

LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS MEETING
Tuesday, September 6, 2022
6:30PM

The Board of Commissioners of Lower Pottsgrove Township held their regularly scheduled meeting on Tuesday, September 6, 2022, at the Lower Pottsgrove Township Building, located at 2199 Buchert Road, Pottstown, Pennsylvania.

The following were in attendance:

Board of Commissioners: Raymond W. Lopez, Earl E Swavely, Robert Mohollen and Michael McGroarty.

Edward C. Wagner; Manager, Jamie Ottaviano: Solicitor, Richard Bell: Chief of Police, and Lew Babel, Fire Marshal were also present.

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

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

Commissioner McGroarty motioned to accept Resolution 1290-22 which appoints William Keohane to fill the existing vacancy caused by the resignation of Bruce L. Foltz. Commissioner Mohollen seconded the motion. The vote was 4-0 in favor.

Swearing in Ceremony with District Justice Edward Kropp

William Keohane was sworn in by District Justice Edward Kropp. Mr. Keohane assume his seat at the table with the other commissioners.

REORGANIZATION OF THE COMMITTEE

Mr. Wagner stated now the Commissioners appointed the vacancy the next order of business is to vote on a Board President since Commissioner Foltz occupied that position. Commissioner Swavely nominated Raymond W. Lopez for President. There were no additional nominates for President. Nomination was closed. Commissioner Swavely motion to for Raymond W. Lopez as President and Commissioner McGroarty seconded the motion. The vote was 5-0 in favor. At that point Mr. Wanger turned the meeting over to President Lopez.

Commissioner Lopez stated that Resolution 1291-22 is to reorganize the Lower Pottsgrove Board of Officers and Conference Groups. Commissioner Keohane will be a joint member with the Pottsgrove Recreation Board, Commissioner Mohollen will be joining the Economic Development Committee, Commissioner McGroarty will be joining the Infrastructure Committee, Commissioner Lopez will join the Highway Committee. Commissioner Lopez asked to approve Resolution 1291-22. Commissioner Mohollen made a motion to approve. Commissioner McGroarty seconded the motion. The vote was 5-0 in favor.

APPROVAL OF MINUTES:

Commissioner Swavelly made a motion to approve the minutes of the August 18, 2022, Board of Commissioners meeting. Commissioner Mohollen seconded the motion, and it was unanimously approved. The vote was 4-0. Commissioner Keohane had abstained from the vote.

COMMENTS BY VISITORS:

John Calle- 1559 N Pleasant view Road, Pottstown, PA 19464

Mr. Calle stated that he is interested in the joint stipulation of settlement with 1934 Bleim Road Partners. He stated his property abuts up to the Spring Valley Farms and stormwater management has been an issue in the past and would like the work completed before the grass growing season ends in mid-October.

AJ Harnak- 2303 Bradley Way, Pottstown, PA 19464

Mr. Harnak stated he was there on the behalf of the residents of Bradley Way and Heather Lane. They have a petition that asks for the Township Board of Commissioners to consider repaving their development in 2023. Mr. Harnak stated they have waited 30 years for their development to be repaired. The Public Works Department fill in the potholes every year and they reappear in a matter of months. In addition, there are pins in the roadway that sticking up and are hazardous for walkers or kids riding their bikes. Commissioner Lopez stated that it will be taken under advisement.

Joe Manini- 2276 Bradley Way, Pottstown, PA 19464

Mr. Manini stated that with the Pruss Hill Road bridge being closed and the senior development (Spring Valley Farms) nearby, the cut through onto Sanatoga Rd is extremely dangerous to make a left turn onto E High Street. This in turn forces drivers to use the intersection at High Street and Pleasantview Road to turn left. He stated he is experiencing a large volume of traffic at this intersection, and he believe the light is not cycling correct and he was request the Township look at a left turn arrow. Commissioner Lopez asked Chief Bell if he noticed that it is busier at that intersection since the closure Pruss Hill Road late last month. Chief Bell since school starting on August 24, he has seen an increase in traffic.

Mr. Wagner stated that the High and Pleasantview interstion was assessed a few years ago by PennDOT and it did not meet the warrants for the installation of a left turn arrow. I would be happy have to reach out to them again and maybe the traffic volumes now would warrant a turn arrow. Commissioner Mohollen stated from Rupert Road through the Pottstown Borough are all part of the closed loop system and changing one (1) traffic light impact the other ones. Commissioner Mohollen stated that we have extra traffic due to residents from New Hanover Township using our roads as a cut through due to there bridges being out. Commissioner Lopez stated that Ed Wagner would investigate the request and report back to the Commissioners at a future meeting.

Anthony Doyle- 1745 Kepler Road Pottstown, PA 19464

Mr. Doyle asked why we cannot have the trees trimmed back in and around utility lines. Mr. Doyle stated that someone is going to get hurt if they are not taken care of in the near future.

REPORTS OF OFFICIALS AND COMMISSIONS:

Police

Chief Bell presented (2) two reports for July 2022 and August 2022.

STATISTICS

CALLS FOR SERVICE	1055
Directed Patrols / Extra Patrols	719

ASSISTS:	
Given by Lower Pottsgrove PD	10
Received by Lower Pottsgrove PD	6

TRAFFIC ENFORCEMENT:	
Violations Indicated	122
Traffic Citations Issued	72
DUI Arrests	2
Accident Investigations	24

CRIMINAL INVESTIGATIONS:	
Violations Indicate	42
Adults Arrested	18
Juveniles Handled	0
Youth Aid Panel/Reprimand Release	0
Juvenile Court	0
Adult Court/Citations (Juvenile)	0
MH/Involuntary Commitment	3

Chief Bell stated highlights of his report were the following:

- Chief Bell stated that he had meet with all the public and private school administration to go over their emergency response plans to make sure that they match ours.
- Chief Bell stated that we have entered a MOU with the Upper Providence Township, Limerick, Lower Providence, Royersford Borough, Collegeville Borough, Phoenixville Borough, and Lower Pottsgrove township for the serious accident crash response team. Accident reconstructionist are within 5 of the Townships/boroughs. We agreed that if the

county does not have one available will be allow one of ours to help them out. Unfortunately, the team has been activated (2) two times so far. One accident in Limerick Township, and one in Lower Providence Township.

- Chief Bell mentioned that we will be hiring in a new police officer September 22, 22. He has completed all checks required.

Emergency Management

Commissioner Lopez stated that there were no EOC activations during the month of July and August. We will continue to correspond and communicate with local businesses regarding their emergency plans. We have provided an emergency plan and a tabletop exercise for a long-term healthcare facility in the township which took place in July. We are also preparing for an after-action review and improvement plan for Hurricane Ida which made landfall in Louisiana as a Category 4 hurricane before making its way north along the east coast and delivering unprecedented tropical storm force damage throughout Montgomery County. Commissioner Mohollen stated that during this incident both fire departments emergency personal had very limited access to the emergency system due to the event. We are currently working on having a separate township system in order to avoid this event we had last September. Commissioner Mohollen stated that this will be a long process to get everything up and running.

Fire Marshall

Mr. Babel read the following statistics from August 2022 Fire Marshal Report.

Station	Total Calls	Total Hours of Service
Sanatoga (Station 58)	35	24 Hours 31 Minutes
Ringing Hill (Station 59)	31	14 Hours 56 Minutes

(Hours are approximate)

Highway Public Works Department

Mr. Wagner reported the we worked on the following; worked with the oil and chip contractor, painted our long lines, cut township parks, worked with BiState on the Pruss Hill bridge, dropped dead trees at Pebble Beach and the Office, repaired an electrical issue on the F-350, roadsides were cut, cut intersections for site distance, wept our oil and chip projects, removed a downed tree on Sunnybrook Road, installed bollards at our garage, sprayed parks for weed control and worked on school zone flashers.

Engineering

Nick Perilli from McCarthy Engineering presented the engineer report which included the following:

- Gerald Richards Park - Project was awarded to James R. Kenney Excavating and Paving, Inc. in the amount of \$528,434.60. Time extension granted by County through September 20, 2022. Final walk through held with DCNR on 8/18. Project closeout is ongoing.

- Pruss Hill Road Bridge – Contract awarded to Bi State Construction Co., Inc. in the amount of \$421,361.00. Contractor mobilized on 8/22 and began installation of E&S controls and demolition.
- N. Adams Street Bridge – Application for County Transportation Grant has been submitted.
- Sanatoga Green (Phase 1, 2, & 3) – Construction of walkway to park and clubhouse/sports area is complete. Curbing is ongoing. Construction of townhomes and apartments continued.
- Spring Valley Farms (Phase 1) – Basin as-built received May 20. Review letter issued May 26.
- Spring Valley Farms (Phase 3) – On-site meeting held with Township and contractor to review and discuss stormwater issues with level spreader. Settlement agreement has been drafted and is being presented for approval by all parties.
- Royal Farms – Review letter issued June 9. Revised submission has not been received. Infiltration testing completed.
- Sanatoga Green (Phase 1) – Grading plans have been reviewed and approved for units 17-19.
- Sanatoga Marketplace – Review letter issued August 23. Planning Commission made a recommendation for conditional approval.
- Coventry Christian School – Submission received August 9. Plans and reports are currently under review.
- 1753 Karen Drive – Review letter issued August 22. Revised submission received August 24. Plans and reports currently under review.

Solicitor

Solicitor Ottaviano provided a written report with a synopsis of all the projects his office worked on during the month of August.

Park and Recreation

Mr. Wagner reported that Community Day is scheduled for September 10th at Lower Pottsgrove Elementary School from 11:30 a.m. to 1:30 p.m.

Planning Commission

Mr. Wagner reported that the next meeting will be held on September 19, 2022. Mr. Wagner explained that will be see the first presentation for Coventry Christian School at 699 N. Pleasantview Road for building addition, parking lot expansion and soccer/track field.

Lower Pottsgrove Township Authority

Mr. Wagner stated that they will be reviewing the Sunnyside Ave sewer main replacement project which is schedule to be complete sometime this week. The private laterals are currently be connected to the new sewer main. Mr. Wagner stated that they will be looking additional pipe liner project along Kepler Road between Sunnyside Avenue and Pebble Beach

CORRESPONDENCE AND INFORMATION; None

OLD BUSINESS; None

SUBDIVISION AND LAND DEVELOPMENT:

Resolution 1292-22 Sanatoga Marketplace, 3049 East High Street Preliminary/Final proposal to develop two buildings consisting of a combined 133,432 SF commercial flex space located in the G-IN Gateway Interchange District.

Mr. Tornetta stated that the original commercial plan received preliminary approval. Mr. Tornetta mentioned that they had made some changes to the plans regarding the parking lot at the rear of the building. Mr. Tornetta presented and showed colored plans for the design of the building. Mr. Wagner asked for Mr. Tornetta to explain to the residents if the building would be a one- or two-story building. Mr. Tornetta stated that it is one story with a two-story design. Commissioner Lopez asked what the projection of the pent roof was. Mr. Tornetta stated that the designs have not been fully completed yet and that they may slight varies. Commissioner Keohane asked how far off the road will the building be setback. Mr. Tornetta stated about 150 feet back from the street. Commissioner Mohollen made a motion to approve Resolution 1292-22 Sanatoga Marketplace proposal to develop two buildings consisting of a combined 133,432 SF commercial flex space located in the G-IN Gateway Interchange District. Commissioner McGroarty seconded the motion. The vote was 4-0-1 in favor. Commissioner Keohane abstained from the vote.

NEW BUSINESS

Motion to accept the resignation of William Keohane as a member of the Planning Commission effective immediately

Commissioner McGroarty made a motion to accept the resignation of William Keohane as a member of the Planning Commission effective immediately. Commissioner Mohollen seconded the motion. The vote was 4-0-1 in favor. Commissioner Keohane abstained from the vote.

Motion to approve the joint settlement stipulation with 1934 Bleim Road Partners

Mr. Ottaviano stated that this was an appeal from a conditional use hearing that occurred earlier this year. Many meetings were held to discuss the matters. Mr. Ottaviano stated that they have come to an agreement to end the appeal at the county level and provide certain neighbors and people living within the community insurance of stormwater management. Opposing counsel had already signed the documents. Commissioner Mohollen made a motion to approve the joint settlement stipulation with 1934 Bleim Road partners. Commissioner Keohane seconded the motion. The vote was 5-0 in favor.

Commissioner Lopez asked Mr. Calle of 1559 N. Pleasantview Road if he is satisfied with the settlement. He stated he is indeed satisfied. Mr. Wagner advised the Commissioners the builder is planning to begin the work the week of September 19th pending weather.

Motion to authorize request for snow plowing quotes for 2022-23 Winter Season

Commissioner Swavely made a motion to authorize request for snow plowing quotes for 2022-23 winter season. Commissioner Keohane seconded the motion. The vote was 5-0 in favor.

RESOLUTIONS AND ORDINANCES:

Ordinance 361 for the Township's Fire and Emergency Services Departments to recover reasonable costs and expenses incurred in responding to and dealing with Fire, Rescue, vehicular accidents etc.

Commissioner Lopez stated that they have discussed this at the last meeting along with having the fire department's opinion. Commissioner Mohollen stated that they are trying to recover the cost from non-residents through their insurance companies through this ordinance.

Commissioner Mohollen made the motion for to approve Ordinance 361 for the Township's Fire and Emergency Services Departments to recover reasonable costs and expenses incurred in responding to and dealing with Fire, Rescue, Vehicular Accidents etc. Commissioner Swavely seconded the motion. The vote was 5-0 in favor.

REVIEW OF WARRANT #924 FOR THE MONTH OF AUGUST 2022

Warrant #924 is under review

COMMISSIONER COMMENTS:

Commissioner McGroarty- Commissioner McGroarty congratulated Commissioner Lopez on becoming the President of the board. In addition, welcome Commissioner Keohane and his willingness to step and fill the vacancy. He wanted to address the audience that the Public Works Department does an exceptionally good job when it comes to maintaining the Township Road System. Our Public Works Directors has limited paving funds and he looks at certain criteria (age, traffic volume & maintenance repairs yearly) for selecting a road to pave.

Commissioner Mohollen- Commissioner Mohollen wanted to address Mr. Harnak regarding the roads that are paved. Commissioner Mohollen stated that what roads that are picked to be paved are not randomly picked. Multiply department heads meet to discuss what roads meet the most need for improvement. The Township is in process of developing their budget for fiscal year 2023 and our next meeting is sometime early next week.

Darlene Kupatz- 2290 Bradley Way, Pottstown, PA

Mrs. Kupatz stated that when the last home was built in the development, they have put money into an escrow account to pave the roads 32 years ago, which was never done. Mr. Wagner had asked for documentation showing that. He advised he will talk to the original homeowners to obtain the documents. Mr. Kupatz did advise he believes the money was in a form of a maintenance bond. Mr. Wagner advised Mr. Kupatz that the bond this is not liquid, and it is difficult to cash.

Greg Queen- 2397 Heather Lane, Pottstown PA

Mr. Queen stated that there were other original homeowners that were not able to come this evening that have documentation of this payment made to the township. Commissioner Lopez stated that we will do some investigation regarding the roads in your development.

Commissioner Mohollen congratulated Commissioner Keohane on becoming a commissioner and he also congratulated Commissioner Lopez on becoming the President of the board.

Commissioner Keohane- Commissioner Keohane wanted to acknowledge all the work that Bruce Foltz had done for the township. He also thanked everyone for the approval for him to join the Board of Commissioners.

Commissioner McGroarty- Commissioner McGroarty congratulated Commissioner Lopez on becoming the President of the board.

Commissioner Swavely- Commissioner Swavely congratulated Commissioner Keohane on becoming a commissioner and thanking him for taking the time. Commissioner Swavely congratulated Commissioner Lopez on becoming the President of the board.

Commissioner Lopez- Commissioner Lopez welcomed Commissioner Keohane to the board. Commissioner thanked all the commissioners for their confidence in him leading the board. He also welcomed everyone that attended the meeting to come to community days this Saturday.


Chief Bell- Chief Bell stated that we will be having some demonstrations at community days.

Mr. Wagner- Mr. Wagner stated he needed a contact person from Heather Lane/Bradley Way that he can send email to regarding the Commissioners decision on their request to pave their development.

Solicitor Ottaviano- Mr. Ottaviano had no comments.

There being no further business, the public meeting was adjourned at 7:43 p.m. The next Meeting will be on Thursday, September 22, 2022 at Sunnybrook Ballroom.

Respectfully submitted,


Michele Christman
Assistant Township Secretary