

MARCH 22, 2001

The Special Meeting of the Whitemarsh Township Board of Supervisors was held on Thursday, March 22, 2001 at 8:00 P.M. in the Whitemarsh Township Building, 616 Germantown Pike, Lafayette Hill, PA.

Supervisors Present: William E. Kramer, Chairman, Ann Younglove, Vice Chairman, William P. Rimel III, Elizabeth W. Graf and Ronald J. DeRosa.

Also Present: Lawrence J. Gregan, Township Manager, Ross Weiss, Esquire, Township Solicitor and Thomas F. Zarko, P.E., Township Engineer.

The Board took the following action:

1. Chairman Kramer announced that the Board would be holding its 2001 Spring Road Tour on Saturday morning, April 7, 2001 starting at 9:00 AM.

Chairman Kramer also announced cancellation of the April 12, 2001 Meeting of the Board of Supervisors and that the meetings during the month of April will be held on April 5th, April 19th and April 26th at 8:00 PM.

2. Angie Kuklinski, Chris Gowan and Mike Vlastic of McNeil Consumer Healthcare presented the donation of two Automatic Electronic Defibrillators (AEDs) for use by the Township Police Department. Chief Richard A. Zolko acknowledged receipt of the AEDs. The Board also acknowledged receipt of the AEDs and thanked McNeil for the donation.

3. On a Motion by Supervisor Rimel, seconded by Supervisor Younglove (Vote 5-0), the Board adopted Resolution 2001-10 authorizing Whitemarsh Community Ambulance Association employee Michael T. Pollard to purchase medical coverage through the Township's programs in accordance with the Township's Personnel Manual, effective April 1, 2001.

There was no public comment on this action.

4. Michael Nolen and Rob Winegrad of the Nolen Group were present with regard to Final Land Development Plan SLD 10-96 Garrison Greene Townhouses on Bethlehem Pike. The Plan proposes a ninety-unit townhouse development on this property zoned APT-HR. Mr. Nolen noted his exception to the Staff review concerning the requirement to provide suitable lighting in the parking areas around the existing apartments. He advised that he designed a new road access to the townhouses through the northern area of the apartment property. In order to make up for the parking spaces lost he readjusted the parking lot and provided additional parking on the eastern side of the apartments. He questioned who would be responsible to pay for

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the installation and maintenance of the additional lighting in the parking lot. He questioned if the Township's requirement for half-foot candle lighting in the parking areas can be achieved by lighting of the access road only.

In addition, Mr. Nolen noted that he has agreed to pay a contribution to connect to the public sewers in the amount of \$291,551. Since the project is projected to take approximately three years for construction, he requested that he be permitted to make a cash payment of one-third immediately and provide a letter of credit for the balance. He further proposed to pay one-third on the first anniversary and the balance on the second anniversary of the Improvements Agreement.

Thomas F. Zarko, P.E. advised that Staff has reviewed the final plan submission and is recommending approval based on the conditions outlined in the draft Resolution. He advised that Staff has no objection to the landscaping waiver requested by Nolen on the relocated apartment parking area. However, with regard to the lighting, Staff believes that this is a safety issue and recommends that lighting meeting the Township's criteria of .5 foot candle be provided throughout the parking areas on the apartment site to meet current standards. He further noted that Staff has no objection to the waiver request to permit the encroachment of the decks of several of the units into the buffer area, since the encroachment would only be 3' to 6'. Mr. Zarko advised that an additional eight lights would need to be added, at a cost of approximately \$1,000 per light, to bring the parking lot lighting on the apartment site up to Township standards. Mr. Nolen, however, advised that the lights would cost approximately \$2,000 each and again questioned who would maintain the lighting after they were installed.

Ross Weiss, Esq. suggested that the developer should accept the proposed Resolution that does not waive the installation of the lighting and that the sewer contribution should be paid when the Agreement is signed.

On a Motion by Supervisor Rimel, seconded by Supervisor Graf (Vote 5-0), the Board adopted Resolution 2001-12, granting Final Land Development approval for SLD 10-96 Garrison Greene Townhouses – Bethlehem Pike subject to conditions as outlined in the Resolution without waiver of the parking lot lighting as requested by the developer and subject to the sewer contribution being paid when the Improvements Agreement is executed.

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5. Jack Nilon, Esq. was present with regard to the proposed Final Land Development Plan SLD 11-00 Verizon Wireless – 5175 Campus Drive. Present also were Michael Wells, architect, and Peter Meyer, P.E. The proposed plan involves a two-story addition, with a 12,677 footprint adding onto the existing building at 5175 Campus Drive. The additional footage will add office space and will primarily be used for a switching station for the Verizon Wireless operations.

Thomas F. Zarko, P.E. reported that Staff recommends approval of this project subject to the conditions as outlined in proposed Resolution 2001-11. Mr. Nilon advised that Verizon is amenable to accepted the conditions as outlined in the proposed resolution.

On a Motion by Supervisor Rimel, seconded by Supervisor DeRosa (Vote 5-0), the Board adopted Resolution 2001-11, granting Final Land Development approval for SLD 11-00 Verizon Wireless – 5175 Campus Drive subject to conditions as outlined in the Resolution.

6. On a Motion by Supervisor Rimel, seconded by Supervisor Graf (Vote 5-0), the Board accepted a Letter of Extension for SLD 13-00 Ratoskey & Trainer/4001 First Avenue, extending the time period within which to take formal action on the land development application for a period of ninety (90) days after receipt of revised plans. If within one (1) year the applicant fails to submit revised plans, the applicant will withdraw the application.

There was no public comment on this action.

7. On a Motion by Supervisor Rimel, seconded by Supervisor DeRosa (Vote 5-0), the Board accepted a Letter of Extension for SLD 8-00 Quaker Park, extending the time period within which to take formal action on the land development application for a period of ninety (90) days after receipt of revised plans. If within one (1) year the applicant fails to submit revised plans, the applicant will withdraw the application.

There was no public comment on this action.

8. On a Motion by Supervisor Rimel, seconded by Supervisor DeRosa (Vote 5-0), the Board authorized acceptance of Waiver of Damage Rights from the Philadelphia Cricket Club, Joshua Road and Stenton Avenue, to erect a four-foot high fence within the ultimate right-of-way of both Joshua Road and Stenton Avenue.

There was no public comment on this action.

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9. On a Motion by Supervisor Rimel, seconded by Supervisor Younglove (Vote 5-0), the Board authorized acceptance of Waiver of Damage Rights from George M. and Carole J. Thompson, 2176 Joshua Road, to erect a retaining wall within the ultimate right-of-way of Joshua Road.

There was no public comment on this action.

10. On a motion by Supervisor Younglove, seconded by Supervisor Rimel (Vote 5-0), the Board the advertisement of Bid Specification 2001-13 for street line paving.

There was no public comment on this action

11. On a motion by Supervisor Graf, seconded by Supervisor Rimel (Vote 5-0), the Board authorized the purchase of a replacement diesel dump truck under Specification 2001-5 through the Cooperative Purchase State Contract, at a cost of \$75,074.20 from Messnier Chevrolet in Philadelphia, PA, \$75,000.00 of which was budgeted.

There was no public comment on this action

12. On a motion by Supervisor Rimel, seconded by Supervisor Graf (Vote 5-0), the Board authorized participation in the Consortium Gasoline/Diesel Fuel Products Award, Specification 2001-11, from Farm & Home, Inc., Telford, PA.

There was no public comment on this action

13. On a motion by Supervisor Rimel, seconded by Supervisor DeRosa (Vote 5-0), the Board authorized the Preliminary Sewer Feasibility Study in the Toland Drive area by CKS Engineers, Inc. at a cost of \$3,500.00.

There was no public comment on this action

14. On a motion by Supervisor Rimel, seconded by Supervisor Graf (Vote 5-0), the Board authorized the advertisement of Proposed Ordinance 2001-2 allowing participation in the Delaware Valley Health Insurance Trust, to be considered for adoption at a future Board meeting.

There was no public comment on this action

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15. On a Motion by Supervisor DeRosa, seconded by Supervisor Rimel (Vote 5-0), the Board approved the outstanding Vendor Lists of March 12 and March 19, 2001 in the amount of \$259,199.11.

On a Motion by Supervisor DeRosa, seconded by Supervisor Rimel (Vote 5-0), the Board approved External Checklist of March 16, 2001 in the amount of \$27,436.59.

On a Motion by Supervisor Rimel, seconded by Supervisor Younglove (Vote 5-0), the Board approved Payroll #6 in the amount of \$146,997.87.

There was no public comment on these voucher approvals.

16. Chairman Kramer announced that the Board had held a brief Executive Meeting prior to the Public Meeting and will continue in Executive Session for the purpose of discussing personnel and/or potential litigation matters.

17. On a Motion by Supervisor Younglove, seconded by Supervisor Rimel (Vote 5-0), the meeting was adjourned at 8:40 PM.

Respectfully submitted,

LAWRENCE J. GREGAN
Township Manager

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