

LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS
March 4, 2013

The Board of Commissioners of Lower Pottsgrove Township held its regularly scheduled meeting on Monday, March 4, 2013 at the Lower Pottsgrove Township Municipal Building, 2199 Buchert Road, Pottstown, Pennsylvania. Meeting was called to order at 6:00 p.m. and the Pledge of Allegiance was recited. The following were in attendance:

Board of Commissioners: Jonathan H. Spadt, President; Bruce L. Foltz, Vice President; Michael McGroarty, James D. Kaiser and Stephen M. Klotz.

R. Kurtz Holloway, Solicitor; Rodney P. Hawthorne, Manager; Alyson E. Elliott, Assistant Manager; Michael A. Foltz, Chief of Police; Lew Babel, Fire Marshal; Chris Wilcox, Emergency Management Coordinator; Jennifer V. Marsteller, Treasurer/Tax Collector; Scott Exley, Township Engineer and Michele Cappelletti, Secretary.

PRESENTATION: SPRING VALLEY FARMS

Brennan Marion of Homsher Hill, LLC and Seth Shapiro of Barton Partners Architects Planners, Inc. delivered a presentation for a revised subdivision plan for Spring Valley Farms located at Bleim and Pleasant View Roads in Lower Pottsgrove Township that they were seeking the Commissioners' general thoughts on before submitting a formal application. A plan was previously approved, with conditions, for this subdivision in 2006.

The previously approved plan was for 178 single family homes. The conceptual plan is for 63 single family homes and 202 townhomes, for a total of 265 residences. Mr. Marion presented a traffic generation comparison and a fiscal impact analysis comparing statistics from the previously approved plan with that of the concept community.

In summary, Mr. Marion stated that the conceptual plan is a smart growth design, will increase tax revenue, will be beneficial to schools +\$1.1M, has +/- 95 acres of open space, 2 sports fields/parking for 100/trail system and is positive community building. A question and answer period followed the presentation.

Mr. Exley noted that the traffic decreased, even though there are more units. He asked if the number of children living in townhomes is less. Commissioner Spadt said young couples without children and seniors are part of the reason the number comes down. Mr. Shapiro said the smaller lot single, with less yard to care for, is a move down for seniors. Commissioner Kaiser asked if the statistics are based on national averages. Mr. Marion said they are.

Mr. Marion stated that the Township would only provide fire and police services; all other services will be provided through a homeowners' association. Commissioner Foltz asked if all homes will have sprinklers and Mr. Marion said they would. Commissioner McGroarty asked if the uses and lot sizes fit currently within the Township's ordinances. Ms. Elliott said the tract is zoned R-1 residential, but permits planned residential project designs.

Commissioner McGroarty asked if the realignment of Bleim Road is going by the wayside. The proposed plan does not show a realignment of Bleim Road, but Mr. Exley said he wants to see what the consultants have to say about realignment of the intersection.

Lower Pottsgrove Planning Commission member Bill Wolfgang was concerned about light pollution from 268 residences, water run-off from the development, maintenance and safety responsibilities for parks (Township or HOA), increased traffic at the intersection of Pleasant View, Pruss Hill and Bleim Roads and realignment of the intersection. Mr. Wolfgang also said he counted more units on the plan than what was being stated.

Commissioner Klotz's biggest issue was the projection that there will be 107 school-age children with 265 residential units. He felt that statistic was unrealistic and there would be more children living in the development. He also questioned the 3% increase in traffic for the proposed development. He does not believe in using 1.5 cars per home and thought statistics should be based on 2 cars per home.

There was discussion about the sports fields and parking spaces. Commissioner Klotz asked if the proposed 100 parking spaces Mr. Marion proposed to build on the Township's Pleasantview Park, along with a baseball and multi-purpose field, would be sufficient to meet parking requirements for the park. Commissioner McGroarty discussed the Pleasant View Park Master Plan and developing the parking in phases. He asked if 100 spaces satisfy Phase I of the plan, with more parking being added in Phase II and III. Ms. Elliott said that the master plan for Pleasantview Park calls for the development of the park in phases. Each phase would have enough parking set aside to meet the needs of each phase. Mr. McGroarty said Mr. Marion would need to work with the Township to ensure that any facilities developed at Pleasantview Park are in accordance with the adopted master plan.

Mr. Marion said the experts are top notch and the studies are based on Montgomery County and Lower Pottsgrove Township. He will provide additional information with all the details. Mr. Hawthorne said information provided by Mr. Marion will be reviewed by the Township's engineers, traffic engineers, Montgomery County, etc. and they will have comments. Commissioner Foltz said there will be a public hearing on the project.

Commissioner Klotz asked about the 95 acres of open space. Mr. Marion said it would be available to the Township for acquisition. Commissioner Klotz asked if the Township does not purchase the open space, can it be built on. Mr. Marion said it would be developable. Solicitor Holloway said the Township has the ability to address this during the subdivision/land development process. The amount of remaining land that could be developed would depend on his developable acreage calculations, which would be determined during zoning review.

Commissioner Spadt asked about funding for the open space. He stated Mr. Marion needs to get his money out of it (the open space) to proceed with the project. He asked if the Township would decide to purchase the open space, would Mr. Marion work with us and be creative. Mr. Marion said he would be willing to finance the purchase.

Joe Zlomek of the Sanatoga Post asked if Mr. Marion considered contacting Pottstown Area Rapid Transit (PART) about bringing bus lines to the development. Mr. Marion said no, it is not something that he does.

Commissioner Spadt asked who the Township's contact is at Montgomery County. Ms. Elliott advised Joe Nixon and, from the County's perspective, they want to focus on housing of this size. The Spring Valley Farms conceptual plan fits in with the County's vision and its comprehensive plan.

The presentation was informational and no action was taken by the Board of Commissioners.

PRESENTATION BY CHIEF OF POLICE:

Chief of Police Michael Foltz presented Sgt. Tim Walters with an Exceptional Duty Award for his professionalism and restraint when he diffused a potentially deadly situation on February 24, 2013. When Sgt. Walters arrived on scene, he encountered a violent assault in progress. Sgt. Walters confronted the subject, took him down at gunpoint and brought the situation under control without any further threat to life. The Commissioners expressed their appreciation and congratulated Sgt. Walters for his exceptional service.

OLD BUSINESS:

Approval to Hire Laborer—Mr. Hawthorne reported that after reviewing 139 applications and interviewing 16 applicants, he and John Fogel recommend the hiring of Chad Davis to fill the open position on the road crew. Mr. Davis does have a CDL license.

Commissioner Klotz made a motion to hire Chad Davis for the position of public works laborer at a rate of \$19.00 per hour. Commissioner Foltz seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

2766 E. High St.—At the last Board of Commissioners meeting, there were questions from the Commissioners on whether or not Todd Maxey needed permits for the work already completed at 2766 E. High Street. Keith Place advised there was no work noted that required building permits and, at this time, there are no outstanding issues in reference to required building permits.

RESOLUTIONS:

Resolution No. 965—Commissioner Klotz made a motion to approve Resolution No. 965 adopting the 2012 Montgomery County Hazard Mitigation Plan. Commissioner Kaiser seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Resolution No. 968—Solicitor Holloway reported that Resolution No. 968 amends Sections 4.1 and 4.4 of the current Civil Service Rules and Regulations. The Civil Service Commission has voted and recommends approval.

Commissioner Klotz made a motion to approve Resolution No. 968 amending the Rules and Regulations of the Civil Service Commission of Lower Pottsgrove Township. Commissioner McGroarty seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Resolution No. 969—Commissioner McGroarty made a motion to approve Resolution No. 969, reappointing E. G. "Woody" Righter to the Lower Pottsgrove Township Civil Service Commission. Commissioner Kaiser seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Resolution No. 970—Commissioner Foltz made a motion to approve Resolution No. 970, reappointing William Keohane to the Lower Pottsgrove Township Parks and Recreation Board. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Resolution No. 971—Solicitor Holloway advised that at the last meeting, the Board voted on the appointment of the Deputy Tax Collector but did not have all the details. He asked the Board to vote again, giving consideration to the following information:

1. Resolution No. 971 states the Township will pay the premium for the Deputy Tax Collector's bond, which is \$498.00.
2. Resolution No. 971 clarifies that any salary paid to the Deputy Tax Collector is deducted from the elected Tax Collector's compensation.
3. Deputy Tax Collector's appointment and bond expire December 31, 2013.

Commissioner Foltz made a motion to approve Resolution No. 971, appointing Virginia Smith as Deputy Treasurer and Deputy Tax Collector. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Warrant—Warrant No. 810 for February 2013 will be distributed via email for the Commissioners' review.

Tuition Reimbursement—Commissioner Klotz made a motion to approve Officer James Kenney's Request for Reimbursement for Tuition and Books, in the amount of \$1,692.00 plus \$93.00 for books, for a total reimbursement of \$1,785.00. Commissioner Kaiser seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

NEW BUSINESS:

Human Resource Issues—Commissioner Foltz made a motion to authorize Alyson Elliott to work with staff to update the Township's personnel policies, job descriptions, office procedures and other HR issues. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Approval to Update Township Website—Ms. Elliott reported the current Township website is over 7 years old and is outdated. She requested authorization to develop a new website using WordPress, which is free and easy to update. Commissioner Spadt said Alyson showed him a sample homepage and it looked more professional than the current format. Chief Foltz would like to post forms on the Police Department webpage and asked if the new website would offer this capability. Ms. Elliott said the new site would have more flexibility and Chief Foltz's request would be easily accommodated. Commissioner Spadt requested that Ms. Elliott and Chief Foltz meet to discuss the Police Department's webpage. Joe Zlomek uses WordPress and he thinks the Township will be very happy with it. He volunteered his time to help get the new website running.

Commissioner Kaiser made a motion to authorize Alyson Elliott to develop a new Lower Pottsgrove Township website using WordPress. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Mervine and North Adams Street—Mr. Hawthorne reported that there is a collapsed storm water main on the Pottstown side of North Adams Street. Mr. Hawthorne has notified the Borough of Pottstown that it is their responsibility to repair it. Mr. Exley asked if the road belongs to the Township. Mr. Hawthorne advised the ownership is half (Pottstown) and half (Lower Pottsgrove Township). Mr. Exley asked if the Township can dictate what type of pipe is installed. Mr. Hawthorne said we can, once Doug Yerger (Pottstown's Public Works Director) gets back to him.

APPROVAL OF MINUTES:

Commissioner Kaiser made a motion to approve the minutes of the February 21, 2013 Board of Commissioners meeting. Commissioner Klotz seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

REPORTS:

Engineering—Mr. Exley distributed a report updating the current status of active projects and recent engineering activities.

C.O.G.—No report. Commissioner Foltz advised there will be a meeting next Wednesday.

Solicitor—No report.

Parks and Recreation and Pottstown Metropolitan Regional Planning

Ms. Elliott reported the following:

1. **Regional Recreation Coordinator**—The various Boards are being asked for a “yay” or “nay” to the concept of a Regional Recreation Coordinator. The Township's Parks and Recreation Board will be discussing the position and will make a recommendation to the Board of Commissioners.
2. **Regional Comprehensive Plan**—This Plan was adopted in 2005 and it is time for Regional Planning to consider updating it.
3. **Delaware Valley Regional Planning Commission (DVRP)**—Regional Planning tasked DVRPC with examining local roads and bridges and their condition scores.
4. **Montgomery County Planning Commission**—The County Planning Commission is looking at a model sign ordinance that will address LEDs and billboards from a regional standpoint.
5. **Open Space**—The Township's Parks and Recreation Board is looking for ways to finance open space and will be discussing an open space tax and a recreation tax.
6. **Summer Events**—The Township's Parks and Recreation Board is starting to plan the summer events.

PRESENTATIONS TO POTTSBROVE HIGH SCHOOL STATE CHAMPIONS:

Commissioner Spadt welcomed The Honorable Mark Painter, State Representative, 146 Legislative District, Montgomery County to the meeting. Rep. Painter is an alumnus of Pottsgrove High School.

Pottsgrove School District Athletic Director Gary DeRenzo thanked the Board for honoring the Pottsgrove High School Band and its Director, Mr. Victor Holladay, and the Cross Country team and its Coach, Mr. Larry Rehtin and Assistant Coach, Marilyn Eaton. Mr. DeRenzo stated that the Cross Country team's state championship was the first athletic state championship in the school's history. It is the second state championship for the band.

Mr. Rehtin and Mr. Holladay expressed their appreciation to the Commissioners. Mr. Scott Fulmer, President of the Pottsgrove School District Board of Directors, advised that the District purchased jackets for the Band, Cross Country and Football teams. He said they are an outstanding group of young people.

Commissioner Spadt felt that what makes people exceptional is not only what is learned in the classroom, where you master the basics, but in the stadiums and concert halls as well. This is where we are creating our next generation of leaders. Speaking as a coach, Commissioner Klotz personally thanked the coaches for going above and beyond. He felt the state championships will take the students far in life. He also thanked the students for their dedication and making Pottsgrove proud.

The Honorable Mark Painter presented citations from the House of Representatives of Pennsylvania to the Pottsgrove High School Cross Country Team and the Pottsgrove High School Falcon Marching Band.

On behalf of the Board of Commissioners, Commissioner Spadt presented commemorative plaques to the Cross Country team and the Marching Band.

Commissioner Spadt left the meeting at 7:25 p.m. The remainder of the meeting was conducted by Vice President Bruce Foltz.

REPORTS (continued):

Police

Chief Foltz reported that there were 957 reported calls for service, which included 69 traffic violations. He highlighted the following from his report:

1. **Calls for Service/Departmental Activities:** The Civil Service Commission met on February 9, 2013 and voted to begin the application process and testing procedure to establish an eligibility list.
2. **Traffic Enforcement:** Traffic enforcement on Bleim Road is ongoing; however, scheduled details were cancelled last month due to weather or officers being called to other assignments.
3. **Fleet:** Two new 2013 Dodge patrol cars were ordered and have arrived. They are expected to be deployed by the end of March.

All statistics and information are included in the written report. Chief Foltz asked the Commissioners to contact him if they had any questions or comments regarding his report.

Emergency Management

Chief Foltz delivered the Emergency Management Report for the month of February 2013. EMC Wilcox was called from the meeting for an emergency. He highlighted the following from the Emergency Management report:

1. EMC Wilcox, Chief Foltz and Chad Camburn attended the Public Assistance kickoff meeting.
2. EMC Wilcox reviewed and updated the SARA Title III plan for Home Depot. Updates were submitted to Montgomery County.
3. Lower Pottsgrove received and installed Limerick Generating Station information signs.

Fire Marshal

The Fire Marshal reported the following statistics:

Station	Total Calls	Total Hrs. of Service	Total Personnel Hrs.	Total Personnel Training Hrs.	Total Fundraising Hrs.
	Jan. 2013	Jan. 2013	Jan. 2013	Jan. 2013	Jan. 2013
Sanatoga (Station 58)	19	15	112	277	Not provided
Ringling Hill (Station 59)	14	18	Not provided	200	248

All reported hours are approximate.

Mr. Babel reported that our two fire companies responded to call in Pottstown yesterday morning. The PECO truck drove over the hose and destroyed the coupling. We are negotiating with PECO for a new hose.

Mr. Babel told Joe Zlomek he received a call from Cornerstone Realty in Connecticut regarding an article about the Oxy Chem site in the Sanatoga Post. The person was pleased with the article.

Highway—Public Works Department: Commissioner Foltz read the Public Works Report for the Month of February 2013. Report will be posted on the bulletin board.

Treasurer

Ms. Marsteller presented the Tax Collector's Monthly Report to Taxing Districts for the month of February 2013 to the Commissioners for review.

Lower Pottsgrove Township Authority (LPTA)

No report. Mr. Hawthorne will report in April after the next Authority meeting on March 11, 2013.

CORRESPONDENCE AND INFORMATION:

The following information was included in the Commissioners' packets:

1. Memo to R. Hawthorne from K. Place. Re: 2766 East High St.

SUBDIVISION AND LAND DEVELOPMENT:

See **PRESENTATION: SPRING VALLEY FARMS.**

COMMENTS BY VISITORS:

Tony Doyle, 1745 Kepler Road, asked if the public is going to be kept aware on the progress of the Spring Valley Farms plan presented by Brennan Marion at tonight's meeting. Commissioner Foltz said tonight was only an informational presentation and there will be public hearings.

Mr. Doyle asked where he could get green house numbers for his mailbox, like the residents have in New Hanover Township. Commissioner Foltz will find out at the next C.O.G. meeting.

Mr. Doyle said the Township hired another employee for the road crew, which makes 4. When we had 3 employees, the Township subcontracted out for cutting the grass at Sanatoga Park. He asked if the Township has cut out subcontracting for snow plowing. Mr. Hawthorne said it depends on the size of the storm. Mr. Hawthorne also said the new man, with a truck, will cut out some grass cutting. Ms. Elliott said last summer, we had 4 employees and we did not subcontract. This summer we will again have 4 employees and the grass cutting will all be covered by staff. Commissioner Foltz clarified that we did not hire an additional employee for the road crew; we hired an employee to replace one who left.

Wil Hallman of Hallman Retirement Neighborhoods (HRN) informed the Board that the lights he installed in Buchert Ridge Community are not the lights that are on the approved plan. The lights depicted on the plan would require HRN to change all the lights in Phase I and replace them with ones that have the lumens required by zoning, which would be brighter than what is currently in place. He said he is going to tell his residents to come to a Commissioners meeting and deal with the Board, not him.

The Commissioners, Solicitor and staff discussed Mr. Hallman's concerns. They were not aware that Mr. Hallman did not install the approved lighting at Buchert Ridge Community prior to him telling them about it at tonight's meeting. This would have been discovered when the as-built plans were submitted by Mr. Hallman and reviewed by staff. No action was taken at this time.

Mr. Doyle commented that staff are not residents and, in his opinion, he would get in his car himself and see what he thinks.

COMMISSIONERS COMMENTS:

Commissioner Klotz congratulated Sgt. Walters on his Exceptional Duty Award. He thanked Chief Foltz and said the Department is doing a great job under his direction.

Commissioner Klotz thanked Chief Foltz and Fire Marshal Babel for escorting the state champions back to Pottsgrove High School.

Commissioners Kaiser echoed congratulations to Sgt. Walters and said Chief Foltz is doing a great job in the Police Department. He also said it was great to see the kids here.

Commissioner McGroarty said Chief Foltz and the Police Department are more visible in the school community and, from what Commissioner McGroarty is hearing, he is very impressed with the safety measures Chief Foltz is implementing.

Commissioner Foltz has a friend in the Township whose wife fell and broke her leg. Officer Slothower responded and they were very appreciative of how he handled himself professionally and how he handled the situation.

Commissioner Foltz asked Mr. Hawthorne for the status of the generator project. Mr. Hawthorne advised that BSI is sending us a Waiver of Liens. Mr. Hawthorne will contact Dawn Medvesky about the next step, issuance of the Notice to Proceed.

Commissioner Foltz asked the Commissioners to start using their Township email accounts. Mr. Zlomek asked that the email addresses be posted on the Township website for the community.

There being no further business, the meeting was adjourned at 8:05 p.m.

Next regularly scheduled meeting will be held on Thursday, March 21, 2013 at 6:30 p.m.

Respectfully submitted,


Michele M. Cappelletti
Secretary