

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JULY 25, 2022**

1. Call to Order: The July 25, 2022, public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chairwoman Candyce Fleuhr Chimera
Supervisor Beth A. Staab
Township Manager Carolyn McCreary
Township Solicitor Sean Kilkenny, Esq.

ALSO, IN ATTENDANCE:

Police Chief, J. Scott Bendig
Fire Chief, William F. Wiegman
Director of Finance, Brian Shapiro
Director of Planning, Bruce Shoupe
Director of Public Works, Greg Reiff
Director of Information Technology, Rich Grier
Public Information Coordinator Derek Muller
Recording Secretary, Deborah Rivas

ABSENT:

Supervisor Annette M. Long
Supervisor Audrey R. Ware

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, the following announcements were made by Ms. Bamford:

- Montgomery Township Police Department will host the annual National Night Out at William F. Maule Park at Windlestrae on August 2nd from 6:00 p.m. to 9:00 p.m. The annual event promotes police-community partnerships and neighborhood camaraderie.
- In partnership with the North Penn School District, the Township is collecting backpacks and school supplies for North Penn students in need. Donations can be dropped off through August 11th at the Township building lobby from 8:30 a.m. to 4:30 p.m. on weekdays. Donations will also be accepted through the Police Department.

4. Public Comment – There was no public comment.

5. Announcement of Executive Session – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session earlier this evening at 6:30 p.m. to discuss one litigation matter. Mr. Kilkenny stated that the topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried (3-0), the minutes of the July 11, 2022 meeting, the payment of bills for July 25, 2022, Escrow Release #4 (\$139,680.00) for Montgomery Realty Associates LLC for 740

Bethlehem Pike, and Escrow Release #3 (\$12,801.24) and End of Maintenance Period for M.L. Homes for 911 Lansdale Avenue were approved as presented.

Recognition:

7. Public Safety Committee Member (Retired) – Dr. Mitch Barrer: Chief Bendig announced the retirement of Dr. Mitch Barrer, a Public Safety Committee member. “Doc” as he is known, served on the committee for 40 years, making recommendations and addressing matters related to the public safety of Township residents. Doc was instrumental in helping the Montgomery Township Police Department become one of the first agencies in the Commonwealth to achieve accreditation in 2004, reviewing policies related to the medical treatment of those in police custody. One of his responsibilities as a member of the Public Safety Committee was to participate in the selection process of individuals for the appointment of police officers. Today, Doc continues to serve our community as a Fire Police Officer with the Fire Department of Montgomery Township.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (3-0), the Board recognized and expressed their gratitude to Dr. Mitch Barrer for his dedication and faithful service of 40 years to the Montgomery Township Public Safety Committee.

Public Hearing:

8. Liquor License Transfer – Harvest Horsham, LLC: Ms. Bamford called for a motion to open the public hearing for the consideration of the Liquor License Transfer at 7:05 p.m. Motion by Ms. Bamford, second by Ms. Chimera, unanimously carried (3-0). Notes of testimony were taken by Court Reporter Tim Kurek. Mr. Kilkenny presented the application for a liquor license transfer for Harvest Horsham, LLC for 1110 Bethlehem Pike, North Wales, PA. This is an inter-municipal transfer of a type “R” Restaurant liquor license, which is normally associated with an establishment that will have a minimum of 400 square feet, equipped with table and seating, and sufficient food, to accommodate at least 30 patrons at once. The property is the former Green Turtle Restaurant property. Ellen Freeman, Esquire, represented the applicant and provided a summary of the restaurant business and its desire to obtain the license for its new location in Montgomery Township. Ms. Bamford closed the public hearing at 7:10 p.m.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (3-0), the Board approved Resolution 2022-31, granting approval of the transfer of Restaurant Liquor License No. R-18556 into the Township of Montgomery from 161 North York Road, Willow Grove, PA.

Planning and Zoning:

9. Village of Windsor – Preliminary/Final Land Development: Mr. Shoupe introduced the plan for the Village of Windsor which is a vacant 40+/- acre parcel behind Airport Square Shopping Center. The applicant proposes to construct a mixed-use development comprised of a three-

story assisted senior living facility, a two-story, 31,500 SF medical office building, a three-story, 54,000 SF medical office building and a 6,400 SF (220 seat) restaurant. The applicant is seeking 20 waivers, the majority of which are landscaping related. The Township's professional consultants have provided review letters, as well as the Police Chief, Fire Chief, County Planning Commission, and the Montgomery Township Planning Commission. Township consultants Robert J. Iannozzi, Jr., Esquire, Gilmore Associates' Jim Dougherty, P.E., Damon Drummond, P.E., PTOE, and Valerie Liggett, R.L.A., ASLA, ISA Certified Arborist were present to answer any questions.

The applicant was represented by Robert Brandt, Esquire, who outlined the project and the steps taken over the last several years to bring this development to a final approval application. Chirag V. Thakkar, P.E. LEED AP provided details of the compromises on the various requirements and requests. There was considerable discussion regarding the landscaping waivers and concerns regarding trees and options plant as many as possible. Mr. Thakkar outlined the court-approved stipulation and the need for the waivers due to the project being a mixed use of zoning. The Township consultants expressed their approval of the waivers and the plan as submitted.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (3-0), the Board adopted Resolution No. 2022-32, granting preliminary/final approval of the Village of Windsor mixed-use development.

New Business:

10. Department Reports – Ms. McCreary provided an update on various Administrative projects. We are currently waiting to hear about three grant submissions. The first is to DCNR for \$250,000 for Whistlestop Park renovations, the second to DCED for an additional \$250,000 for the Whistlestop Park project and the third to the County MCTP grant for \$271,072 for Rectangular Rapid Flashing Beacons and crosswalks for Spring Valley Park and Windlestrae Park pedestrian crossings. Recently, a new grant from the State (\$5 million total) was announced for improved traffic signal technology and the Township will be submitting for traffic signal upgrades. Senator Collett and Rep. Stephens have assisted with letters of support for the Township.

Current projects ready for bidding include the Whistlestop Park renovation scheduled for early 2023, the Knapp Road Dog Park and the Bocce Ball Courts at Friendship Park and the Community and Recreation Center. Ms. Bamford questioned the new dog park and suggested that a better use of Township funds would be to improve the original dog park location. Ms. Bamford expressed concerns about the lack of shade and no water source at the new location and said she has serious reservations about the project. Ms. Staab agreed. Ms. Chimera was concerned that the Park Board would be upset as they have spent time on this project but understood the hesitation to move forward. It was the Board's consensus to put this project on hold at this time.

Ms. McCreary discussed the start of the 2023 Budget process and asked Mr. Shapiro to speak to the challenge of budgeting due to supply issues. ARPA funds are being utilized and the stormwater basins in the Township are being reviewed for improvements. Gilmore Associates

representatives and staff reviewed the Zehr property and bid specs are being generated for the demolition of the buildings and pool, in addition to a plan for remediation. Currently, the Police and Public Works departments are using the outbuildings for storage. The Township may need to put up a pole barn in the future and develop a plan for storage.

Autumn Festival is confirmed for fireworks, food trucks and a beer and wine garden. The Township is seeking volunteers to help with the event.

11. Committee Reports: Ms. Chimera reported that the Planning Commission discussed the medical marijuana and smoking lounge proposed ordinance changes and were unanimous in asking for a limit on the number of facilities. Mr. Kilkenny suggested that the Board members consider contacting the state representatives to change the state law, as the Township cannot override the state law. These types of businesses are considered retail use. The Township can amend its ordinance to not permit the businesses to be within 1,000 feet of each other. At the Park Board, Ms. Chimera did ask them to come up with new recreational programming ideas. At the Park Board meeting, there was a group of residents who expressed their concern about the lack of pickleball courts.

22. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Chimera, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary