

## LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS

**June 8, 2017**

The Board of Commissioners of Lower Pottsgrove Township held its regularly scheduled meeting on Thursday, June 8, 2017 at the Lower Pottsgrove Township Municipal Building, 2199 Buchert Road, Pottstown, Pennsylvania. Meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited. The following attended:

**Board of Commissioners:** Bruce Foltz, President, Stephen M. Klotz, Vice President; Earl E. Swavelly, Jr., Raymond W. Lopez and Robert W. Mohollen.

Charles Garner, Solicitor, Edward C. Wagner, Manager; Police Chief Michael Foltz; Lew Babel, Fire Marshal; Chad Camburn, Township Engineer and Sharon Colletti, Secretary were also in attendance.

Commissioner Foltz stated that the meeting will be recorded.

Solicitor Garner stated that prior to the meeting, starting at 6:15 p.m., the Board met in Executive Session to discuss Real Estate acquisition; no action was taken and no decisions were made.

Commissioner Klotz made the motion to approve the minutes from the May 25, 2017 meeting. Commissioner Lopez seconded the motion; all in favor (5-0)

### **COMMENTS FROM VISITORS:**

**Tony Doyle, 1745 Kepler Road,** asked the Fire Marshal if he was okay with the Sanatoga Green developer building three and four story buildings. Fire Marshal Babel replied that he was okay with the design as presented.

**Tony Doyle,** expressed his concerns about the size of parking spaces in the Township, and for those who have larger cars, it sometimes is difficult to park in the spaces provided. He would like to see the spaces widened. Mr. Wagner stated the size of the spaces is dictated by Code and are 9-1/2' by 18'0". The original Code was 9'0" so they have been increased by 1/2 foot.

### **REPORTS OF OFFICIALS AND COMMISSIONS**

#### **Police Report:**

Chief Foltz presented Lower Pottsgrove Police Officer James McCue, and Pottstown Police Officer Chris Zahorchak meritorious service awards for their response to and handling of a May 28th incident involving drugs at the Days Inn, 1600 Industrial Hwy. The two arrested three individuals on a variety of charges following an investigation that resulted in the seizure of quantities of heroin, marijuana, rock and powder cocaine, methamphetamine, suboxone, drug paraphernalia, and more than \$4,000 in cash. For our township that is a pretty significant drug investigation.

**Commissioner Klotz** congratulated and thanked both officers for their hard work and diligence. He expressed the Township's gratitude for taking the drugs and the responsible parties off the streets.

**Commissioner Swavely** thanked both officers and recognized the impact that these arrests may have had on saving individuals down the road. He acknowledged the great working relationship the two departments have between them.

**Statistics:**

<b>CALLS FOR SERVICE</b>	<b>1,025</b>
<b>ASSISTS:</b>	
<b>Given by Lower Pottsgrove PD</b>	<b>7</b>
<b>Received by Lower Pottsgrove PD</b>	<b>1</b>
<b>TRAFFIC ENFORCEMENT:</b>	
<b>Violations Indicated</b>	<b>121</b>
<b>DUI Arrests</b>	<b>9</b>
<b>CRIMINAL INVESTIGATIONS:</b>	
<b>Violations Indicated</b>	<b>135</b>
<b>Adults Arrested</b>	<b>26</b>
<b>Juveniles Handled</b>	<b>14</b>

All statistics and information are included in the Chief's report.

**Departmental Activity**

- Officer David McKechnie has completed one year of probationary status as a full-time police officer with LPPD on June 1<sup>st</sup>, 2017 and has performed exceptionally well during his first year. Subsequently, the Chief recommends he be removed from probationary status and retained as a full-time officer with LPPD.

**Commissioner Klotz** made the motion to retain Officer McKechnie as a full-time officer. **Commissioner Swavely** seconded the motion; all in favor (5-0)

**Tony Doyle, 1745 Kepler Road** asked if this increased the enrollment to 21 officers. Chief Foltz responded that it did not and the fleet remained at 20 officers. His status changed from probationary status to at will status and now becomes a tenured officer.

- LPPD has begun utilizing electronic filing of traffic citations. Several of our patrol fleet now are equipped with card readers and printers by which officers can more efficiently issue citations and have them electronically filed with AOPC. We secured a grant through National Highway Traffic Safety Administration (NHTSA) in which they supplied (4) L-Tron scanners for our vehicles as we have moved in to electronic filing of traffic citations. This was a matching grant; we purchased (4) units and NHTSA supplied the other (4) to outfit all (8) of our marked patrols cars.

**Emergency Management:** Eric Linsenbigler, Assistant Emergency Management Coordinator, presented the Emergency Management report.

- There was one Limited EOC activation on May 15 when multiple vehicle accidents occurred simultaneously at two different locations, where both accidents had hazardous liquid spills of some degree.
- Chief Michael Foltz, Manager Ed Wagner and Eric Linsenbigler attended the EDITS (Emergency Disaster Incident Training Symposium) Conference.
- During the month of May, we completed our Debris Management Capability Assessment.
- The inventory for the Critical Incident Management Trailer was reviewed. Requests were made for donations of equipment and we prepared to purchase appropriate equipment from remaining grant we received for the trailer.
- Reviewed our Emergency Operations Plan, checked for any needed updates and presented Plan to the County for recording.
- Ray Lopez and Sharon Colletti attended the Monthly Emergency Management Training at the County EOC.
- The Emergency Management team will continue to review all emergency plans and have all critical operation personnel trained and ready for the Limerick exercise in November.

**Fire Marshal:** Fire Marshal Babel noted the following statistics for the month of April:

<b>Station</b>	<b>Total Calls</b>	<b>Total Hrs. of Service</b>	<b>Total Personnel Hrs.</b>	<b>Total Personnel Training Hrs.</b>	<b>Total Fundraising Hrs.</b>
<b>Sanatoga (Station 58)</b>	38	42 Hours 50 Minutes	121 Hours 5 Minutes	176 Hours 50 Minutes	N/A
<b>Ringling Hill (Station 59)</b>	31	N/A	N/A	N/A	N/A

(All hours are approximate)

**Commissioner Swavely** wanted to thank both fire departments for their service.

**Highway – Public Works Department:** Commissioner Foltz read the Public Works Report for the month of May 2017 and announced it would be posted in the lobby.

**Commissioner Swavely** brought up the topic of the gas station at Mervine and Charlotte Streets and getting it cleaned up. He would like to see the Board meet together with the Solicitor to see what direction we need to go in order to get it removed. The Board agreed that it is something we need to take another look at as it is a huge eyesore in our Township.

**C.O.G.:** There was no report as there was no meeting

**Engineer:** Chad Camburn, P.E. of Bursich Engineering, presented the written Engineers' report updating the Board on various projects and activities going on in the Township. He highlighted the following projects:

- **Spring Valley Farms Amended Plan:**  
Review comments were last issued on March 22. We are currently awaiting revised plans and a financial security cost estimate from the applicant for phase 1. Permits have recently been issued by PennDOT for highway occupancy and the PaDEP for stream crossing. Approval from the Pottstown Borough Authority for water supply is pending.
- **Gerald Richards Park Improvements – Phase 1:**  
A PaDEP NPDES permit application for trail, parking lot, and stormwater improvements at the park was submitted to the Montgomery County Conservation District on June 5, 2017. The final plans and bid package will be completed once the permit is issued.
- **Rupert Road Bridge Reconstruction:**  
Updated plans, specifications, and estimates were submitted to the County on May 23. The County is currently working on their appraisals for discussion with the affected property owners. It appears the project probably will not start until next summer (2018) as the project has to go out to bid.

**Treasurer:** Mr. Wagner read the treasurer's report and announced that \$146,717.00 had been collected with the majority being real estate.

**Solicitor:** Mr. Garner highlighted the following items from his report:

Based upon discussions with the Board at the last meeting, additional information will be provided to the Board with respect to the current Solicitation and Peddling Ordinance for their review and possible action.

**Parks and Recreation:** **Mr. Wagner** presented the report. The Summer Concert Series will be kicking off on June 25<sup>th</sup> with Bill Koss. The schedule is on the township website. July is National Park & Rec month. Sanatoga Park is on the list for the park contest. Mr. Wagner reminded the Board that we received applications from five very qualified candidates to fill the vacancy on the Parks & Rec Board and is waiting for a decision.

**Lower Pottsgrove Township Authority:** **Mr. Wagner** stated the next meeting would be on Monday, June 12<sup>th</sup>. We just submitted our revised corrective action plan to DEP, originally submitted in 2007. We also received three quotes to replace the roof at the Porter Road Pump station which will be discussed.

**Pottstown Metropolitan Planning Commission:** **Commissioner Lopez** stated the meeting was held on May 24<sup>th</sup>. PECO had a Representative present to discuss incentives for residents and businesses to reduce their energy consumption. A discussion was held in regards to the latest survey by the County in regards to 2016 median home prices. A copy of the report is available on-line at Montgomery County's website. DCNR will announce the second round of successful

grant candidates sometime during the month of June. Montgomery County is working with Berks and Chester Counties to complete the final draft of their interconnected trails between the three counties. There will be no meeting for the Commission in August.

**Commissioner Klotz** made the motion to approve Joe Zlomek for the Park & Recreation Board. **Commissioner Swavely** seconded the motion; all in favor (5-0). **President Foltz** opened the floor to comments by visitors. Mr. Zlomek graciously accepted the Board's nomination and stated that he will not be doing any reporting on what takes place at any Parks & Rec meeting. If Parks & Rec should come before the Commissioners, he would report on that particular issue using the disclaimer that he is a member of the Parks & Rec Board. Mr. Zlomek does not foresee any conflicting issues with him serving on the Parks & Rec Board.

#### **SUBDIVISION AND LAND DEVELOPMENT:**

**2016-01: Sanatoga Green, Land Development Plan**, proposal to overall site consists of four parcels located along Evergreen and Linfield Roads within the Gateway Mixed Use / Gateway Residential Overlay Zoning District.

A presentation by attorney Frank Bartle, and principals of and consultants to developer Castle Caldecott LLC was made to the Board. Questions were posed by Commissioners regarding right-of-ways, neighboring properties, construction phasing, school bus and public transit travel, and traffic issues. The Board of Commissioners made its concerns known as it reviewed the latest drawings for the Sanatoga Green Project.

Sanatoga Green is currently expected to include 147 town homes and several hundred apartments and Commissioner Klotz expressed his concerns about students' safety in boarding buses on or near busy and truck-filled Evergreen Road. Kevin Johnson, Traffic Planning and Design Inc. who attended the meeting on behalf of the applicant, acknowledged Evergreen traffic can be busy in morning hours. At times, he said, it consists primarily of trucks moving to and from the nearby Pottstown Trap Rock Quarry in Sanatoga.

The Board asked for alternatives to offer young riders protection from traffic. When commissioners asked if buses could pick up students from roads within Sanatoga Green, rather than on the highway, Mike Engle, Engineer for the applicant, noted the district was unlikely to travel over privately owned roads. Most streets inside the project are anticipated to be owned by a future community association.

One solution, requested by developers themselves, is to dedicate an extension of Park Road – which would run from South Park Road to Evergreen Road – to the township for public ownership. A discussion ensued in regards to South Park Road and the dedication requirements and its potential impact on a long-time resident. All parties agreed they would take whatever measures they could to ensure the resident is accommodated. Solicitor Garner explained the ownership change would make the township responsible for the road's maintenance and repairs. Commissioners said they would consider the possibility.

A second option, raised by Castle Caldecott principal Ted Drauschak, was to talk with district officials about the possibility of making internal bus pick-ups despite private road ownership.

Commissioner Klotz praised Mr. Drauschak for his out-of-the box thinking. The Commissioners encouraged Mr. Drauschak to discuss the matter with the Pottsgrove School District.

The board members thanked Mr. Bartle and the developers for their presentation and although they were satisfied with answers they received, said they wanted more time to study documents and plans for the project and stated preliminary approval of the project, if forthcoming, could be considered during July.

#### **CORRESPONDENCE AND INFORMATION**

None

#### **OLD BUSINESS**

**Commissioner Klotz** made the motion to advertise Ordinance 335 establishing regulations for the use of Holding Tanks; **Commissioner Swavely** seconded the motion; all in favor (5-0)

**Commissioner Klotz** made the motion to advertise Ordinance 336 establishing the regulations for Blasting. **Commissioner Lopez** seconded the motion; all in favor (5-0)

#### **NEW BUSINESS:**

**Commissioner Klotz** made the motion to award the Oil & Chip Bid to Martin Paving, Inc. of Lititz, PA in the amount of \$39,844.17. **Commissioner Swavely** seconded the motion; all in favor (5-0).

#### **RESOLUTIONS AND ORDINANCES**

**Commissioner Klotz** made the motion to adopt Resolution 1137-17 Sewage Facilities Planning Module for Windhaven Estates 2910 E. High Street. **Commissioner Lopez** seconded the motion; all in favor (5-0)

#### **REVIEW OF WARRANT #861 FOR THE MONTH OF MAY 2017.**

Township Manager stated it would be ready by the end of the week for review.

#### **COMMISSIONERS COMMENTS:**

**Commissioner Mohollen** said he and other members of the Board attended the Lower Pottsgrove Police Golf Outing this past Monday. He said it was a tremendous outing for a great charity and wanted to pass along his thanks for all of the work that went into organizing such a great event. He expressed his thanks to Solicitor Garner and Mr. Wagner for the extra work in tweaking the proposed revision to the Solicitation Ordinance to ensure events like the recent Alex's Lemonade Stand at the Sanatoga Fire Station could still take place.

**Commissioner Lopez** commended the police officers for their diligence and hard work in apprehending those individuals at the hotel last month. Mr. Lopez wanted to remind everyone about the Strawberry Festival this weekend at the Historical Society and invited everyone to come out to support the Society.

**Commissioner Swavely** had no comment

**Commissioner Klotz** again gave shout outs to both our police departments and fire companies for their dedication and professionalism. Mr. Klotz extended his congratulations to Mr. Zlomek on his nomination to the Park & Recreation Board.

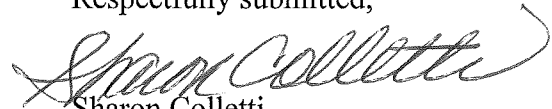
**Commissioner Foltz** announced there would be no meeting on June 22, 2017 and the next meeting would take place on July 6, 2017. President Foltz thanked Solicitor Garner and Chad Camburn for all of the additional work they have performed to ensure township interests were well represented in regards to the Sanatoga Green project.

**Ed Wagner** thanked Commissioner Foltz for looking out for our residents who will be affected by the pending Sanatoga Green Project.

**Solicitor Garner** stated he would make every effort to generate a draft of a Resolution for Preliminary Approval of the Sanatoga Green Project with enough time for all to review before the next meeting, and if anyone had any questions during their review process to feel free to reach out.

There being no further business, the public meeting was adjourned at 9:09 p.m. Next regularly scheduled meeting will be held on Thursday, July 6, 2017 at 7:00 p.m.

Respectfully submitted,



Sharon Colletti  
Township Secretary