

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
August 9, 2017 MEETING

BOARD OF SUPERVISORS

Franco D'Angelo-Chair	Present
Paul Fox -Vice-Chair	Absent
William Parkins, Jr.	Present
Jeanene Michener	Present
Nicholas Fountain	Present

TOWNSHIP STAFF

Christopher Heleniak Mgr.	Present
Barry Miller, Esq.	Absent
Timothy Woodrow, PE	Present
Joseph Zadlo, AIA	Present

7:30pm

PUBLIC HEARING

- 1. Adoption of Ordinance 353- An Ordinance Amending the Skippack Township Zoning Ordinance of 2008, As Amended, and the Zoning Map of 2008, As Amended, By Rezoning a Certain Parcel of Land in the Township.**

- 2. Corey Leadbeater – 4946 Skippack Pike – Conditional Use Hearing**
Michael Engel, P.E., of H&K Group Engineering and Environmental Services, presented plans to build a retaining wall and earthen mound to protect the upstream foundation wall of Mr. Leadbeater’s house from debris during flooding events. The backfill behind the wall will be clean fill Mr. Leadbeater has already acquired and the wall will have no negative impact on the creek or downstream properties.

I. PUBLIC COMMENT:

Matt Hall- 4913 Bennington Drive - Asked the Board of Supervisors to impose certain conditions on the developer of the Conway Property.

Albert Cosenza- 4904 Bennington Drive - Questioned the approval status of the proposed subdivision on the Conway Property and the proposed plan.

Suzanne Bates- 4911 Bennington Drive – Questioned traffic and pedestrian safety during construction and the possible use of the emergency access road during construction.

Scott Miller – 3935 Gatehouse Lane – Expressed the Carriage Run Homeowners Association’s concerns regarding the condition of Carriage Drive and the illegal parking along Carriage Drive. Mr. Miller requested that Carriage Drive be painted.

George Jewel – 4015 Ottawa Court – Expressed his concern with the condition of Carriage Drive and the illegal parking along Carriage Drive.

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II. APPROVAL OF THE JULY 12, 2017 MINUTES:

MOTION MADE BY MR. PARKINS TO APPROVE THE JULY 12, 2017 MINUTES.
MOTION SECONDED BY MR.FOUNTAIN. VOTE 4-0, MOTION CARRIED.

III. CORRESPONDENCE:

1. Thank You Letter From the Farm, Home & Youth Foundation of Montgomery County for Sponsoring Their Annual Fair

2. Request by Mark Marino of Marino Holdings for an Extension of the Protection of Nonconforming Conditions at 1052 Bridge Road.
MOTION MADE BY MR. PARKINS TO APPROVE THE EXTENSION OF THE PROTECTION OF NONCONFORMING CONDITIONS AT 1052 BRIDGE ROAD FOR A PERIOD OF THREE YEARS. MOTION SECONDED BY MS. MICHENER. VOTE 4-0, MOTION CARRIED.

IV. ADMINISTRATIVE ACTIONS:

A. Treasurer's Report as of July 31, 2017:

MOTION MADE BY MR. D'ANGELO TO APPROVE THE TREASURER'S REPORT.
SECONDED BY MS. MICHENER. VOTE 4-0, MOTION CARRIED.

B. Interim Bills Paid on July 25, 2017:

General Fund	= \$ 50,538.37
Sewer Fund	= \$ 690.51
Open Space Fund	= \$ 5,747.99

MOTION MADE BY MR. PARKINS TO APPROVE THE INTERIM BILLS PAID ON JULY 25, 2017. MOTION SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

C. Bills for Payment on August 9, 2017:

General Fund	= \$ 17,358.68
Sewer Fund	= \$ 83,978.84
Parks/Open Space	= \$ 54,242.60

MOTION MADE BY MR. PARKINS TO APPROVE THE BILLS PAID ON AUGUST 9, 2017. MOTION SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

V. REPORTS:

A. Engineer:

1. Meadow Glen at Skippack, Phase 3, Escrow Release #5

MOTION MADE BY MS. MICHENER TO APPROVE MEADOW GLEN AT SKIPPACK, PHASE 3, ESCROW RELEASE #5 - \$512,232.47. SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

B. Solicitor

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C. Planner

D. Manager

1. Pension Plan Minimum Municipal Obligation - \$48,975.00

MOTION MADE BY MR. PARKINS TO ACCEPT THE PENSION PLAN MINIMUM MUNICIPAL OBLIGATION. SECONDED BY MS. MICHENER. VOTE 4-0, MOTION CARRIED.

2. Special Event Permit – ride ATAXIA Philly – October 15, 2017

MOTION MADE BY MR. FOX TO APPROVE AUTHORIZATION TO APPROVE RIDE ATAXIA PHILLY – OCTOBER 15, 2017. SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

3. Authorization for Skippack Fire Company Members to Participate in Montgomery County Incident Support Team

MOTION MADE BY MR. FOUNTAIN TO APPROVE SKIPPACK FIRE COMPANY MEMBERS TO PARTICIPATE IN MONTGOMERY COUNTY INCIDENT SUPPORT TEAM. SECONDED BY MS. MICHENER. VOTE 4-0, MOTION CARRIED.

VI. OLD BUSINESS

1. Request of Matthew Keeley to Study Traffic Safety on Heckler Road in the Area of Skippack Elementary School

Mr. Heleniak gave an update on the traffic study. Our traffic engineer has made a few recommendations on additional signage and pavement markings to be installed in the school zone. Additionally, they will be completing a full traffic evaluation of the intersection of Heckler Road and Mt. Airy Road to determine whether it meets PennDOT's requirements for a multi-way stop.

2. Request of Ray Boyle to Study Traffic Safety on SR73 in Skippack Village

Mr. Heleniak gave an update on the traffic study conducted by PennDOT. PennDOT has recommended we install additional crosswalk signage and they will be painting pavement markings in the near future.

VII. NEW BUSINESS

1. Ordinance No. 353 – Amending the Skippack Township Zoning Ordinance of 2008, As Amended, and the Zoning Map of 2008, As Amended, By Rezoning a Certain Parcel of Land in the Township

MOTION MADE BY MR. PARKINS TO APPROVE ORDINANCE NO. 353 REZONING THE 1.025 ACRE PROPERTY LOCATED AT 3871 SKIPPACK PIKE TO VILLAGE COMMERCIAL FROM INTEGRATED TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT. SECONDED BY MS. MICHENER. VOTE 4-0, MOTION CARRIED.

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2. Corey Leadbeater – 4946 Skippack Pike – Conditional Use

MOTION MADE BY MS. MICHENER TO APPROVE COREY LEADBEATER'S CONDITIONAL USE, CONDITIONED UPON COMPLIANCE WITH DEP INSPECTION REPORTS. SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

3. Marino Holdings, LLC – Conway Subdivision – Preliminary/Final Subdivision

Mr. Mark Marino of Marino Holdings, LLC and his engineer from the Crossroads Group, LLC, presented his plan for a 12 lot subdivision on the Conway Property located at the end of Bennington Drive. The plan supersedes a previously submitted plan that contained seventeen lots. Several residents had questions and comments regarding the plan and the approval process.

MOTION MADE BY MS. MICHENER TO APPROVE WAIVERS OF SECTION 169-30.B; SECTION 169-33.A(7); SECTION 169-33.B(3); SECTION 169-33.B(4); SECTION 169-16.1; AND SECTION 169-33.F OF THE SKIPPACK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

MOTION MADE BY MS. MICHENER TO APPROVE MARINO HOLDINGS, LLC – CONWAY SUBDIVISION – PRELIMINARY/FINAL SUBDIVISION CONDITIONED UPON COMPLIANCE WITH MR. WOODROW'S REVIEW LETTER; MR. ZADLO'S REVIEW LETTER; THE MONTGOMERY COUNTY PLANNING COMMISSION'S REVIEW LETTER; AND ADDRESS THE CUL-DE-SAC ALIGNMENT TO THE TOWNSHIP'S SATISFACTION. SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

4. Conway Property Open Space Appraisal

MOTION MADE BY MR. PARKINS TO OBTAIN AN APPRAISAL FOR THE POTENTIAL PURCHASE OF THE CONWAY PROPERTY AS OPEN SPACE. SECONDED BY MR. FOUNTAIN. VOTE 4-0, MOTION CARRIED.

VIII. ADJOURNMENT: The meeting was adjourned at 9:56 P.M.