



SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

Meeting Minutes
April 12, 2023

BOARD OF SUPERVISORS

- Franco D'Angelo, Chairman
- Paul Fox, Vice Chair
- Nicholas Fountain
- Benjamin Webb
- Barbara McGinnis

TOWNSHIP STAFF

- Alice Eastmure, Manager
- Barry Miller, Esq.
- Tim Woodrow, PE
- Joseph Zadlo, AICP
- Joseph Kuhls, Esq.

7:30 PM – Mr. D'Angelo called the meeting to order by asking everyone to rise and join him in the Pledge of Allegiance.

I. ANNOUNCEMENT OF EXECUTIVE SESSION

Mr. D'Angelo announced that the Board held an Executive Session prior to the meeting and discussed staffing.

II. PUBLIC COMMENT

Clint Buckwalter shared two comments as a follow-up to the March meeting regarding the potential construction on Bridge Road. Mr. Buckwalter said that he feels everything is done at minimum, including quality, and he expressed concerns about zoning.

Karen Lynch shared a “wish list” of items she would like to see, including issues with the agendas, roadwork, open space funds, and e-newsletter.

Aileen Johnson from the Perkiomen Valley Library provided an update from the library. There is an upcoming book sale and they will be selling maps of the area. Ms. Johnson introduced their newest library board member, Deb McCabe, a Skippack resident. She also shared some of their upcoming programs, including a Master Gardeners Club and their Summer Reading program for all ages. The library offers a free hot spot. Skippack has 3500 cardholders.

Toni Alderfer inquired about the status of FEMA buyout for her property at 66 Creek Road. Ms. Eastmure responded that the township is working with PEMA and will be reaching out to homeowners that have applied with an update this week. Ms. Alderfer also asked about the vacant house at 4180 Creek Road. Mr. D'Angelo replied that the township owns the property and is looking into a kayak launch at that site.

Sam Engle inquired on behalf of the Historic Society about the grant to move the barn from Bridge Road. Mr. D'Angelo responded that the Board is working with Representative Bradford's office to research potential grants and funding.

Deb McCabe shared concerns about the current Comprehensive Plan or lack thereof for Skippack. She feels that the community should do more to create a vision and plan for the future. Ms. McCabe also had questions about the budget posted on the website.

Tanya Kateusz expressed concerns about the Mill Run/Airport development and environmental issues she had after reviewing the Phase I ESA letter. Ms. Kateusz shared the contents of a letter that she sent to the Board and staff.

Joe Green stated that he feels the Mill Run/Airport development entrance on Mill Road is ill-advised. He also feels that additional children in the community create a tax burden on the township.

III. APPROVAL OF THE MARCH 8, 2023 MINUTES

Motion made by Mr. Fox to approve the March 8, 2023 minutes. Mr. Webb seconded the motion. All in favor, motion carried.

IV. CORRESPONDENCE

Ms. Eastmure stated there was no correspondence this month.

V. ADMINISTRATIVE ACTIONS

A. Treasurer's Report as of March 31, 2023

Motion made by Mr. Fox to approve the treasurer's report as of March 31, 2023. Mr. Webb seconded the motion. All in favor, motion carried.

B. Bills Paid March 1-31, 2023:

General Fund = \$ 267,081.52

Sewer Fund = \$ 118,545.99

Parks/Open Space = \$ 28,053.41

Motion made by Mr. D'Angelo to approve the bills paid in March 2023. Motion seconded by Mr. Webb. All in favor, motion carried.

C. Bills for Payment on April 13, 2023:

General Fund = \$ 114,101.71

Sewer Fund = \$ 112,350.02

Open Space Fund = \$ 621.70

Motion made by Mr. D'Angelo to approve the interim bills for payment on April 13, 2023. Motion seconded by Mr. Webb. All in favor, motion carried.

VI. PENDING LAND DEVELOPMENT

A. Blue Tree Landscaping – 4494 Skippack Pike

Mr. Woodrow stated that the applicant has plans for an expansion of storage and appeared before the Planning Commission last month. The plan is approvable and

ready. The applicant will appear at a future meeting to present plans for potential approval.

- B. Mill Run/Airport – 761 Collegeville Road
Mr. Kuhls stated that the applicant had a full slate of consultants, including their civil engineer, environmental and traffic consultants, at the meeting to answer questions regarding the potential development. They would be requesting action at the next Board meeting.

Ms. Kateusz expressed several concerns about the development, including, but not limited to, the testing procedures of the water and soil on site. The applicant's environmental consultant, Mr. Fennimore, responded to her concerns.

Kevin Goff expressed support for the development and advocated for its approval.

Other residents expressed environmental concerns and inquired about the testing of the soil. Mr. Fennimore responded to questions and stated that there was no requirement for him to submit further testing to the EPA or DEP. Residents also shared concerns about the traffic and how it would impact nearby roads.

VII. REPORTS

A. Engineer –

1. Motion made by Ms. McGinnis to authorize payment No. 4 of \$25,155.00 to Jim Kenney for the Landis Trail Extension. Motion seconded by Mr. Webb. All in favor, motion carried.
2. Motion made by Mr. D'Angelo to authorize payment No. 3 of \$74,447.00, the balance owed on the 2022 Road Improvement project, to H&K Group. Motion seconded by Ms. McGinnis. All in favor, motion carried.
3. Motion made by Mr. Fox to award the bid for the 2023 Road Improvements project to GoreCon, Inc, the lowest bidder of four bids received. Motion seconded by Ms. McGinnis. All in favor, motion carried.
4. Motion made by Mr. Webb to approve the estimate of \$103,393.83 from Keystone Sports Construction, a COSTARS vendor, for the Palmer Park basketball court improvements. Motion seconded by Ms. McGinnis. All in favor, motion carried.

B. Solicitor

1. Mr. Kuhls made a recommendation to deny the land development application for Dunkin Donuts-4124 Skippack Pike, pursuant to review of the traffic study. Motion made by Mr. Fox to deny the land development application for Dunkin Donuts-4124 Skippack Pike. Motion seconded by Ms. McGinnis. All in favor, motion carried.
2. Mr. Fox made a motion to approve the Lenape Park condemnation settlement. Motion seconded by Mr. Webb. All in favor, motion carried.

C. Planner

1. Mr. Zadlo asked for the Board's approval to begin drafting a replacement to the EDO that had recently been repealed in an effort to clean up some of the regulations and controls. Motion made by Ms. McGinnis to approve Mr. Zadlo to begin drafting a rewrite. Motion seconded by Mr. Fox. All in favor, motion carried.

D. Manager

1. Motion made by Mr. D'Angelo to approve the MDI 4th of July Fireworks and the MDI 4th of July Parade. Motion seconded by Ms. McGinnis. All in favor, motion carried.
2. Ms. Eastmure stated that Armour and Sons, Inc had recently completed installation of new LED bulbs in the township's streetlights, which are environmentally friendly and cost effective. Motion made by Mr. Fox to approve payment of \$62,033.10 to Armour and Sons Inc. Motion seconded by Mr. Webb. All in favor, motion carried.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

The meeting was adjourned at 8:56PM.