

The meeting of the Douglass Township Board of Supervisors was called to order at 7:32 P.M. Attending were Chairman Fred Ziegler, Supervisors John Stasik and Fred Theil, Solicitor Paul Bauer, Matt Hunter, Michael Heydt, Pete Hiryak, Chief Templin, and approximately 22 residents/developers.

Mr. Ziegler led us in the pledge of allegiance. Chairman Ziegler turned the meeting over to Solicitor Bauer to conduct the Public Hearing.

Mr. Bauer stated that this hearing is for a special zoning district over existing based zoning. The Township has met the advertisement requirements by advertising this public hearing in the Pottstown Mercury on April 18, 2012 and April 25, 2012. This ordinance has been in the making for over 20 years with the last 1-1/2 years to bring it to this point. The ordinance has been recommended for adoption by MCPC on April 12, 2012, the Douglass Township Planning Agency on April 12, 2012, and the Pottstown Regional Planning Commission on April 25, 2012. Mr. Bauer proceeded to thank the parties involved by giving their input in the process of this ordinance: Michael Gambone representing the Gambone Organization, Wayne Rosen of the Rosen Group, Mr. Kennedy representing both the Rosen Group and Gambone Organization, and Mr. Onerotto representing WaWa. Mr. Bauer asked if these representatives agreed with the proposed ordinance: Michael Gambone – yes, John Kennedy – yes, and Mr. Onerotto – yes. Mr. Bauer offered each of the developers a chance for any input or comment: Gambone – no comment, Mr. Kennedy – no comment, and Mr. Onerotto – no comment. Mr. Bauer stated that the Douglass Township Board of Supervisors and Planning Agency members also worked with public officials concerning this project, noting that Mr. Bushnell from Marcy Toepel's office was in attendance. At this time Mr. Bauer opened the public comment period asking row by row if there were any comments by the residents. Clarissa Sheeler of the Summer Hill Development commented that after studying the plans her children's play area would be affected by this proposal and asked what buffering and safety measures would be taken, she noted that she is for commerce however, how many supermarkets do you need what happens is these stores will move out and leave empty buildings. Mr. Bauer thanked Ms. Sheeler for her comments and stated that buffers and safety measures were taken into consideration and provisions were made in this ordinance. Ms. Joan Chalmers from Summer Hill Drive & Grosser Road stated that she was against this proposal because the traffic is ridiculous and it's getting worse, this shopping center will make it unreal. Mr. Bauer stated that traffic is a big issue and the driving force for this overlay district, how to get traffic flowing away from the main streets. New roads are proposed and interconnections with other developments in this area. Mr. Bauer thanked Ms. Chalmers for her remarks and stated that he respects her opinions. Mr. Maddow from Summer Hill Drive stated that he is for commerce only why not from Jackson Road to Rt.73. Mr. Bauer stated that boundaries were considered throughout the whole process. This is the identified growth area by all the agencies and commissions. MCPC have recommended these boundaries. The Overlay District has already been adopted in 2010, this hearing is for the non-residential portion of this area and we have been discussing this for almost two years. Mr. Maddow added that this is a nice community; this is why we moved here. Mr. Bauer stated that the Township had the foresight to plan out the non-residential portion ahead of any incoming proposed development. Mr. Siwik of Summer Hill stated that he is not against commerce but he is against Market Street being behind his house with the box stores, the dirt that comes with the ongoing construction until it is completed, and the lighting. Mr. Bauer thanked Mr. Siwik for his comments and assured the residents that all of these issues are addressed and added that any proposed development will have to go before the Planning Agency in a proposal and they will address these issues prior to going before the Board of Supervisors for approval. When those plans come before the Planning Agency is the time to come forward and voice any concerns. Mr. Bauer continued to go row by row for comments, no further comments were given. Mr. Bauer then asked for comments from the Board of Supervisors. Mr. Ziegler stated that this has been closer to thirty years in the making, these issues have been looked at and when proposals come in it will be looked at again. The Township has the best interests of the residents in mind. Mr. Theil noted that, where the Moore Property is concerned, the Township has no control over what light industrial can go there however this ordinance has to be uniform. Market Street may be re-located or may never be built. If we do not get some commercial tax base the taxes will inevitably increase and if it would not have been for the police taking an insurance downgrade the taxes would have most definitely gone up in 2012. Mr. Stasik commented that he commends the Planning Agency for all the work done on this ordinance and Act 537 Plan has a lot to do with this, we need to remember that Douglass Township is partly controlled by Montgomery County and the tax base will be commercial not residential to help fund the police protection. At this point Mr. Bauer recommended closing the public hearing

comments and if the Board of Supervisors wish can now act on this with a motion. Mr. Ziegler closed the public hearing comment period and made a motion to adopt the Rt. 100 Corridor Non-Residential Ordinance #2012-01.

A motion was made by Mr. Ziegler, seconded by Mr. Theil to adopt the Rt. 100 Corridor Non-Residential Ordinance 2012-01. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mr. Bauer recommended a break to go into Executive Session at this time to allow the opportunity for anyone, who was attending for the public hearing, to leave. The Board of Supervisors convened at 8:08pm for an Executive Session. The Board reconvened at 8:40pm. Mr. Bauer stated there were two Executive Sessions, one involved personnel issues and no decision was made, the other involved the police department and the drop program; Mr. Ziegler recused himself from the meeting, no decision was made however a decision will be made later tonight.

Mr. Ziegler asked if there were any additions or corrections to the minutes of April 16th, 2012, no one replied. On motion by Mr. Stasik, seconded by Mr. Theil, the Board approved the minutes of the April 16th, 2012. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Police Department Report – Chief Templin

Chief Templin stated that on Saturday, April 28, 2012 the Douglass Township Police Department participated in the Drug Enforcement Agency's Drug Take Back Initiative. The purpose of the program was to allow citizens to bring their expired or unwanted medication to the collection point for proper disposal. The collection site was hosted by Giant Food Stores. By the end of the four hour period we collected four boxes and three bags of various expired and unwanted medications with a total weight of 148 pounds, so we have more than doubled our intake this year. We had received a lot of positive feed-back and most citizens were asking when our next collection was going to take place. I'd like to thank Giant Food Stores for hosting our event. We plan on continuing our participation in this event and as soon as a new date is announced, I will get the word out to everyone. We are probably looking at an October date. Mr. Ziegler stated that he had the opportunity to see the police and fire & rescue in action working very well together, the residents should be very proud of these two departments, they acted with professionalism on Papermill Road where a fatality happened. Chief Templin added that it was a water rescue and commended Chief Smith for a cooperative effort. Carl Hiryak asked Chief Templin if they found the person took the copper from the recycling center, the Chief replied that it is an ongoing investigation and he cannot comment on it. No other questions were asked.

A motion was made by Mr. Theil, seconded by Mr. Stasik to approve the Police Department Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Solicitor's Report – Mr. Paul Bauer

Mr. Bauer announced that he was happy to have nothing new to report. We are waiting for a meeting with District Justice Saylor on the zoning/code violations.

Applications which are pending but inactive:

Danny Jake – Hollowell	inactive 2 years
Cobblestone Commons	inactive 1 year
Bui Jordan Drive	inactive 1-1/2 years

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

Engineer's Report – Mr. Matt Hunter

1. Bui/Jordan Drive Subdivision – Conditionally approved at the September 15, 2008 meeting. Resolution approved at October 6, 2008 meeting. Final plans submitted April 12, 2012. We recommend final certification of the plans provided the financial security agreement has been executed.

2. Hollenbach –Warehouse Expansion- Conditionally approved at the May 5, 2008 Supervisors meeting. Final plans and financial security request have not been received.
3. Hallowell (Danny Jake) – Staff meeting on November 15, 2011 to review layout and discuss potential concerns
prior to developer going ahead with engineered plans.
4. 400 Gilbertsville Road – Conditionally approved at the May 16, 2011 Supervisors meeting. received resubmission on January 21, 2012. Developer needs to address sewer easement description (exclusive sanitary sewer).
5. Hoffman Subdivision – Received sketch plans for 114 lot subdivision, with 17 lots all or partially in Douglass and the remaining lots in Washington Township. Prepared review letter dated June 28, 2011, revised July 5, 2011. Planning commission is evaluating zoning concerns and will offer an opinion to the Township at a future date.
6. Berwind II – Received preliminary plans for 71 residential units. Prepared review letter dated December 5, 2011. Met with the Developer’s Engineer on December 22, 2011 to review storm water design. Granted a 180 day extension.
7. Clover Hill – Property spans Washington Township and Douglass Township with 17.5 acres in Douglass Township. Douglass Township portion is Zoned R-1 and was originally submitted as a 13 lot subdivision. Developer now proposing to resubmit as a 3 lot subdivision with 2 lots as flag lots and a single access driveway off Niantic Road. Discussed at discussed at February 9, 2012 Planning meeting. Planning Commission responded favorably. No plan submission received to date. Zoning issues will need to e addressed.
8. Quigley Bus Service; 290 Middle Creek Road – Presented before the Planning Commission meeting on February 9, 2012 and the main concern is traffic and logistics of moving a high volume of school buses from the location. Received plans dated January 2, 2012. Review letter dated March 1, 2012. Brought before the Zoning Hearing Board on May 1, 2012.
9. Wawa; Rt100 and Grosser Road – Presented to Planning Commission at the February 9, 2012 meeting. Planning Commission responded favorably. No plan submission received to date.
10. Cobblestone Crossing – Phase 3 – Beazer Homes – Residential construction on-going.
11. Smith Road Bridge – Received updates as-built drawings from Wilkinson Associates today. Recommendation for escrow release No. 4.
12. Hartford Retail – Douglass Town Center – Performed follow-up site inspection for completion of maintenance punch list dated February 6, 2012. Hartford Retail has addressed all comments with a couple exceptions. Hartford Retail will cut back the slope at the Holly Road access drive to improve the site distance; and tree replacement was delayed until trees were budding, but is now ready to be performed.
13. Market Street/Act 209 – Continuing to work toward identifying economically feasible solution to construct Market Street without using Act 209 funds or public funding.
14. Congo Road/Philadelphia Avenue Traffic Report – PennDot performed a traffic study and have requested that the Township consider installing new timing devices at both the Congo Road and Gilbertsville Road intersections. PennDot recommends new GPS timing devices and timing adjustments. No questions were asked.

A motion to approve the Engineer’s Report was made by Mr. Stasik, seconded by Mr. Theil. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Pete Hiryak presented the Manager’s Report.

1. The Manager reviewed the upcoming meetings as follows: Zoning Hearing Board Tuesday, May 8th @ 7:30pm – McColgan rear yard setback for an aboveground pool and deck, Tuesday, May 8th @ 8:30pm Quigley Bus Service – Decision. Mr. Ziegler requested Chief Templin to have two officers be present. P/A Workshop Thursday, May 10th – Renters Ordinance @6pm, P/A Meeting on Thursday, May 10th @ 7pm. Board of Supervisors meeting Monday, May 21st Agenda Meeting/Executive Session @ 7pm, Board of Supervisors Meeting Monday, May 21st @ 7:30pm. Open Space Committee Meeting Monday, May 21st @ 6:30pm.

2. Advertisement for Hoffmansville Road milling and overlay project – the manager asked for approval to advertise for bids.

A motion was made by Mr. Ziegler, seconded Theil to authorize the manager to place an Advertisement for Bid in the newspaper for the Hoffmansville Road Milling and Overlay Project. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mr. Ziegler asked how far the overlay will go, Mr. Heydt stated from Townshipline Road to Oberholtzer Road. The Manager stated that the sign is scheduled to be installed next week and the website software has been updated and the staff will be trained on updating the new website on May 15th & May 16th. No other questions were asked.

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

Public Comment

Mr. Theil stated that he overheard a conversation that the Manager had and jumped to conclusions and publicly apologized to Manager Pete Hiryak.

Old Business or New Business

Chief Smith invited the Board of Supervisors to the meeting at Global Metals on June 13th, 2012 at 6pm in the Administration Building, dinner will be provided. Chief Smith also recommended that the Township's "No Burn Ban" be lifted immediately since we have had a lot of rain lately.

A motion was made by Mr. Ziegler, seconded by Mr. Stasik to immediately lift the Township's "No Burn Ban". Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mr. Ziegler asked Chief Smith if Bingo is doing okay, Chief Smith replied that last Thursday evening 102 people attended and Bingo made \$3300.

A motion was made by Mr. Theil, seconded by Mr. Stasik to approve the Drop Program for the uniform officers. Stasik-Aye, Ziegler-Abstain, Theil-Aye. Motion passed.

Mr. Theil stated that the manager, Andy Duncan, Mary Alice Reese of DEP, and himself discussed having Mr. Duncan attend a PROP Educational Program which would be very beneficial for Douglass Township. A motion was made by Mr. Theil, seconded by Mr. Stasik to authorize the Recycling Coordinator, Andrew Duncan to attend the PROP Educational Program on June 12th, 2012. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

No other old business/new business was discussed.

A motion to adjourn the meeting at 9:00pm was made by Mr. Theil, seconded by Mr. Stasik. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

The next Board of Supervisor's meeting will be held on Monday, May 21st, 2012 @ 7:30 pm.

Respectfully submitted by,
Marcy Meitzler