

**SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 13, 2008 MINUTES**

BOARD OF SUPERVISORS

Mark Marino, Chairman	Present
Mary Beth LaBelle, VC	Present
William Parkins, Jr.	Absent
Jeanene Friel	Present
Timothy Moran	Present

TOWNSHIP STAFF

Theodore Locker, Jr., Manager	Present
Edward A. Skypala, Esquire	Present
Timothy Woodrow, PE	Present
Joseph A. Zadlo, Planner	Present

PUBLIC HEARING:

I. R-4 ZONING AMENDMENT, ORDINANCE NO. 312

A stenographer recorded the proceeding: Transcript is on file at the township office.

MOTION MADE BY MR. MORAN TO APPROVE ORDINANCE NO. 312, R-4 ZONING AMENDMENT. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

II. BUILDING HEIGHT ZONING AMENDMENT, ORDINANCE NO. 313

A stenographer recorded the proceeding: Transcript is on file at the township office.

MOTION MADE BY MS. LABELLE TO APPROVE ORDINANCE NO. 313, BUILDING HEIGHT AMENDMENT. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

AWARD PRESENTATION TO THE LOWRIE FAMILY FOR THEIR TOYS FOR TOTS CONTRIBUTION BY PRON-SETON DETACHMENT 450 MARINE CORP. LEAGUE, PA

Sgt. Mgr. Calvin Brookes and Frank Nolen presented the Lowrie Family for their large donation to Toys for Tots. They also presented Skippack Township with an award for their support to Toys for Tots.

REGULAR MEETING:

PUBLIC COMMENT

Steve Niechcielski commended the Fire Department and the Skippack EMS for their service to the community.

Mary Gehman inquired about the Harmony Meadows sewer extension as well as the road improvements at Old Forty Foot Rd and Skippack Pike. Mr. Woodrow responded that the amount was \$206,000.00 and the information is available at the township building.

**SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 13, 2008 MINUTES**

Peter Albers inquired about the progress of the Shopping Center. Mr. Marino responded that they are currently working on the traffic plans. Mr. Woodrow said that they still need permits through DEP as well.

Mary Gehman inquired about the escrow release to T.H. Properties for their Biltmore Properties. Tim Woodrow responded that there have been escrow releases, and the information is available at the township office.

Steve Niechcielski inquired about the National Guard facility at the Grateford property. Mr. Woodrow responded that the township is waiting on the revised preliminary plans from the National Guard.

I. APPROVAL OF THE JANUARY 7, 2008 MINUTES

MOTION MADE BY MS. LABELLE TO APPROVE THE JANUARY 7, 2008 MINUTES. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

II. CORRESPONDENCE

Mr. Locker addressed a letter from Penn Dot regarding the establishment of a weight limit on the bridge over the Perkiomen Creek to the main entrance of the Graterford Prison. There are concerns because this weight limit will restrict deliveries to the prison as well as fire trucks, and redirect the traffic on to Perkiomen Creek Rd.

III. ADMINISTRATIVE ACTIONS

A. Treasurer's Report as January 31, 2008

MOTION MADE BY MS. LABELLE TO APPROVE THE TREASURER'S REPORT AS OF JANUARY 31, 2008. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

B. Interim Bills Paid on January 25, 2008

General Fund	= \$110,446.58
Sewer Fund	= \$3,970.00
Park/Open Space	= \$17,279.65

MOTION MADE BY MS FRIEL TO APPROVE THE BILLS PAID ON JANUARY 25, 2008. MOTION SECONDED BY MS. LABELLE. VOTE 4-0, MOTION CARRIED.

C. Bills for Payment on February 14, 2008

General Fund	= \$185,509.64
Sewer Fund	= \$110,539.58
Parks/Open Space	= \$3,885.89

**SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 13, 2008 MINUTES**

MOTION MADE BY MS. FRIEL TO APPROVE THE BILLS FOR PAYMENT ON FEBRUARY 14, 2008. MOTION SECONDED BY MS. LABELLE. VOTE 4-0, MOTION CARRIED.

IV. REPORTS

A. Engineer

1. Lederach Crossing Final Escrow Release = \$79,153.35
2. Lederach Crossing Sanitary Sewer Escrow Release No. 2 = \$14,791.10
3. Wincrest Estates Escrow Release No. 5 = \$8,415.60
4. Winston's Way Escrow Release No. 1 = \$4,179.35
5. Monroe Court Escrow Release No. 4 = \$384,149.11

MOTION MADE BY MS. LABELLE TO APPROVE ALL THE ESCROW RELEASE AS READ BY MR. WOODROW. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

6. Meadow Glen - Modification to Developers Agreement - Resolution No. 2008-18

MOTION MADE BY MS. LABELLE TO ACCEPT RESOLUTION NO. 2008-18 ALLOWING MEADOW GLEN TO INSTALL A SWIMMING POOL INSTEAD OF A TENNIS COURTS. MOTION SECONDED BY MR. MORAN. VOTE 4-0, MOTION CARRIED.

7. Harmony Meadows Sewer Project Payment No. 1 \$206,725.70

MOTION MADE BY MR. MORAN TO APPROVE PAYMENT TO HARMONY MEADOWS FOR THE SEWER PROJECT. MOTION SECONDED BY MS. LABELLE. VOTE 4-0, MOTION CARRIED.

B. Solicitor

C. Planner

D. Manager

1. Banner Permit for Skippack Village Spring Fest, May 10 & 11
2. Banner Permit for Skippack Village Spring Car Show, June 1
3. Banner Permit for Skippack Village Summertime Festival, June 14

**SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 13, 2008 MINUTES**

MOTION MADE BY MS. LABELLE TO APPROVE ALL THREE BANNER PERMITS LISTED. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

4. Authorization to Advertise Zoning Amendment – Impervious Coverage
5. Authorization to Advertise Re-adoption of Zoning Ordinance of 2002, as Amended
6. Authorization to Advertise – Peace and Good Order Amendment
7. Authorization to Advertise – Zoning Amendment - Commercial Vehicles

MOTION MADE BY MS. LABELLE FOR AUTHORIZATION TO ADVERTISE IMPERVIOUS COVERAGE, RE-ADOPTION OF ZONING ORDINANCE OF 2002, AS AMENDED, PEACE AND GOOD ORDER AMENDMENT, AND COMMERCIAL VEHICLES. MOTION SECONDED BY MS. FRIEL. VOTE 4-0, MOTION CARRIED.

V. OLD BUSINESS

- A.** Skippack Community Center Preliminary/ Final Land Development Plan Resolution No. 2008-19

Kahled Hassan presented the changes to the board on behalf of Pennoni & Associates. One change that has been made is the entrance has been realigned to come out directly across from Annandale Drive.

Mary Ann Truskowski inquired about the regulation on the operational hours of events. Ms. Truskowski also inquired about the height of the building.

Mr. Hassan replied that the hours of operation have not been set at this time, but they will be working with the township on this matter. Mr. Hassan also responded that the height of the building would meet the requirements as dictated in the ordinance.

Mary Ann Truskowski also inquired about the report by Traffic Planning and design. Mr. Marino responded that the board takes into account the increase in traffic with all the developments that come into the township. The board requires many of the developers to allocate monies specifically for road improvements to account for the increase traffic.

Steve Niechcielski inquired about a proposed food court or concession-stand the facility.

Mr. Hassan responded that there is a proposed concession stand, and the plans would be available.

MOTION MADE BY MS. LABELLE TO APPROVE THE PRILIMINARY/FINAL LAND DEVELOPMENT FOR THE SKIPPACK COMMUNITY CENTER,

**SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 13, 2008 MINUTES**

RESOLUTION 2008-19. MOTION SECONDED BY MS. FRIEL. VOTE 4-0,
MOTION CARRIED.

B. Biltmore Estates Lot Line Revision – Resolution No. 2008-20

Ben Goldthorpe presented a minor lot line revision on behalf of T.H. Properties. Mr. Woodrow added that in the review of the plans for the Live/Work units there was insufficient green space available for those units. These revised plans will give these units the space that is required to meet the impervious coverage requirements as well as redefine the open space areas.

MOTION MADE BY MR. MORAN TO APPROVE THE LOT LINE REVISION FOR
BILTMORE ESTATES, RESOLUTION 2008-20. MOTION SECONDED BY MS.
LABELLE. VOTE 3-0, MOTION CARRIED, MR. MARINO ABSTAINED.

VI. NEW BUSINESS

A. Open Space Discussion

Mr. Locker addressed a phone call he received regarding the sale of Hallman's Grove. Ms. Zimmerman added that she has contacted appraisers, and would like to request the approval of Resolution 2008-21, to hire Mr. Thomas Baeroff's firm to conduct the appraisal on the property.

Mr. Marino added that he feels this property would be a valuable asset to the community, and that it is already a designated recreational area.

MOTION MADE BY MS. LABELLE TO HIRE MR. THOMAS BAEROFF TO
APPRAISE THE PROPERTY KNOWN AS HALLMAN'S GROVE, RESOLUTION
2008-21. MOTION SECONDED BY MR. MARINO. VOTE 4-0, MOTION
CARRIED.

MOTION MADE BY MS. LABELLE TO APPROVE RESOLUTION 2008-22, THE
AUTHORIZATION OF SKIPPACK TOWNSHIP TO EXERCISE IT'S POWER OF
EMINENT DOMAIN FOR THE PROPERTY AND FEE SIMPLE OWNED BY THE
HALLMAN FAMILY ASSOCIATION, SUBJECT PROPERTY CONTAINS
APPROXIMATELY 21.47 ACRES OF LAND AND IS LOCATED ON HALLMAN
AVE, PARCEL #510001876-008. MOTION SECONDED BY MR. MORAN. VOTE 4-
0, MOTION CARRIED.

VII. ADJOURNMENT

THE MEETING OF THE BOARD OF SUPERVISORS OF SKIPPACK TOWNSHIP WAS
ADJOURNED AT APPROXIMATELY 8:34 PM.