valley Regional Finance Authority to possibly transfer debt from TTIA to the Township.

2022 ADA Ramp Replacement Project Award Contract

Bids were received and opened on June 9th for the Township's annual ADA Ramp Replacement Project. A total of five bid proposals were received for this project. The project involves the replacement of 960 LF of concrete curb, 8,532 SF of concrete sidewalk, 460 LF of concrete cheek wall and the installation of 54 ADA compliant curb ramps. The curb ramps scheduled for this year will be for roads scheduled to be paved in 2023. The total cost of this work based on the low bid proposal received is \$235,368. Based on the review of the bids submitted, the Township Engineer recommends awarding the 2022 ADA Ramp Replacement Project contract to LB Construction Enterprises, Inc. at the bid price of \$235,368.

Supervisor Smith questioned that the low bid was half that of the highest bidder. Township Engineer Mary Stover noted the president of LB Construction Enterprises, Inc. was contacted and assured his company can do the work for the bid price and their recent references were checked.

On a motion by Supervisor Marino, seconded by Supervisor Warner, the Board awarded the 2022 ADA Ramp Replacement Project Award Contract to LB Construction Enterprises, Inc.

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

Comcast Franchise Agreement – Public Input Hearing

As previously announced, the Township has started the franchise renewal process with Comcast. As part of this process, the Township must receive citizen comments about the services provided by Comcast Cable. The Township has engaged the Cohen Law Group to assist with the Comcast franchise renewal negotiations and any questions or comments will be shared with the Cohen Law Group to include in the negotiations. Township Manager Donald Delamater opened the hearing by providing opening remarks summarizing the franchise process and franchise benefits for municipalities, and asked the audience if they had any comments relating to the franchise agreement.

Joseph Silverman, of 1325 Reiff Road, asked for clarity on the renewal term and if the agreement was related to their service. Mr. Delamater responded the cable providers are looking for shorter renewal terms due to the changing nature of the industry. He noted the franchise has nothing to do with services provided, but allowing the use of the Township's right-of ways.

Joseph Meehan, 2117 Kriebel Road, requested that any abandoned cable wires along the utility poles be removed.

Supervisor Warner asked if the school district channel was provided by Comcast.

Resolution 22-19: Disposal of Township Property (Police In-Car Video System)

As part of the 2022 budget, Chief Troxel has purchased new in-car video systems and is proposing to sell the nine units that were replaced on Municibid. The disposal of these old units must be authorized by the Board by resolution.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board authorized Resolution 22-19, Disposal of Township Property (Police In-Car Video System).

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 Date Request

Towamencin Day, originally scheduled for May 21, was cancelled due to saturated park conditions. Special Events Coordinator, Katie Cleary, is proposing to reschedule the event for Saturday, October 8th, from 12 pm to 4 pm. Ms. Cleary is working with vendors on the new date, most of the entertainment vendors previously booked will be able to accommodate the new date. There are some food vendors that can not make it, but Ms. Cleary is confident she can secure additional options in time.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board authorized rescheduling Towamencin Day to October 8th.

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

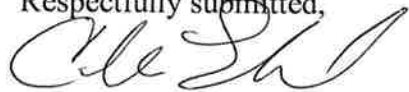
Voting No: N/A

Abstaining: N/A

Absent: N/A

There being no additional business, the meeting adjourned at 8:05 pm.

Respectfully submitted,



Colleen Ehrle

Manager of Administration, Communication & Human Resources