

## LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS

November 17, 2016

The Board of Commissioners of Lower Pottsgrove Township held its regularly scheduled meeting on Thursday, November 17, 2016 at the Lower Pottsgrove Township Municipal Building, 2199 Buchert Road, Pottstown, Pennsylvania. The meeting was called to order at 7:03 p.m. and the Pledge of Allegiance was recited. The following were in attendance:

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

Matthew Hovey, Solicitor, Edward C. Wagner, Manager; Michelle Christman, Finance Director and Sharon Colletti, Secretary also were present.

Mr. Hovey announced that prior to tonight's meeting the Board met in Executive Session to discuss a personnel issue and real estate matter. The Sunshine Law requires this announcement to be made.

### COMMENTS BY VISITORS:

**Mr. Charles Nippert**, 222 N. Pleasantview Road expressed concern regarding the District 2 polling location (Berean Bible Church) for the Township. He stated that the lines to vote were excessive and some waited in excess of 2 ½ hours to cast their vote. He wonders what will happen once Sanatoga Green comes, which will be entirely in District 2, and asks that the Township reach out to the County to address the issues.

Mr. Ken Briar, a representative from Sanatoga Green, stated that the developer would be willing to offer Sanatoga Green as a polling location for their residents, and other residents of the District, if would help the situation.

President Foltz stated they would take it under advisement and would reach out to the Solicitor and Board of Commissioners for discussion.

**Mr. Tom Troutman**, a Pottsgrove resident, expressed his concerns regarding the blue light emissions from the LED streetlights and their potential health hazards. He hopes the Township took that into consideration when making their decision.

**Mr. Ted Drauschak**, a Pottsgrove resident and principal in the development group Castle Caldecott along with Ken Briar and Paul Callahan, both principals in the project spoke briefly in regards to the status of the Sanatoga Green project.

First Mr. Drauschak mentioned that they had sent in written responses to Montgomery County Planning Commission and a written response to the Metro Regional Planning Board comment letter. Both of these letters had similar concerns to the Engineer's comment letters.

Mr. Briar stated that they had a get-together with the "neighbors" at Cutillo's for two hours to discuss the projects and if there were any concerns and handed out a copy of the invitation. He stated he felt it was a very successful event. He handed out the original impact study that was

done by Glackin back in July 2016. He stated that the net income to the township is \$191,628.00 and the net school district fiscal impact is nearly \$2.2 million per year.

Mr. Briar addressed previous questions by both President Foltz and Commissioner Klotz regarding the appearances and elevations of the homes. A sample photo was handed out for review. He explained that each unit steps back two feet from the next house. He stated that the homeowner would not be permitted to choose their exterior finishes; they are predetermined by the builder and will have some kind of combination of siding and stone. President Foltz asked if the developer had considered making Sanatoga Green a 55+ community. Mr. Drauschak stated they did look into it, and found that the market for those communities is saturated and what is selling are "entry level" homes. Although these homes are price-pointed at \$275K, they are considered entry level.

Mr. Drauschak also handed out floor plan drawings and stated they are 1,800-1,900 sq. ft. All have three bedrooms and various amenities to attract the buyers. Some may have fireplaces and many will have rear decks.

Mr. Briar stated they purchased the Fleck property and stated that as of now, the overall project is 40% green.

Mr. Briar stated that in regards to the fence, they would do whatever the Engineer recommends. The national standard is 36" but said they will go with 42" if that is what is required by us. He also stated the retaining wall will be built on hard rock. The maintenance of it will be the responsibility of the HOA.

Mr. Drauschak discussed the floodplain issue and stated that they did some additional testing to map the soils that were of concern. As a result, one retaining wall must be moved 5'0" in order to avoid these soils. There also is a hydraulic study of the channel being done which was not originally mapped by FEMA and the results should be presented to the engineer by the end of the week.

Mr. Briar stated that after Friday, the Board will have everything that they, the owner, can provide.

Commissioner Lopez stated that he had a whole list of questions that needed to be addressed but he did not have them with him as this project was not on the agenda for tonight. He requested from the President that we have a special meeting to discuss this project. President Foltz asked Mr. Hovey if we were able to hold a special meeting and feels now we are overwhelmed with so much information in such a small window of time. Mr. Briar took the opportunity to remind everyone that this is just preliminary approval and that will the owner still will need to come for final approval at each stage.

Commissioner Mohollen took the opportunity to reiterate the importance of the commercial aspect of the project, specifically the potential for future local full-time jobs.

President Foltz asked the Board their feeling for a special meeting. Mr. Callahan suggested in lieu of a special meeting, that they be added to the agenda for a regular scheduled meeting and

Commissioner Klotz stated that he will not be present on December 5<sup>th</sup>. President Foltz stressed that there be a full Board present and then suggested the December 15<sup>th</sup> meeting. As it is the last meeting of the year, the Board voted the meeting begin at 6:00 p.m. so there is time for the project agenda and the regular agenda.

**CORRESPONDENCE AND INFORMATION:**

1555 Medical Drive Tax Assessment: The owner appealed their assessment; their appeal was denied. Mr. Lopez made the motion to enter the solicitor's appearance in the appeal court filing; Mr. Mohollen seconded the motion. All in favor (5-0)

**OLD BUSINESS:**

Commissioner Klotz made the motion to approve the Program Agreement concerning the LED Streetlight Initiative; Commissioner Lopez seconded the motion. All in favor (5-0)

**SUBDIVISION AND LAND DEVELOPMENT:**

None.

**NEW BUSINESS:**

Commissioner Klotz made the motion to request Proposals for On-Road and Off-Road Diesel Fuel; Commissioner Swavely seconded the motion. All in favor (5-0)

Commissioner Klotz made the motion to adopt the Tentative Budget for Fiscal Year 2017; Commissioner Mohollen seconded the motion. All in favor (5-0)

Commissioner Klotz made the Motion to advertise the Budget and Tax Enabling Ordinances:

- Ordinance No. 146-QQ Adopting the Lower Pottsgrove Township 2017 Budget
- Ordinance No. 133-PP Setting the Real Estate Property Tax Rate for 2017
- Ordinance No. 134-QQ Setting the Rate of Assessment of Street Lighting for 2017

Commissioner Mohollen seconded the motion. All in favor (5-0)

**RESOLUTION AND ORDINANCE:**

None

**Commissioner Klotz motioned for the approval of Warrant #854 for the month of October 2016. Commissioner Swavely seconded the motion and it was unanimously approved (5-0)**

**Commissioner Swavely motioned to accept the Treasurer's Report for October 2016. Commissioner Lopez seconded the motion and it was unanimously approved (5-0)**

**COMMISSIONERS COMMENTS:**

**Commissioner Mohollen** had no comments

**Commissioner Lopez** invited everyone to attend the craft fair at the Sanatoga Fire House on Saturday the 19<sup>th</sup> which runs from 9:00 a.m. - 2:00 p.m. He also thanked President Foltz for all of his work done with the electrical projects at the township properties. He has done a great job and has saved the Township a lot of money.

**Commissioner Swavely** stated that he attended the Montgomery County Police Chief's meeting earlier in the day and announced that the radar bill had passed in the Senate but failed on the House floor.

**Commissioner Klotz** wanted to thank the budget committee for all their work they do in preparing the budgets every year. It isn't easy and they face many challenges but ultimately make good decisions and end up with good results. He also extended his thanks to all of the different groups and committees who work on the various "little" projects in the township.

**Commissioner Foltz** also thanked the budget committee, especially Michele, for their hard work in putting together the budget each year.

**Ed Wagner** stated that the sign for the township building should be installed on Friday. Mr. Wagner also mentioned there would be a meeting with the trash committee on the 29<sup>th</sup> to review the mailer to be distributed to residents along with a discussion about travel on the major roads at rush hour. Mr. Wagner also commended President Foltz for his hard work.

**Solicitor Hovey** updated everyone on the status of Solicitor Garner.

There being no further business, the public meeting was adjourned at 8:00 p.m. Next regularly scheduled meeting will be held on Monday, December 5, 2016 at 7:00 p.m.

Respectfully submitted,



Sharon Colletti  
Township Secretary