

LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS
January 20, 2022

The Board of Commissioners of Lower Pottsgrove Township held their regularly scheduled meeting on Thursday, January 20, 2022, via Zoom. The regular scheduled meeting was called to order at 6:30pm.

The regular scheduled meeting was called to order at 6:30pm. The following were in attendance:

Board of Commissioners: Bruce L. Foltz, Raymond W. Lopez, Robert Mohollen and Michael McGroarty were all present.

Edward C. Wagner: Manager, and Charles Garner: Solicitor were also present.

Commissioner Foltz stated the meeting will be recorded, he asked any speakers to give their name and address for public comments. The township is following social distancing guidelines recommended by the Center for Disease and Control to limit exposure.

APPROVAL OF MINUTES:

Commissioner Lopez made the motion to approve the minutes of the January 3, 2022, Board of Commissioners meeting. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

PRESENTATION:

Jay Tornetta, Valley Forge Properties 3049 High Street on a request for a Text Amendment to the Gateway Interchange District (G-IN) Zoning District.

Mr. Tornetta began his presentation by introducing his team which included his son, Michael, his planner, Charles. Mr. Tornetta gave a brief summary of his thoughts and ideas for the text amendment for 3049 High Street. Mr. Tornetta showed his plan with the proposed buildings. Mr. Tornetta went on to explain that he got full preliminary approval for this 100,000 square foot building with a 7,500 square foot restaurant. Mr. Tornetta, explain he went for a flex plan approval which will allow the buildings to be moved throughout the property depending on the final tenants. Mr. Tornetta explained he did not go for final approval at this time. Mr. Tornetta explained he has gotten full HOP approval from PENNDOT, NPDES permit from MCCD and is turn-key ready to go. Mr. Tornetta explained that some work has already been completed at the site, such as a basin in the back of the property. Mr. Tornetta explained that an issue they are having is getting water to the site at reasonable cost. Mr. Tornetta explained that they will continue working on the road improvements from PENNDOT. Mr. Tornetta explains that flex building option is an opportunity where a building is split between a portion of office space, a portion of warehouse, overall, a multi-use building. Mr. Tornetta explained to the Board that they have produced a sketch plan of what these flex building would look like and shows the Board the proposed plans. Mr. Tornetta explained that the facilities have more than enough parking spaces to meet the code. Mr. Tornetta stated that even with having ample parking, they are decreasing the parking and increasing the amount of impervious coverage. Mr. Tornetta explained that there will still be more than enough parking per code.

Commissioner Foltz asked Mr. Tornetta what would occupy the larger building. Mr. Tornetta explained to Commissioner Foltz that since it is a flex building, there could be many potential tenants, such as, a daycare facility, pet daycare facility, etc. Mr. Tornetta explained that the need for day care facilities (for humans and pets) are becoming more essential at this time. Mr. Tornetta also explained to Commissioner Foltz that the building would use interior barriers to create different spaces within the same building. For example, Mr. Tornetta stated that a tenant may want to utilize 50,00 square feet and another only needs 10,000 square feet. Mr. Tornetta explained that the building will be multi-functional and flexible in regard to housing tenants. Mr. Tornetta assured Commissioner Foltz that the building would not look like a "metal box" rather, it would look aesthetically pleasing. Commissioner McGroarty asked the Board and Mr. Wagner if the Board had any changes if Mr. Tornetta would be willing to collaborate with them. Mr. Wagner assured the Board that if there were changes, Mr. Tornetta would cooperate. The Board members agreed that they would like to move forward with the process.

COMMENTS BY VISITORS: None

CORRESPONDENCE AND INFORMATION: None

OLD BUSINESS:

Update on Infrastructure Committee

Commissioner Lopez stated that the bid opening meeting was pushed back a week to January 21, 2022, to allow for more contractors to place bids. Commissioner Lopez explained that with the extra time, they have had opportunities to sit and talk with various staff members regarding items needed for their specific department. Commissioner Lopez stated that the Committee has looked at every option regarding changes to the proposed building and have been unsuccessful in finding an economical solution to make changes.

SUBDIVISION AND LAND DEVELOPMENT:

Resolution 1271-22 Treichler Enterprise, 2050 N. Charlotte Street Preliminary/Final. The applicant is proposing to subdivide 0.972 acre from 2050 N. Charlotte and annex it to 2012 N Charlotte Street to expand the existing car lot. The exiting home at 2050 N. Charlotte will remain a single-family home on 1.601 acre.

Commissioner McGroarty made a motion to approve Resolution 1271-22. Commissioner Lopez seconded the motion. The vote was 5-0 in favor.

NEW BUSINESS:

Motion to advertise a Conditional Use Hearing for Spring Valley Farms 1934 Bleim Road Partners for February 24th at 6:00pm

Commissioner Lopez made a motion to advertise a Conditional Use Hearing for Spring Valley Farms 1934 Bleim Road Partners for February 24th at 6:00pm Commissioner Foltz seconded the motion. The vote was 5-0 in favor.

Discussion on the proposal from Jon Calle to remove the Bleim Road Barn at a cost of \$4,500.

Commissioner Foltz asked the Board if they had any comments. Commissioner Lopez asked the Board if the price could be negotiated with Mr. Calle. Mr. Wagner stated that he can go back to

Mr. Calle to negotiate the price to remove the barn. Commissioner Foltz agreed with Commissioner Lopez with negotiating the price with Mr. Calle. Commissioner McGroarty explained that there could be a potential liability issue with the barn being there. Commissioner McGroarty explained that he is in favor of taking the barn down before it poses another issue. Commissioner Mohollen stated that he agreed with Commissioner Lopez in negotiating the price for removal of the barn.

Officer Kevin Black – Request for reimbursement for tuition and books from St. Joseph University for \$2,769.00

Commissioner Lopez made a motion to approve Officer Kevin Black – Request for reimbursement for tuition and books from St. Joseph University for \$2,769.00. Commissioner McGroarty seconded the motion. The vote was 5-0 in favor.

Motion to extend a conditional offer of employment to Michele Hogrelius for the Senior Accountant position.

Commissioner Mohollen made a motion to extend a conditional offer of employment to Michele Hogrelius for the Senior Accountant position. Commissioner McGroarty seconded the motion. The vote was 5-0 in favor.

RESOLUTION AND ORDINANCE:

Resolution 1272-22 Approval of Todd J. Krock as Fire police for the Ringing Hill Fire Department.

Commissioner Mohollen made a motion to approve Resolution 1272-22. Commissioner Lopez seconded the motion. The vote was 5-0 in favor.

APPROVAL OF WARRANT #916 FOR THE MONTH OF DECEMBER 2021.

Commissioner Mohollen made a motion to approve Warrant #916 for the month of December 2021. Commissioner McGroarty seconded the motion. Vote was 5-0 in favor.

ACCEPT THE TREASURER' REPORT FOR DECEMBER 2021

Commissioner Mohollen made a motion to Accept the Treasurer' Report for December 2021. Commissioner McGroarty seconded the motion. the vote was 5-0 in favor.

COMMISSIONERS COMMENTS:

Commissioner McGroarty – Commissioner McGroarty did not have any comments.

Commissioner Lopez— Commissioner Lopez had no comments.

Commissioner Mohollen—Commissioner Mohollen did not have any comments.

Commissioner Foltz—Commissioner Foltz read a letter he received from McCarthy Engineering thanking and appreciating the Board of Commissioners and Staff members.

Mr. Wagner— Mr. Wagner had no comments.

Mr. Garner – Mr. Garner has no comments.

There being no further business, the public meeting was adjourned at 7:25 PM. The next meeting will be on Monday, February 7, 2022, at 6:30 p.m. at Sunnybrook Ballroom.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Madison Orlor". The signature is written in a cursive, flowing style.

Madison Orlor
Township Secretary