

PLYMOUTH TOWNSHIP

REGULAR MEETING

December 12, 2016

Plymouth Township Council held its Regular Meeting at the Plymouth Township Building. The following officials were in attendance:

Council: Dean Eisenberger ----- Chairman
Lenore Bruno ----- Vice-Chairman
Marty Higgins
Chris Manero
Ron Trask

Staff: Karen Weiss ----- Manager
Tom Speers ----- Solicitor
Joe Lawrence ----- Police Chief
Tim Creelman ----- Finance Director
Lonnie Manai ----- Woodrow & Associates

Pledge of Allegiance - The Regular Meeting was called to order at 7:00 p.m. and Mr. Eisenberger led the Pledge of Allegiance.

PUBLIC COMMENT- Mr. Eisenberger asked if there was any public comment pertaining to any of the items advertised on the agenda and there was none.

ANNOUNCEMENT - Executive Session held November 21, 2016
Executive Session held December 5, 2016
Executive Session held December 12, 2016

Chairman Eisenberger announced that Executive Sessions were held on November 21, December 5, and December 12, in order to discuss litigation and personnel matters.

APPROVAL OF MINUTES: Chairman Eisenberger called for the approval of the minutes.

- a. Workshop Meeting November 7, 2016
- b. Regular Meeting November 14, 2016
- c. Budget Meeting November 21, 2016

Ms. Bruno made a motion to approve the minutes without the necessity of reading. The motion was seconded by Mr. Trask; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger,

Mr. Higgins, Mr. Manero and Mr. Trask in favor.

APPROVAL OF DEPARTMENTAL REPORTS AND BILLS: Chairman Eisenberger called for the approval of the departmental reports and bills.

Mr. Trask made a motion to approve the departmental reports and bills. The motion was seconded by Ms. Bruno; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

ADMINISTRATION

a. 2017 Budget Ordinance - First and Final Consideration - ACTION -

Mr. Speers stated that this is an ordinance pursuant to Section 702.D of the Home Rule Charter adopting the operating and capital budgets, expenditures and expenses for the fiscal year 2017 and levying a Real Estate Tax on all property within the Township for the fiscal year 2017 at the rate of 1.6 Mils on each dollar of assessed valuation, or the sum of sixteen (16) cents on each one hundred dollars of assessed valuation and levying a separate assessment dedicated to the Plymouth Township Fire Services on all property within the Township for the fiscal year 2017 at the rate of .5 Mils on each dollar of assessed valuation, or the sum of five (5) cents on each one hundred dollars of assessed valuation. Mr. Higgins made a motion to approve the ordinance for first and final consideration. The motion was seconded by Ms. Bruno; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

Mr. Eisenberger stated that the Township has once again kept the millage rate at 1.6 mils. He believes that the services provided in the Township are second to none.

b. Fund Transfer - Mr. Higgins stated that Council is in receipt of correspondence from Tim Creelman recommending a fund transfer of \$500,000 from the General Fund to the Capital Reserve Fund. Mr. Higgins made a motion to approve the fund transfer and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

Mr. Speers stated that the following are two different ordinances which are basically for the same purpose.

c. Eminent Domain Ordinance - First and Final Consideration - ACTION

- Mr. Speers stated that this is an ordinance authorizing the purchase by the Township of the property, buildings and improvements located thereon, known as 2192 and 3081 Chemical Road. This will allow the Township Solicitor to file a declaration of taking to begin the eminent domain process to take possession of these properties. Mr. Trask made a motion to approve the ordinance

for first and final consideration. The motion was seconded by Mr. Manero; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

d. Dickinson Farmstead Purchase Ordinance - First and Final Consideration - ACTION - Mr. Speers stated that this ordinance is to purchase the lots known as 2192 and 3081 Chemical Road at a sum of \$135,000. The property will be subject to a façade and conservation easement and declaration of covenants to ensure that the buildings will continue to be maintained by the Township in accordance with historic guidelines. The properties will be used for municipal recreation, park and open space purposes. Mr. Trask made a motion to approve the ordinance for first and final consideration. The motion was seconded by Mr. Manero; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

Mr. Eisenberger thanked Council and staff who continue to move forward with these opportunities to create a public area of open space.

Mr. Speers thanked the Historical Society for helping to create a positive opportunity for the Township.

Mr. Higgins stated that the residents should be pleased since this is a great opportunity for the Township and it will help to preserve its history.

e. Tax Settlement - Mr. Speers stated that this item pertains to a tax settlement for Bayview Associates which pertains to the Macy's portion of the property located at 500 W. Germantown Pike. A tax appeal was filed in 2007 and the property was assessed at \$10,781,570. The Board of Assessment lowered the assessment to \$6,540,300. The Colonial School District filed an appeal for the additional years as read. The difference to the Township is an underpayment of \$2,092.86. Ms. Bruno made a motion to approve the tax settlement and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

POLICE/PUBLIC SAFETY

PUBLIC WORKS/SEWER

a. Snow Announcement - Mr. Manero reminded residents that the Township Snow Policy is in effect and then read the official policy.

b. PADOT Resolution - ACTION - Mr. Speers stated that this resolution pertains to the Township authorizing the Public Works

Director to submit an application for a traffic signal timing changes to the PA Department of Transportation for the property located on Germantown Pike at the Hickory Road access driveway. There will also be a Highway Occupancy Permit required. Ms. Bruno made a motion to approve the resolution and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

ENGINEERING

SUBDIVISION AND LAND DEVELOPMENT

a. Extension Request - ACTION

1) Plymouthtowne to June 30, 2017 - Mr. Trask made a motion to approve the extension request and was seconded by Mr. Manero. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

b. Escrow Releases - ACTION - stated that the Township is in receipt of correspondence from Woodrow and Associates recommending the following escrow releases.

1. Cold Point Village Pharmacy - Mr. Higgins made a motion to approve the escrow release for Cold Point Village Pharmacy in the amount of \$247,107.80. The motion was seconded by Mr. Trask; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

2. Chemical Road Self Storage - Ms. Bruno made a motion to approve the escrow release for Chemical Road Self Storage in the amount of \$953,707.35, leaving a balance of \$450,387.49. The motion was seconded by Mr. Manero; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

c. Waiver Requests - ACTION

1. Plymouth Elementary - Mr. Speers stated that this item pertains to a request by the Colonial School District to waive the land development process for an addition to Plymouth Elementary School, located at 542 Plymouth Road in accordance with said plans that were submitted to the Township. The conditions of the waiver request were read. Ms. Bruno made a motion to approve the waiver request and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

2. Ridge Park Elementary - Mr. Speers stated this item pertains to a request by the Colonial School District to waive the land development process for an addition to Ridge Park Elementary School, located at 200 Karrs Lane in accordance with said plans that were submitted to the Township. The conditions of the waiver request were read. Ms. Bruno made a motion to approve the waiver request and was seconded by Mr. Manero. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

CODE ENFORCEMENT/HEALTH

ZONING

a. Zoning Hearings - Ms. Bruno announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, December 19, 2016, commencing at 7:00 p.m., in the Plymouth Township Building on the following applications: 1) ELISA & NICK COLANGELO, 2) CARFAM, LLC (CARMEN CARFAGNO) AND 3) KATHLEEN & JAMES LAVERICK. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

b. Termination of Deed Restriction - Mr. Speers stated that this item pertains to Dr. Litman's property located at 1333 Germantown Pike. Zoning relief was to terminate in 2017 but was amended in 2014. Dr. Litman has complied with all restrictions placed on him by the Zoning Hearing Board. Dr. Litman is asking to remove a restriction from the record including the amendment about the bus shelter. Dr. Litman needs this in order to sell the property. The zoning order is still in effect. Mr. Trask made a motion to approve the termination of the deed restriction. The motion was seconded by Mr. Higgins; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

PARKS AND RECREATION

a. PECO Grant Resolution - ACTION - Mr. Trask stated that this is a resolution authorizing the application for a 2016 PECO Green Region Open Space Project for the Dickinson Farmstead Master Plan Project in the amount of \$10,000. If the application is granted, the Township commits to the expenditure of matching funds in the amount of \$26,108 which is necessary for the success of the project. Mr. Trask made a motion to approve the resolution and was seconded by Mr. Manero. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

PLANNING AND DEVELOPMENT

MISCELLANEOUS/OLD BUSINESS

a. Master Plan Consultant - Mr. Eisenberger stated that the Township is moving forward with the master plan for the Administration building. The Township would like to appoint KCBA

as the master plan consultant. Ms. Bruno made a motion to approve KCBA as the consultant. The motion was seconded by Mr. Trask; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, Mr. Manero and Mr. Trask in favor.

AUDIENCE PARTICIPATION

Rick Schickling - 111 Boulder Road asked if the Township could approach PADOT regarding Germantown Pike and Sierra Road. There were approximately four "Do Not Block Intersection" signs there previously and they are no longer there. Ms. Weiss will ask the Public Works Director to look into this matter.

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Mary Beth Jamison
Recording Secretary