



**UPPER PROVIDENCE BOARD OF SUPERVISORS
MINUTES FOR APRIL 4, 2016**

ATTENDANCE:

Philip Barker, Chairman; Lisa Mossie, Vice Chairman; Albert Vagnozzi, Supervisor; Staff present was Timothy J. Tieperman, Township Manager; Bryan Bortnichak, Assistant Township Manager; Edward Skypala Esq., Township Solicitor, Michael Coyne, Township Engineer; Geoff Grace, Planning Consultant; Ken O'Brien, Traffic Engineer; and Mark Toomey, Chief of Police.

PLEDGE OF ALLEGIANCE:

Chairman Barker opened the meeting with the Pledge of Allegiance.

APPROVAL OF BILL LIST:

1. **March 16, 2016 – March 31, 2016: \$399,038.37**

Mrs. Mossie made a motion, seconded by Mr. Vagnozzi to approve the bill list from March 16, 2016 to March 31, 2016 totaling \$399,038.37. The motion passed unanimously 3-0

APPROVAL OF MINUTES:

2. **March 21, 2016 Meeting Minutes**

Mrs. Mossie made a motion, seconded by Mr. Vagnozzi to approve the March 21, 2016 meeting minutes. The motion passed unanimously 3-0.

Mr. Tieperman read a prepared statement regarding the McCauley Tract.

In December 2015, WB Homes submitted an application for the McCauley Tract (aka 172 Hopwood Road). In its application, the developer was proposing an amendment to the Township's Zoning Code to allow, as a conditional use, the construction of 44 carriage houses on the tract.

In January of this year, the Planning Commission reviewed the WB proposal and received very few negative comments on the developer's townhouse proposal. Notwithstanding the Planning Commission's neutral reviews, however, each Supervisor mentioned their unwillingness to support this zoning amendment, for a variety of reasons, traffic being one of the major ones. As Township Manager, I have the responsibility to prepare the bi-weekly Board agenda, and to bring this matter to closure, and to address much of disinformative chatter out there from social media and other inaccurate sources. I recommended that this zoning amendment be discussed and formally disposed of this evening. To sum up, there is zero interest among the Supervisors to entertain this zoning amendment and such action will be taken momentarily.

PUBLIC COMMENTS:

John Gentile, 1704 Morgan Lane, stated that he wanted to thank the Board for taking a stance against the proposed development of townhomes at 172 Hopwood Road.

Dan Walsh, 221 Hopwood Road, stated that his family has been impacted by two accidents on Hopwood Road due to speeding. Mr. Walsh asked how to increase the safety on Hopwood and to insure that the residents won't be here in another three to five years trying to shut down another townhome development.

Mr. Vagnozzi responded that there is Police presence on Hopwood Road and that the Township is working with PennDOT to install a traffic light at the intersection of Hopwood Road and Route 29.

Kim Anderson, 123 Patriot Drive, asked if there was a cheaper way to install a traffic signal at the intersection of Hopwood and Route 29.

Mr. O'Brien gave a brief explanation of the process to install a traffic light at that intersection.

Joanne Jeffers, 1744 Morgan Lane, stated that "at this time" the Board is not considering changing the zoning on the Hopwood Road Development. Is there a condition that would change the zoning.

Mr. Barker responded that the owners of the property have talked about a "by right" proposal which would be single family homes. No plans have been submitted for review.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

3. Hear presentation from Rouse Chamberlin homes regarding its plans for the completion of Phase 1 of the Ridgewood Development.

Present for this discussion were Attorney Ed Mullin and Jonathan Penders, President of Rouse/Chamberlin Ltd.

Mr. Mullin stated that Rouse/Chamberlin is under agreement to buy the property in question.

Mr. Penders gave a brief description of this proposal. Rouse/Chamberlin is the equitable owner of the balance of Phase I as well as the balance of Phase II of the Ridgewood Development, which was rezoned to R-4. The plan calls for 29 units instead of the original 30 proposed. In order to construct the larger units and make the site improvements work as installed, we will need to relocate a number of utilities.

For the rear section, Rouse/Chamberlin is proposing 184 new units, to be in compliance with covenants of 235 total units and the existing farmhouse. These units are a blend of 20 feet and 24 feet wide townhouses. We believe the project is in general compliance with your zoning and subdivision land ordinance. However, we are seeking some flexibility on two points; roadway widths and building coverage requirements of the R-4 district.

At this time in the meeting Mr. Barker left the meeting.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

4. Consider adoption of an Ordinance to amend an intermunicipal agreement between Trappe Borough and Upper Providence Township to expand water service to certain properties not included in the original 2014 agreement.

Mr. Tieperman stated that an Ordinance is required when there is an amendment change between municipalities.

Mr. Vagnozzi made a motion, seconded by Mrs. Mossie to adopt Ordinance No. 555. The motion passed unanimously 2-0. Mr. Barker was absent.

5. **Consider adoption of Resolution 2016-11 authorizing the submission of a grant application through the Department of Conservation and Natural Resources (DCNR) for the completion of the Black Rock Park Trail.**

Mr. Tieperman read the Resolution. This Resolution authorizes the submission of a grant application through the Department of Conservation and Natural resources (DCNR) for the completion of the Black Rock Park Trail.

Mr. Vagnozzi made a motion, seconded by Mrs. Mossie to adopt Resolution No. 2016-11. The motion passed unanimously 2-0. Mr. Barker was absent.

6. **Consider authorizing execution of a Deed of Dedication conveying a strip of right-of-way on the east side of Route 29 South of Black Rock Road.**

Present for this discussion was Attorney Alyson Zarro. Ms. Zarro stated that the Township took dedication of a certain right-or-way along Route 29. With the current HOP across the street, PennDOT now wants this right-of-way.

Mr. Vagnozzi made a motion, seconded by Mrs. Mossie to execute the Deed of Dedication. The motion passed unanimously 2-0. Mr. Barker was absent.

MANAGER'S REPORT:

- a) Proposed Procedural Change #1 – Unlimited Extension Agreements**
- b) Proposed Procedural Change #2 – Contract for Professional Services**
- c) Proposed Procedural Change #3 – Escrow Establishment Procedures**
- d) Proposed Procedural Change #4 – Administrative Fees**
- e) Proposed Procedural Change #5 – SALDO Application Approval Process**

The above items have been tabled.

f) Topsoil Exportation Request

Mr. Bortnichak stated that the Township received a request for removal of topsoil from the Reserve at Providence construction site.

Mr. Vagnozzi made a motion, seconded by Mrs. Mossie to grant the request to remove topsoil from the Township. The motion passed unanimously 2-0. Mr. Barker was absent.

g) Bid Advertisement Authorization – Township Curb Replacement Project

Mr. Tieperman stated that an authorization is needed to advertise for the curb replacement project.

Mr. Vagnozzi made a motion, seconded by Mrs. Mossie to approve the advertisement for the curb replacement project. The motion passed unanimously 2-0. Mr. Barker was absent.

CONSULTANT REPORTS:

There were none.

SOLICITOR'S REPORT:

There were none.

SUPERVISORS COMMENTS

a) ZHB Appointment

Mrs. Mossie stated that there is an opening for the Zoning Hearing Board, and that there are two alternates. The Board needs to meet with the alternates to see if they would like to be full time. Also, appoint an alternate.

Mrs. Mossie also stated that the April 18, 2016 meeting will be cancelled.

ADJOURNMENT:

There being no further business Mr. Vagnozzi made a motion, seconded by Mrs. Mossie, to adjourn the meeting at 8:05pm. The motion passed unanimously 2-0. Mr. Barker was absent.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager/Secretary