

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 23, 2024**

1. Call to Order: The September 23, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Vice-Chair Audrey R. Ware
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Solicitor John Walko, Esq.

ALSO IN ATTENDANCE:

Acting Police Chief William R. Peoples
Fire Chief William Wiegman
Director of Finance Brian Shapiro
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Director of Recreation & Comm. Ctr. Floyd Shaffer
Director of IT Richard Grier
Recording Secretary Deborah Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Chimera made the following announcements: Autumn Festival will be held on October 19th from Noon to 5 pm at the William F. Maule Park at Windlestrae. The Montgomery County Board of Commissioners and Salary Board will host their next “Board on the Road” public meeting at the Montgomery Township Building on October 10th at 6 pm.

4. Public Comment: There was none when Ms. Chimera called for public comment.

5. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the minutes of the September 9, 2024 Board meeting and the Payment of Bills for September 23, 2024 in the amount of \$1,032,581.50 were approved as submitted.

Presentation:

6. Hope Card Program for Domestic Violence Survivors: Noah Marlier, Prothonotary of Montgomery County, appeared before the Board to discuss several new initiatives being launched this year. The Hope Card Program is for domestic violence survivors who are granted a Protection From Abuse Order. The wallet-sized card is mailed to the victim and contains key information about their PFA order. The victim can carry this card on their person to present to law enforcement when needed, rather than have the complete order in their possession.

Planning and Zoning:

7. Panera Bread – Preliminary/Final Land Development – Ms. McConnell introduced the application to construct a new Panera Bread restaurant on a pad site within the Airport Square Shopping Center located at 801 Bethlehem Pike. The applicant proposes a 4,300-square-foot restaurant with 556 square-foot outdoor patio area, drive-through, bypass lanes, and associated parking and landscaping. James Garrity, Esquire, representing the applicant, Airport Square, and Ronald Klos, Jr., P.E., of Bohler Engineering, presented the plan and discussed the waivers requested. Mr. Garrity stated that two issues needed to be discussed further. The first issue was the sidewalks that were requested by the Board previously. The applicant is willing to install one of the two requested and asked the Board to determine which one they prefer. After considerable discussion, the Board agreed that they preferred Option #1, which is the sidewalk along Bethlehem Pike to the end of the property. The Board asked if the sidewalk could be turned towards the shopping center at the end to deter walkers from entering Bethlehem Pike going straight. The second issue involved the timing of the required right-of-way temporary construction easements. Mr. Garrity stated that he and Mr. Walko agreed that the dedicated right-of-way agreements would be signed, held by the Township, and not recorded until all parties were ready to move forward.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the Board adopted Resolution 2024-19, approving the preliminary/final land development application, with requested waivers, submitted by Re Plus Airport Square, LLC c/o The Wilder Companies, LTD.

8. 109 Holly Drive Two Lot Subdivision – Preliminary/Final Land Development: Ms. McConnell reported that the applicant is proposing to subdivide an existing 50,329 square foot parcel within the R-2 residential district into two lots by reestablishing the original property lines from the 1962 Holly Drive Corp. subdivision. The applicant proposes to remove the existing house and swimming pool and construct two new single-family detached dwellings to be served by public water and sanitary sewer. Scott Camburn, P.E., represented the applicant and addressed the concern about the covenants and restrictions placed on the parcels by noting that each recorded parcel deed will have the covenants and restrictions stated there.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board adopted Resolution 2024-20, approving the preliminary/final land development application with requested waivers for Aston Enterprises, LLC.

9. Amendments to Covenants and Restrictions – Gwynedd Pointe HOA: Mr. Walko reported that on or around August 27, the Township received correspondence from Stefan Richter, Esq., representing the Gwynedd Pointe HOA. He advised that the Township's governing body must approve any amendment to the Declaration of Covenants, Restrictions, Easements, Charges, and Liens. The proposed amendment intends to stop short-term rentals and ensure that only a portion of the community would be leased. Mr. Walko reviewed the documents and indicated

that they had no impact on the Township. This formality was included in many HOA documents from years past.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board approved the Amendment to Declaration of Covenants, Restrictions, Easements, Charges and Liens for Gwynedd Pointe Homeowners Association Implementing Leasing Restrictions.

Parks and Recreation:

10. Discussion of Refurbishment of Farmhouse at Windlestrae Park – Mr. Shaffer introduced Moria Giordano, a Park and Recreation Board member. Ms. Giordano summarized the steps taken to visualize refurbishing the farmhouse at Maule Park at Windlestrae. Joe Phillips, AIA and Jim Linske, AIA of Phillips & Donovan Architects, LLC were hired to evaluate and conduct a feasibility study of the potential uses of the vacant farmhouse. Mr. Phillips and Mr. Linske discussed their slide presentation and their project evaluation. The final concept included an addition to the building and the elimination of the second floor of the farmhouse. The estimated cost, which did not include sitework, was \$1,447,702.75. In addition, funds would be needed for displays, educational items and technology. Discussion followed. The estimated timeframe to complete the project would be approximately 1 ½ years. Ms. Bamford stated that she was aware of grants awarded for historical renovations and those could be pursued. Ms. Bamford also thanked the Park and Recreation Board members for their hard work on the feasibility study. Ms. Chimera said that she looked forward to figuring out how to budget for and accomplish this project with fund raising and grants.

Public Safety:

11. National Preparedness Month & Promulgation of Updates to Emergency Operations Plan: Chief Wiegman reported that National Preparedness Month is an observance each September to raise awareness about the importance of preparing for disasters and emergencies that could happen at any time. This year's theme is "Start a Conversation" and focuses on discussing steps to get ready and stay safe during an emergency. Chief Wiegman also reported that Pennsylvania legislation requires that political subdivisions of the Commonwealth establish a local emergency management organization which is tasked with preparing, maintaining, and keeping current emergency operations plans, among other things. The Pennsylvania Emergency Management Agency suggests that the Emergency Operations Plan (EOP) be updated at least every two years or when most of the governing body changes. All the annexes in the plan have been reviewed and updated with current assets, personnel with contact information, and procedures.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board recognized September as National Preparedness Month and promulgated the Emergency Operations Plan, directing the Emergency Management Coordinator to distribute the updated materials as required.

Old Business:

12. Rose Twig Bathroom Project - MTMSA – Ms. Bamford introduced Shannon Drosnock, Executive Director of the Montgomery Township Municipal Sewer Authority. Ms. Drosnock summarized the gift of a bathroom from the MTMSA to the Township to celebrate their 60th Anniversary. The MTMSA agreed to budget \$500,000.00 for the project. The bid for the project came in higher than expected, pushing the “projected” total cost to \$152,000.00 over the capped amount. MTMSA is committed to the \$500,000.00 but will not spend any more money on the project. MTMSA will hold a special meeting to either award or reject the bid on October 1, 2024. MTMSA will eliminate the project going forward if the bid is rejected, per Ms. Drosnock. Additional costs, including an ADA-compliant path to access the bathroom and site work, are expected. Discussion followed. Board members expressed concerns about funding the extra costs. When asked about financing, Mr. Shapiro explained that the current projected capital fund does not include this project or the previously discussed farmhouse project, so any funds needed will have to be either cut from other projects or revenues raised. The current capital fund will be significantly reduced by 2026 or 2027. Public comments were made by the following residents: Jeremy Dombrowski of 218 Tudor Drive, Jason Ropars and daughter Hannah of 105 Citadel Court, Patrick Brennan of 129 Preston Drive, Marcie DeSantis of 113 Tudor Drive, Brian Revocable of 102 Kidalas Court, Jess Jastrzemski of 103 Copperleaf Circle, Missy Damm of 103 Brittany Place, Kristin Mark of 120 Drayton Circle, Bryan Bart of 218 Abbey Lane, and Dan Amate of 424 S. Stone Ridge Drive. Comments included how a bathroom addition to Rose Twig Park would be a significant asset to Township residents of all ages; the bathroom cost will not be less in the future and should be considered now; the boys teams play at Maule Park, which has a bathroom, and the girls play at Rose Twig, which does not; the long distance to use the bathroom at Maule; and in addition to sports organizations, the park is also used for summer programs. The Board inquired of Mr. Reiff how the addition of a bathroom would impact the staff at the Public Works Department. Mr. Reiff indicated that there have been issues at both existing bathrooms regarding vandalism and misuse, and the Township may need to hire a service to clean the bathrooms in the future, as it’s not fair to ask the crew to clean up the messes that are found. Ms. Chimera inquired if the MTBSA would be willing to add a minimal cost to registrations to help the Township pay for cleaning the bathrooms. Mr. Dombrowski stated that the organization had voted to add \$5 to each registrant several years ago but did not pursue doing so after. Mr. Bart suggested that all sports organizations be requested to supplement the costs associated with the additional bathroom and inquired if the Board would permit sponsorships to help generate funding as well. The Board said that they would entertain sponsorships in the future.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (5-0), the Board approved the additional funding necessary to complete the Rose Twig Bathroom project.

New Business:

13. Department Reports: Monthly reports were submitted by each department for activity in the month of August.

14. Committee Liaison Reports: Ms. Long reported that the Public Safety Committee discussed the hiring of two new Police Officers, the proposed traffic ordinance changes and the announcement of Acting Chief William Peoples.

15. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary