

LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS MEETING
Thursday May 18, 2023

The Board of Commissioners of Lower Pottsgrove Township held their regularly scheduled meeting on Thursday May 18, 2023, at the Lower Pottsgrove Township Building, located at 2199 Buchert Road, Pottstown, Pennsylvania.

Board of Commissioners: Raymond W. Lopez, Earl E. Swavely, Robert Mohollen, and Michael McGroarty were present. William Keohane attended via telephone.

Edward C. Wagner: Manager, Jamie Ottaviano: Solicitor, and Nicole Varady: Secretary, were also present.

The regularly scheduled meeting was called to order by President Raymond W. Lopez at 6:30 p.m. and the Pledge of Allegiance was recited.

Commissioner Lopez stated that the meeting will be recorded, and he asked any speakers to give their names and address for public comments.

APPROVAL OF MINUTES:

Commissioner McGroarty made the motion to approve the minutes of the May 1, 2023, Board of Commissioners meeting. Commissioner Swavely seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

REPORT FROM THE TOWNSHIP MANAGER:

Mr. Wagner reported that PECO has informed the Township they will be hooking up electric service to the new pole at Pebble Beach Lane tentatively Monday May 22. Comcast is currently working on updating the numbers and once the contract is signed, there will be ten (10) days of design followed by a few weeks for installation. He informed the Board that Property Maintenance is in prime season with high grass complaints and other related issues. He praised Amy Henderson for doing an excellent job tracking everything on a very well-designed spreadsheet. Lower Pottsgrove Authority completed numerous liner projects on Kepler Road and Porter Road. Mr. Wagner provided an example of a liner and passed it around to the Board members stating it should last 50 years. The Pennsylvania Department of Community and Economic Development Grant was submitted Monday for the Preemption System for Buchert Road and Keim Street prepared by John Fogel and Lieutenant Will James. Mr. Wagner provided a reminder of the Administration's Summer hours scheduled to run from Memorial Day until Labor Day. They are posted on the sign at the Township Building, on Facebook and on the Township website.

COMMENTS BY VISITORS:

Amy Daniels 2335 E. High Street thanked Mr. Wagner for his on-going diligence regarding property maintenance, stating it is making a difference.

CORRESPONDENCE AND INFORMATION:

DVRPC Conducting Traffic Count Data at 11 Intersections in the Township

Mr. Wagner explained that the Delaware Valley Regional Planning Commission routinely collects traffic data by laying a rubber tube across the roadway for approximately forty-eight (48) hours to measure travel volume. Commissioner Swavely inquired about the purpose of such studies. Mr. Wagner explained it is to fulfill the Federal Highway Administration Program requirements for possible grants.

Montgomery County Community Development Block Grant Program

Mr. Wagner provided an update that the Community Development Block Grant is for low to moderate income areas. Lower Pottsgrove has a small area that is eligible to get grants for Gerald Richards Park and for sewer projects. One was just completed for Gerald Richards Park so by 2024, Lower Pottsgrove should be eligible for another.

PENNDOT Bridge Weight Limit Notifications E. High Street over Sprogels Run

Mr. Wagner explained that the weight limit for the bridge near Sunnybrook Ballroom is being reduced to fifteen (15) tons from twenty-seven (27) tons. Due to the great impact this will have on the fire trucks, Mr. Wagner has already spoken to Sanatoga Fire Company who will be submitting an exemption form with the State. He hasn't heard yet if Ringing Hill Fire Company will do the same. Commissioner Mohollen asked who will be enforcing this change. Mr. Wagner responded that Lower Pottsgrove Police Department doesn't have scales so it will fall to the State Police to enforce them. Commissioner Lopez added that Pottstown Rapid Transit is submitting exemption requests for their full-size buses. Commissioner Mohollen asked if the school district is aware. Commissioner Lopez informed the Board that the school buses come from the same location as the Rapid Transit, so they are aware.

OLD BUSINESS:

Discussion on the Infrastructure Committee presentation of April 20th on the proposed municipal building project

Commissioner Lopez provided a recap regarding the presentation at the April 20th Board of Commissioners meeting for the proposed municipal building project. Residents were asked to provide input after the presentation, then again at the meeting on May 1st and now again at tonight's meeting.

Tom Troutman 2469 E. High Street asked if his idea of expanding the current building by building upward has been considered. Commissioner Lopez assured him that it was discussed at the Infrastructure Committee meeting and has been taken under advisement. Commissioner McGroarty advised that one of the main concerns with that suggestion would be parking. The limited amount of parking at the current municipal building is problematic so that issue wouldn't be alleviated by increasing the building height.

Commissioner Keohane passed along that he has gotten very positive feedback from residents regarding the proposed municipal building and the transparency by the Board.

SUBDIVISION AND LAND DEVELOPMENT:

Resolution 1315-23 Wawa Food Market (Provco, Pinegood Sanatoga LLC), 157 Evergreen Road, Preliminary/Final, proposal to construct a 6,049 SF convenience store with 16 fueling stations and 12 electric car charging stations located in the GMU (Gateway Mixed-Use) District

Mr. Wagner provided an update that Provco, Pinegood Sanatoga LLC had submitted their Department of Environmental Protection Sewer Modular at the end of April so the response should be in by the end of May. They must also get the water franchise area approved because in 2018, PA American conceptually approved it but without a plan for the site, they removed it. Wawa Food Market is working diligently on those two final hurdles.

Commissioner Mohollen made a motion to approve Resolution 1315-23 Wawa Food Market (Provco, Pinegood Sanatoga LLC), 157 Evergreen Road, Preliminary/Final, proposal to construct a 6,049 SF convenience store with 16 fueling stations and 12 electric car charging stations located in the GMU (Gateway Mixed-Use) District. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

Resolution 1316-23 Royal Farms, 300 Armand Hammer Blvd., Preliminary/Final, proposal to construct a 5,380 SF convenience store with 8 fueling stations and a 1,248 SF carwash located in the IN (Interchange) District

Mr. Wagner provided an update that Royal Farms has received their PennDOT permit. The Sewer Modular should be completed soon. It will then be advertised for thirty (30) days before being sent to the Department of Environmental Protection.

Commissioner Mohollen made a motion to approve Resolution 1316-23 Royal Farms, 300 Armand Hammer Blvd., Preliminary/Final, proposal to construct a 5,380 SF convenience store with 8 fueling stations and a 1,248 SF carwash located in the IN (Interchange) District.

Commissioner Keohane seconded the motion, and it was unanimously approved. Commissioner McGroarty clarified for the public that any outstanding conditions are in the resolution and still must be met for the resolution to be valid.

The vote was 5-0 in favor.

NEW BUSINESS: NONE

RESOLUTIONS AND ORDINANCES:

Resolution 1317-23 PENNDOT TE-160 Traffic Signal Application for the Intersection of Armand Hammer Blvd. & Home Depot.

Mr. Wagner explained that the resolution is simply so Commissioner Lopez can sign the Traffic Signal Application as the President of the Board as well as to approve the signal plan.

Commissioner McGroarty made a motion to approve Resolution 1317-23 PENNDOT TE-160 Traffic Signal Application for the Intersection of Armand Hammer Blvd. & Home Depot.

Commissioner Swavely seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

Resolution 453-U(A), Amendment for establishing certain fees, deposits, and escrows payable to the Township.

Mr. Wagner explained that Montgomery County District Attorney's Office has developed Criminal Victim Right of Access Request Instructions to obtain certain files for litigation and the associated fees. The Township is looking to increase the fees for the solicitation permit in response to the negative feedback from the community regarding the aggressive nature of the most recent Solicitors. He explained that the Township cannot ban soliciting entirely as it is protected by the First and Fourteenth Amendments.

Commissioner Swavely made a motion to approve Resolution 453-U(A), Amendment for establishing certain fees, deposits, and escrows payable to the Township. Commissioner Mohollen seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

APPROVAL OF WARRANT #932 FOR THE MONTH OF APRIL 2023

Commissioner Mohollen made a motion to approve Warrant #932 for the month of April 2023. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

ACCEPT THE TREASURERS REPORT FOR APRIL 2023

Commissioner Mohollen made a motion to accept the Treasurer's Report for April 2023. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

COMMISSIONERS COMMENTS:

Commissioner Keohane passed on his appreciation for allowing him to participate via telephone as he was out of the state for an urgent matter. He commended the Infrastructure Committee for the approach that has been taken in developing the new municipal campus and the matter on which public comment was solicited. Particularly, the constant focus from Commissioner Lopez regarding transparency of the overall process to keep the residents as informed as possible regarding the whole project.

Commissioner McGroarty thanked Nicole Varady for her quick response in fixing an issue with the Fire Company links on the Township website. He also passed along that the overwhelming sentiment of residents is that the tact being taken regarding the new municipal campus is welcomed.

Commissioner Mohollen echoed Commissioners Keohane and McGroarty in that the feedback from residents regarding the Proposed Municipal Building has been primarily positive due to the openness and opportunities given to residents to provide input. He pointed out that The Sanatoga Post ran an article regarding the new summer hours so that should be helpful in getting the word out too. Commissioner Mohollen also passed along praise to John Fogel and the road crew from residents for their consistent quick, thorough response.

Commissioner Swavely echoed Commissioner Mohollen giving praise to John Fogel and the road crew.

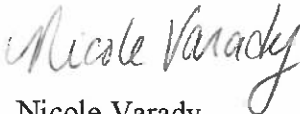
Commissioner Lopez passed along that most comments he received at the polling location on Tuesday were positive. Many people read Joe Zlomek's column in the Sanatoga Post, and they were pleased with the information provided. He encouraged residents to attend the Township meetings and welcomed them to contact himself or Mr. Wagner with any concerns. He also passed his thanks along to Amy Henderson for her assistance with Property Maintenance. He pointed out that Mr. Wagner has incorporated the Property Maintenance into other township trips, and it has been working well. Commissioner Lopez thanked Nicole Varady for her continued efforts with the Emergency Management Facebook page as he has been receiving positive feedback that the page is helpful.

Mr. Wagner had breakfast with the Buchert Ridge Community and had them sign up for the Emergency Management Facebook page. The residents were enthusiastic about it because it includes warnings for areas of congestion. Mr. Wagner pointed out that there will be upcoming congestion on Buchert Road all the way to the high school as the high electric lines will be replaced once school ends. There will be flaggers most of the summer.

Mr. Ottaviano had no comments.

Commissioner Mohollen made a motion to adjourn the meeting. Commissioner McGroarty seconded the motion. The vote was 5-0 in favor. There being no further business, the public meeting was adjourned at 7:04 P.M. The next meeting will be on Thursday, June 8, 2023, at 6:30 P.M. at the Lower Pottsgrove Township Building.

Respectfully submitted,



Nicole Varady
Township Secretary