

The meeting of the Douglass Township Board of Supervisors was called to order at 7:35 P.M. Attending were Chairman John Stasik, Vice Chairman Anthony Kuklinski, Supervisor Fred Ziegler, Solicitor Paul Bauer, Josh Hagadorn from Gilmore & Associates, Mike Heydt, Pete Hiryak and approximately 13 residents/developers.

Mr. Stasik led us in the pledge of allegiance.

Mr. Stasik turned the meeting over to Solicitor Bauer for the Public Hearing portion of the meeting. Solicitor Bauer stated that the proposed Sign Ordinance Amendment #2014-05 was advertised in the Pottstown Mercury on 11/13 & 11/20/14 as required, a full copy of the proposed ordinance was sent to the Montgomery County Law Library on 11/10/14. Ms. Curran gave an overview of the proposed ordinance at the last meeting and a review letter dated 10/30/14 was received from the County. A letter dated 11/17/14 was received from Solicitor Garner stating that the P/A recommends this ordinance for adoption. Mr. Bauer opened the floor for comments, no comments or questions were given. Mr. Bauer closed the public hearing and stated that the Board may act on this ordinance if they choose to act.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski for adoption of the Sign Ordinance Amendment #2014-05. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Mr. Bauer stated that proposed ordinance #2014-06 Emergency Service Board Ordinance is not a zoning, subdivision, or land development ordinance. It only requires one advertisement, the advertisement was in the Pottstown Mercury on 11/22/14 and discussed at several meetings by the Board and the public. This ordinance will act as a policy for the emergency services to conduct business. There are some minor changes to this ordinance that does not require re-advertising by law. The changes are section 345 Membership, eliminating Ci - Sassamansville Fire Company and Cii- Amity Fire Company as representatives, a typo change on section F, one citizen from each of the four Douglass Township voting districts, and adding section G, Emergency Services Coordinator to the membership section of the ordinance; these minor changes do not affect the ordinance. No comments were given, Mr. Bauer closed the public hearing and stated that the Board may act on this ordinance if they choose.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski for adoption of the Emergency Service Board Ordinance with minor changes as stated above. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

This concluded the public hearing portion of the meeting. Mr. Stasik reminded everyone to place their cell phones on silent, no texting during the meeting, and also reminded the public of the emergency exit locations.

Mr. Stasik asked for any additions or corrections on the minutes from the November 17th, 2014 Board of Supervisors Meeting, no additions or corrections were given.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve the minutes from the November 17th, 2014 Board of Supervisors Meeting. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Mr. Stasik asked if there were any additions or corrections to the agenda for December 1st, 2014, no additions or corrections were given.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve the December 1st, 2014 Board of Supervisors Agenda as presented. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Mr. Stasik announced that the BMMA Minutes of October 27th, 2014 are available in the lobby.

Bermont Motors Site – Introduction proposed convenience store (VCC Village Center Commercial District) – Mr. Blair Gilbert of West Lake Developers from Syracuse New York and engineer Mr. Keith Otis were present to give a brief overview of a concept plan for a proposed convenience store and auto parts store to be located on the former Bermont Motors site at 1510 E. Philadelphia Avenue in Gilbertsville. They may have to seek zoning relief for the convenience store and also seek setback relief for the auto parts store. The main use would be the convenience store, Mr. Bauer stated that according to the concept plan it looks like you are proposing to remove several homes at that site. Mr. Bauer also informed them that quite a few traffic studies are currently being done by PennDot and in New Hanover Township which could prove to be beneficial for their proposal. Mr. Bauer asked if they are the equitable owners of the property, Mr. Gilbert replied that they are not the owners as of yet however the attorneys are working on it, we just wanted to give a heads up to the Board before we move on to the Planning Agency. We are looking to re-align the road at the Rt73/Gilbertsville Road intersection. Mr. Bauer stated that the Township must receive a copy of the equitable owner agreement before this proposal goes to the Planning Agency, also any relief requests must go through the Planning Agency before it is presented to the Zoning Hearing Board. The Board thanked Mr. Gilbert and Mr. Otis for their presentation.

Engineer's Report – Josh Hagadorn, Gilmore & Associates

Mr. Hagadorn stated there are MS4 Stormwater Management information handouts available in the lobby for residents as part of the community educational outreach program.

Provco Pinegood Grosser Road, LP/Wawa Land Development – This project is proceeding through construction. On 11/25/14, we forwarded our letter of recommendation to the Township and copied the developer regarding their Letter of Credit Reduction Request #1. The value of the performed to date is \$111,726.80. Subtracting 10% retainage results in the amount of \$100,554.12. We recommend that the Letter of Credit be reduced by this amount. The amount remaining in the LOC will be \$722,411.29.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve Provco Pinegood Developers Letter of Credit Reduction Request #1 in the amount of \$100,554.12 based on the recommendation of Gilmore & Associates. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Township Park and Open Space Surveys and Concept Planning – We attended and participated in the PowerPoint presentation during the public meeting on 11/17/14.

Traffic Impact Study Requirements – Requirements were discussed with the Planning Agency on 11/13/14. Meredith Curran-Trego of MCPC will be incorporating the P/A comments into a revised draft of the ordinance amendment for one final review by the P/A at their December meeting.

Zoning Ordinance and SALDO Amendments - We are preparing suggested amendments to the Township's Zoning Ordinance and SALDO Ordinance for consideration by Township staff and the P/A at an upcoming meeting. No questions were asked.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to accept the Engineer's Report. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Solicitor's Report – Paul Bauer

Litigation Updates – An Executive Session will be held prior to the next Board of Supervisor meeting to discuss the Police Retirees.

Disposition of Police Records Resolution – I have drafted Resolution #120114-01 for the Disposition of Outdated Records in the police department, the Board may act on the Resolution if they choose.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve Resolution #120114-01 for the Disposition of Records in the police department. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

No questions were asked on the Solicitor's Report.

Applications which are pending but inactive:

Danny Jake – Hallowell inactive 2 years
Cobblestone Commons inactive 1 year

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to accept the Solicitor's Report. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Manager's Report- Peter Hiryak

1. The Manager reviewed the upcoming meetings as follows: P/A Meeting Thursday, December 11th @ 7pm, Workshop @ 6pm, Traffic Impact Study, Act 209 Meeting will be rescheduled for a P/A meeting in 2015. BOS Meeting Monday, December 15th @ 7:30pm, Agenda Meeting @ 7pm, Open Space/Rec Meeting @ 6pm, BOS Meeting December 15th for 2015 Budget Adoption & 2015 Real Estate Tax Resolution approval.
2. The manager asked for approval of the 2015 Meeting Schedule to include changing BOS Meetings to 7pm, Agenda Meeting to 6:30pm, Open Space/Rec Meetings 6pm, including June in summer schedule of one meeting, and approval of the advertising of the schedule. The manager also asked for approval for the 2015 Non-Uniform Holiday Schedule.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve the 2015 Public Meeting Schedule and approve the advertisement of the 2015 Meeting Schedule changing the Board of Supervisors Meetings to 7pm, Agenda Meetings to 6:30pm, and Open Space/Rec Meetings to 6pm, and scheduling only one meeting in June. Kuklinski, Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve the 2015 Holiday Schedule for the non-uniform employees. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

3. Zoning Hearing Board – Tuesday, December 9th @ 7:30pm, in ground pool setbacks & coverage relief for 55 Walter Drive, R-2 district - the owner must present a sketch of runoff, zoning officer will attend hearing.
4. 2015 Reorganization Meeting Monday, January 5th, 2015, Board of Auditors Reorganization Meeting Tuesday, January 6th, 2015.
5. Letter from CMERT requesting donation to repaint Armored Personnel Vehicle. CMERT is asking \$1,000.00 from each municipality to soften the look of the armored vehicle from military camouflage color to black.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to approve a \$1,000.00 donation to repaint the CMERT armored vehicle to a black color. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

The manager stated that Douglass Township will host the COG (Council of Governments) meeting in January 2015. Mr. Kuklinski stated that any 2014 unused fire police budget money should be turned over to the fire company as we did last year, the manager stated that he will check the amount that was unused and report back to the Board. The manager stated that he received a call from Kevin Bauer from PADEP wanting to know if the fire protection system is now functioning at the Mountain Mulch site because he was looking to close the books on the latest fire report. Mr. Duncan of F & R stated that it is functioning now. Mr. Bauer commented that he had multiple emails from the Attorney for Mountain Mulch stating that they will be filing for an extension however they are planning to sell the property and are looking for another site. Mr. Keyser stated that there will be no more negotiations after March 31st right, Mr. Bauer replied, correct. Mr. Keyser informed the Board that there must have been a small fire on the site because he noticed a frontend loader spreading out some small piles, and asked if the Board could ask Kevin Bauer from PADEP for more of a buffer zone from the tree line in case of more of these start up fires. Solicitor Bauer suggested to have periodic berm inspections. Mr. Bauer suggested that the Emergency Service Board be added to the reorganization agenda for appointments. No other questions were asked.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to accept the Manager's Report. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

Public Comment

Mr. White asked about the status of the open space area in the Summer Hill Development, the manager replied that an enforcement letter was sent to ARG Krepps Inc. Ms. Norton stated that at the last Board Meeting Chief Templin introduced his officers and she felt that it would be nice to have the firefighters introduced also. No other comments were given.

Old Business/New Business

No old business or new business were given.

A motion was made by Mr. Ziegler, seconded by Mr. Kuklinski to adjourn the meeting at 8:21 pm. Kuklinski-Aye, Stasik-Aye, Ziegler-Aye. Motion passed.

The next Board of Supervisor's meeting will be held on Monday, December 15th, 2014 @ 7:30 pm.

Respectfully submitted by,
Marcy Meitzler