

The meeting of the Douglass Township Board of Supervisors was called to order at 7:30 P.M. Attending were Chairman John Stasik, Vice Chairman Anthony Kuklinski, Solicitor Robert Brandt, Engineer David Leh, Chief Templin, Mike Heydt, Pete Hiryak and approximately 27 residents.

Chairman Stasik led the Pledge of Allegiance. Mr. Stasik announced that Mr. Ziegler would not be present tonight due to health issues. Chairman Stasik turned the meeting over to Robert Brandt, Esq. for the Rezoning Public Hearing. Mr. Brandt announced that he was filling in for Mr. Bauer who was out of town. Mr. Brandt gave a brief overview of the proposed rezoning request for properties owned by Douglass Township and BMMA to be rezoned from R-2 Residential to IN Institutional and stated that the public hearing notice was advertised in the Pottstown Mercury on May 16th and May 23rd, 2014. Mr. Brandt opened the public comment period. Tina Willett of 100 Marjessa Drive stated that one public hearing sign was in back of her property in the floodplain area, are they going to build in that area, Mr. Kuklinski asked George Moser, the manager of BMMA to explain, Mr. Moser stated that BMMA is proposing the possibility of adding a tank by the sewer plant which is why we are proposing rezoning instead of going for a variance each time we need to upgrade the plant. No other questions or comments were given. Mr. Brandt closed public comment.

A motion was made by Mr. Kuklinski, seconded by Mr. Stasik to approve Ordinance 2014-01 of the Township of Douglass, Montgomery County, Pennsylvania, Amending the Douglass Township Zoning Map by Rezoning Certain Property Owned by Berks-Mont Municipal Authority and Douglass Township from Its existing R-2 Residential District to that of IN – Institutional District. Kuklinski-Aye, Stasik-Aye. Motion passed.

Mr. Stasik asked if there were any additions or corrections to the minutes of the May 19th, 2014 Board of Supervisors Meeting, Mr. Sell stated that under Old Business/New Business – Open Space Report it should read Chairman Randy Romig instead of Co Chairman Randy Romig.

A motion was made by Mr. Kuklinski, seconded by Mr. Stasik approve the minutes of the May 19th, 2014 Board of Supervisors Meeting to include the change under Open Space Report to read Chairman Randy Romig instead of Co Chairman Randy Romig. Kuklinski-Aye, Stasik-Aye. Motion passed.

A motion was made by Mr. Stasik, seconded by Mr. Kuklinski to approve the June 2nd, 2014 Board of Supervisors Agenda as presented. Kuklinski-Aye, Stasik-Aye. Motion passed.

BMMA – Bob Dries

Report from the May 12th and May 27th, 2014 meetings – Mr. Dries stated that the April meeting minutes are in the lobby. Projects planned this summer for the collection system upgrades as required under the Consent Order are: Project A – Replace line from the treatment plant to Swamp Pike, Project B – Replace line on Swamp Pike to begin on 6/10/14, Project C – Replace line from MH166 to Minister Creek Pump Station, Project D – Mechanical Upgrade of Minister Creek Pump Station, Project E – Electrical Upgrade of Minister Creek Pump Station, Project F – Upgrade force main from Minister Creek Pump Station to Swamp Pike. The Board approved \$1,733,331 for projects A B, & C to upgrade the collection system on May 12 at special meeting. Board will receive bids and award contracts for Projects D, E, & F at special June 9th public meeting. BMMA Manager George Moser reported significant progress with extremely delinquent accounts. Following accounts were collected: 830 Unger Lane - \$4,195.78, 29 Congo Road Rear - \$8,911.02, and 1614 Virmay Drive - \$1,054.50. These collections included late fees and Solicitor fees. The next BMMA meeting is June 23, 2014. Mr. Stasik stated that there are a lot of upgrades being done by BMMA. No questions were asked.

A motion was made by Mr. Kuklinski, seconded by Mr. Stasik to accept the BMMA Report. Kuklinski-Aye, Stasik-Aye. Motion passed.

Zoning Report – Bob Dries

As a follow up to my report on 5/5/14 the owner at 1532 Swamp Pike told Mr. Hiryak and myself that he would remove the abandoned cars and mow his lawn in accordance to our Douglass Township Property Maintenance Ordinance 2013-01. I recently discovered that the property in question was sold at Sheriff's Sale the very next day in Montgomery County Sheriff's Department. The property was bought by a bank and I have not had success in finding a contact person for this property, just received a call today from the resident. As another follow up to last month's report the metal roof has been painted at 1053 E. Philadelphia Avenue. The Zoning Department checked on several complaints of lawns not being mowed. We spoke and or sent letters to the homeowners and received a response that they would comply with our request. All but two complied, of the two one was a foreclosure by a bank and the other promised results by this Friday, 6/6/14. This morning we received a complaint about tall grass on Hawthorne Avenue and when I investigated the ownership I discovered it was sold at Sheriff's Sale on 5/28/14, the Settlement contact will receive a friendly letter. In order to respond to a complaint, we are requiring that a complaint form be filled out and signed. No questions were asked.

A motion was made by Mr. Kuklinski, seconded by Mr. Stasik to accept the Zoning Report as given. Kuklinski-Aye, Stasik-Aye. Motion passed.

Engineer's Report – David Leh, Gilmore & Associates

Sign Inventory Program – We have an intern that has started taking field inventory work on May 27th, 2014.

Township Park and Open Space Surveys – We have completed the field surveying and existing features base plans for the three properties (Douglass Park, Smith Road Park, and Libor Tract). We are verifying property boundary information and will be scheduling a meeting with the Township within the next few weeks to begin the planning work.

Provo Pinegood Grosser Road, LP /Wawa Land Development – We have reviewed draft versions of the Master Plan Agreement and Final Plan Resolution and have provided our review comments to the Township Manager and Township Solicitor. Mr. Stasik asked in there were any questions on the Engineer's Report, no questions were asked.

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

Solicitor's Report – Robert Brandt, Esq.

Mr. Brandt gave a brief overview of the Proposed Final Plan Resolution #060214-01 for Provco Pinegood Grosser Rd, LP and Provco Grosser Road GP, LLC for a development plan known as 1111 Grosser Road, located at the intersection of State Route 100 and Grosser Road stating that the applicants propose to subdivide the site into two separate parcels, Parcel A consisting of 2.7788 (net) acres upon which is proposed the construction of a 5,051 square foot Wawa Food Market with gasoline pumps pursuant to Part 26 of the Douglass Township Zoning Ordinance to Create Use Regulations/Development Standards for Non-Residential Development in the 100 Corridor Master Plan Overlay District and a storm water management basin, and Parcel B consisting of 21.3039 (net) acres which is to be reserved for future development and subject to the conditions set forth in accordance with the proposed Resolution.

A motion was made by Mr. Kuklinski, seconded by Mr. Stasik to accept Resolution No. 060214-01 (Final) 1111 Grosser Road (Wawa) subject to the conditions set forth in accordance with Resolution No. 060214-01. Kuklinski-Aye, Stasik-Aye. Motion passed.

Applications which are pending but inactive:

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

Pete Hiryak presented the Manager's Report.

1. Zoning Hearing Board – (2) Zoning Hearings for Tuesday, June 10th, 2014, starting at 7:30pm.
 - a. King Drive – inground pool dimensional variance for side yard and rear yard setbacks. Recommended approval by P/A and BOS.
 - b. Wawa – Signage variance, recommended approval by P/A and BOS.
2. Schedule of Meetings
 - a. P/A Meeting Thursday, June 12th @ 7pm, P/A Workshop @ 6pm (Signage).
 - b. BOS Meeting Monday, June 16th @ 7:30pm, Agenda Mtg @ 7pm.
3. Pottstown Health & Wellness Foundation – Received Grant check in the amount of \$22,500 for site plan preparation for three parks, Douglass Park, Libor Open Space, and Smith Road Park. Today the Treasurer and I submitted another grant application to be used for additional site plan preparation for Keller Woods open space, the Rhoads property open space on Merkel Road, and the Moyer property open space on Congo Road. The Manager stated that he has copies of the Wawa Final Plan Resolution for the Board's signatures, the resolutions were circulated for signatures. No questions were asked.

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

Public Comment

Mr. Stasik asked for public comment, Mr. Kuklinski announced that prior to the meeting the Board met with Mr. Brandt, Manager Hiryak, and Mr. Keiser regarding issues with Mountain Mulch. The Board directed Mr. Brandt to address these issues and we will continue to apply corrective measures regarding Mountain Mulch until they vacate the property. Ms. Norton thanked the Road Master for repairing the parking lot and also stated that there is a sign blocking the bridge weight limit sign at Congo and Merkel Road, the highway department will correct the situation. No other comments were given.

A motion was made by Mr. Kuklinski, seconded by Mr. Stasik to adjourn the meeting at 7:56pm. Kuklinski-Aye, Stasik-Aye. Motion passed.

The next Board of Supervisor's meeting will be held on Monday, June 16th, 2014 @ 7:30 pm.

Respectfully submitted by,
Marcy Meitzler