

LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS  
August 23, 2012

The Board of Commissioners of Lower Pottsgrove Township held its regularly scheduled work session meeting on Thursday, August 23, 2012 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:** Jonathan H. Spadt, President; Bruce L. Foltz, Vice President; James D. Kaiser and Stephen M. Klotz.

R. Kurtz Holloway, Solicitor; Rodney P. Hawthorne, Manager; Alyson Elliott, Assistant Manager and Michele Cappelletti, Secretary.

Commissioner Michael McGroarty was absent from the meeting.

**COMMENTS FROM VISITORS:**

None.

**GODDARD SCHOOL PRIVATE EASEMENT:**

Michael Murray, Esquire, of OWM Law and Ed Shaw of the Goddard School were present at the meeting. Mr. Shaw is in the process of purchasing the Goddard School property from SCA, Ltd. Partnerships. Mr. Shaw was concerned that he would not have proper access to High Street, since the existing easement is between the owner of the property fronting High Street and the Township, currently SCA, Ltd. Mr. Murray requested that the Township consent to a private access easement through the existing easement between the Township and SCA, Ltd. for the lot being purchased by Mr. Shaw. The easement would to permit access to the Goddard School from High Street from a one-way driveway across the currently vacant SCA, Ltd. lot.

Solicitor Holloway advised that he and Mr. Hawthorne met with Mr. Murray and Mr. Shaw and they have no problem with the proposal. The Goddard School will continue to maintain the driveway and in no way will the access easement change existing conditions.

After discussion, Commissioner Klotz made a motion to allow a private easement to be drafted and approved by Township Manager Rod Hawthorne and Solicitor Kurt Holloway to protect the interest of the Township. Commissioner Kaiser seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

**POTTSTOWN REGIONAL PUBLIC LIBRARY PRESENTATION:**

Executive Director Susan E. Davis, M.L.S., delivered a presentation on the services and programs offered by the Pottstown Regional Public Library.

**APPROVAL OF MINUTES:**

Commissioner Klotz made a motion to approve the meeting minutes of the August 6, 2012 Board of Commissioners meeting. Commissioner Foltz seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

#### **RESOLUTIONS AND ORDINANCES:**

**None.**

#### **CORRESPONDENCE AND INFORMATION:**

The following information was included in the Commissioners' packets:

1. Article published in *The Mercury* on August 20, 2012 entitled "Comment sought on Oxychem cleanup change" by Evan Brandt.

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

**None.**

#### **OLD BUSINESS:**

See—**POTTSTOWN REGIONAL PUBLIC LIBRARY PRESENTATION.**

**Municibid**—Mr. Hawthorne reported that the highest bid received for the 2006 Ford Crown Victoria police vehicle was \$2,050.00; however the winning bidder could no longer afford the car. The next highest bid received was for \$2,000.00. Since the reserve price of \$1,000.00 was met, Mr. Hawthorne recommended that the Board accept the second highest bid.

Commissioner Foltz made a motion to accept the second highest bid in the amount of \$2,000.00 for the 2006 Ford Crown Victoria, Item No. 13489 on Municibid, submitted by Paul Perry. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

**Personnel**—Commissioner Spadt stated that in executive session, the Board has discussed a pay raise for Jennifer Corley. According to a memo provided to the Board by Mr. Hawthorne, Jennifer has taken on a number of new responsibilities and a pay raise of \$2.50 per hour is in order. The raise would be retroactive to August 1, 2012.

Commissioner Kaiser made a motion to authorize a pay raise for Township employee Jennifer Corley in the amount of \$2.50 per hour, effective August 1, 2012. Commissioner Foltz seconded the motion. Commissioners Spadt, Foltz and Kaiser voted Aye. Commissioner Klotz voted Nay. Motion carried by a vote of 3-1.

Joe Zlomek of the Sanatoga Post asked what Ms. Corley new hourly rate would be. Commissioner Spadt advised it will be \$18.63 per hour.

#### **NEW BUSINESS:**

**Budget Committee Meetings**—Commissioner Kaiser made a motion to approve and advertise the Lower Pottsgrove Township Budget Committee meetings to be held at the Township Municipal Building, 2199 Buchert Road, Pottstown, PA at 4:00 p.m. on September 20, October 4 and October 25, 2012 to conduct business related to the

Township's 2013 budget. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

**Sanatoga Station Development Discussion**—Mr. Hawthorne advised that TH Properties has submitted a proposal for a significant number of townhouses on the Haines & Kibblehouse property located on South Pleasantview Road. The current zoning for this area is LI Limited Industrial District and it does not support what they have proposed.

Ms. Elliott explained that THP has not provided a total number of dwelling units; their proposal is for a 250-“footprint” mix of stacked three-story flats and two-story townhomes. She advised that this site could yield approximately 450 townhome/flat residential units and a development this size will have a very large impact on Lower Pottsgrove.

Mr. Hawthorne requested that the Board have a “thumbs down” on this development, as the Township would like to see this area developed into a business park or similar, in accordance with the zoning.

Commissioner Klotz said this proposal is a nightmare and it would have a huge impact on the Township and the School District. Commissioner Klotz made a motion to not support the proposal submitted by TH Properties for the Sanatoga Station Development on the 57-acre Haines and Kibblehouse property located on South Pleasantview Road. Commissioner Foltz seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

Joe Zlomek asked Ms. Elliott what happened to the overlay ordinance plan for zoning of that part of the Township. Ms. Elliott advised that the Township is still working on the Sanatoga Interchange rezoning and is utilizing information provided in the Regional Fiscal Impact Study, as well as pulling in some of the zoning Limerick Township has been working on.

**Warrant #803**— Commissioner Klotz made a motion to approve Warrant #803 for the month of July 2012. Commissioner Kaiser seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

**Acceptance of Treasurer's Report**—Commissioner Kaiser made a motion to accept the Treasurer's Report for the month of July 2012, as submitted by Jennifer Marsteller. Commissioner Foltz seconded the motion and it was unanimously approved. Vote was 4-0.

#### **COMMISSIONERS' COMMENTS:**

**Commissioner Klotz** said that school starts on Monday, so be careful with kids on the street. Also, Pottsgrove's fall sports are starting up again and the Pottsgrove Falcons football team plays every Friday night.

**Commissioner Klotz** congratulated Commissioner Spadt on being Montgomery County's Area 2 leader of the Republican party. He also congratulated Commissioner Spadt on being a delegate at the Republican National Convention. Commissioner Klotz felt this was huge for Lower Pottsgrove Township and put us on the map. He said it was an honor to have Commissioner Spadt going to the convention.

**Commissioner Kaiser** congratulated Commissioner Spadt as well. He also congratulated Joe Zlomek on the four-year anniversary of the Sanatoga Post.

**Commissioner Foltz** also congratulated both parties and said he is a daily reader of the Post.

**Commissioner Foltz** reported that installation of the Gerald Richards Park playground equipment will be completed in about two weeks. He said the Road Crew did a fantastic job and it looks great.

**Commissioner Spadt** thanked his fellow Board members for their comments. He asked Mr. Zlomek if he could feature an article making people aware of school's opening.

**MANAGER'S COMMENTS:**

Ms. Elliott reported that mulch will be delivered to the playground next week. According to the final accounting, there will be money left over that can be used for landscaping, plastic railroad ties, etc. Commissioner Kaiser asked if the wall was back up. Ms. Elliott said the wall can go back up but she has not been able to reach the Soccer Association.

There being no further business, the public meeting adjourned at 7:30 p.m.

Next meeting will be held on Tuesday, September 4, 2012 at 7:00 p.m.

Respectfully submitted,



Michele M. Cappelletti  
Township Secretary