

# Minutes

## Township of Marple – Board of Commissioners – Joseph A. Rufo, President Regular Meeting – December 11, 2017 – 7:00 pm

- ◆ President Commissioner Rufo called the Regular Meeting to order at 7:05 pm on Monday, December 11, 2017 at the Township Building and then led the pledge of allegiance to the flag.
- ◆ **Present @ Roll Call** – Commissioners: – Joseph Rufo (1<sup>st</sup> ward) - Jan Ceton (2<sup>nd</sup> ward) – Robert Fortebuono (3<sup>rd</sup> ward) - John Lucas (4<sup>th</sup> ward) – John Longacre (5<sup>th</sup> ward) Michael Molinaro (6<sup>th</sup> Ward) and Daniel Leefson (7<sup>th</sup> ward). Absent/Excused:

Staff: Sharon Angelaccio, Township Secretary – Anthony T. Hamaday, Township Manager – Adam Matlawski, Township Solicitor – Joseph Romano, Code Director and Joe Mastronardo, Township Engineer.

- ◆ **Executive Session:** held at 6 PM prior to this meeting to discuss Litigation, Personnel and contractual items.

### 1. Public Forum

- Randy Heist Bridelbrook – trees cut down at Greenbank Farms
- Rick Ray – Bamboo Ordinance

- 2. **Presentation – Katherine Hallinan Girl Scout Gold Award** – Commissioner Molinaro presented Katherine a certificate for her tireless efforts in time and work which resulted in this outstanding achievement of attaining the Girl Scout Gold Award. Congratulations!!

- 3. **Public Hearing - Vacation Vassar Road** – Lori DiFabio, Court Reporter was present and will provide the Township with transcripts on the Hearing.

- 4. **Board Minutes – (11-13-17 & 11-27-17)** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the November 13, 2017 Regular Meeting and the November 27, 2017 Special Meeting Minutes of the Board, the vote being unanimous. (7-0)

- 5. **Disbursement Report and Check Register #2017-12** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the Disbursement Report and Check Register #2017-12 including invoices from Delaware Valley Tree in the amount of \$3400.00 for emergency tree work, the vote being unanimous. (7-0)

- 6. **Ordinance #2017-13 Bamboo** – On a motion by Commissioner Ceton, and seconded by Commissioner Molinaro to adopt Ordinance #2017-13 amending Chapter 214, Property Maintenance of the Township Code by adding a new article establishing regulations for the planting, cultivating growing and maintenance of Bamboo as outlined in said Ordinance, the vote being unanimous. (7-0)

**7. Ordinance #2017-14 Vacation Vassar Road** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to adopt Ordinance #2017-14 providing for the vacation of a portion of Vassar Road located in the Township of Marple, Delaware County, PA.; said vacation being in accordance with the First Class Township Code, 53 P.S. Sections 57005, 57007, 57011 and 57045 as outlined in said Ordinance, the vote being unanimous. (7-0)

**8. Resolution No. 3852 – Transfers General Fund \$10,782.17** - On a motion by Commissioner Longacre, and seconded by Commissioner Lucas to adopt Resolution #3852 authorizing the transfers to be made in the General Fund in the amount of \$10,782.17 for the month of November 2017 as outlined in the Resolution and as recommended by the Director of Finance, the vote being unanimous. (7-0)

**9. Resolution No. 3853 – Transfers Paxon Hollow Fund \$21,406.55** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Resolution #3853 authorizing the transfers to be made in the Paxon Hollow Fund in the amount of \$21,406.55 for the month of November 2017 as outlined in the Resolution and as recommended by the Director of Finance, the vote being unanimous. (7-0)

**10. Resolution No. 3854 – Preliminary/Final Subdivision Plan – Marple Associates, Langford Road & West Chester Pike** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to adopt Resolution #3854 approving the Preliminary Final Subdivision/ Reverse Subdivision Plan filed by Marple Associates, L.P., for the subdivision/reverse subdivision (lot consolidation) of the existing 30.024 acre tract consisting of four (4) existing parcels ( 25-13-426,25-13-428,25-13-419 and 25-20-40) into three (3) new lots including the vacation of a portion of Vassar Road as shown on the plan for Marple Associates, as prepared by Chester Valley Engineers, dated July 11, 2017 subject to the following conditions:

1. Compliance with the comments and conditions of the Township Engineer's Review letter dated September 25, 2017.
2. Applicant shall comply with all federal, state and local laws and ordinances and obtained all required permits applicable to the development of the site or construction of the proposed dwellings.
3. Submission of executed Subdivision Agreement in accordance with the Pennsylvania Municipalities Planning Code in form and substance acceptable to the Township Solicitor, the vote being unanimous. (7-0)

**11. Resolution No. 3855 – Pre/Final Land Dev. M. Cohen & Sons 396 – 400 Reed Rd** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to adopt Resolution #3855 approving Preliminary/Final Subdivision and Land Development Plan filed by the M. Cohen & Sons, Inc. for the property located at 396 and 400 Reed Road, Broomall, PA 19008 ,prepared by Bohler Engineering dated September 26, 2017 last revised October 27, 2017 providing for the proposed combination of the two lots comprising the Property into a single parcel of approximately 2.9 acres and for the construction of an approximately 3,725 square foot addition to an existing building with associated facilities for use in the Applicant's business known as M. Cohen & Sons Iron Shop, including waivers from Waivers from Section 265-9 (Preliminary Plan) and Section 159-29 (Slope Disturbance) of the Township Code subject to the following conditions:

**11. Resolution No. 3855 – Pre/Final Land Dev. M. Cohen & Sons 396 – 400**

**Reed Rd - continued**

1. Compliance with the comments and conditions of the Township Engineer's Review letter dated December 1, 2017;
2. Compliance with the Marple Township Zoning Board Order dated November 15, 2017 and all conditions contained therein;
3. Compliance with the comments and conditions of the Marple Township Fire Marshal, issued via email dated December 4, 2017;
4. Applicant shall comply with all federal, state and local laws and ordinances and obtained all required permits applicable to the development of the site or construction of the proposed dwellings.
5. Submission of executed Development Agreement and Improvement Security Agreement and providing of security in accordance with the Pennsylvania Municipalities Planning Code for the completion of public / quasi-public improvements in form and substance acceptable to the Township Engineer and Township Solicitor.
6. Submission of executed Stormwater Management Operations and Maintenance Agreement in form and substance acceptable to the Township Engineer and Township Solicitor.
7. Contribution to the Township Stormwater BMP fund in the amount of \$2500.
8. An approved Sewage Facilities Planning Module or exemption from PA DEP for the proposed sanitary sewer connection.
9. Submission of the Recreational Assessment fee-in-lieu in the amount of \$5,438.00, the vote being unanimous. (7-0)

**12. Public Works Employee Promotions** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the promotion of William Cress from Driver/Operator to a vacant Equipment Operator position and Michael Kitabjian from Truck Driver to a vacant Driver/Operator position subject to the Marple Township Employee Bargaining Unit Agreement, Township Employee Handbook and the Marple Township Code effective January 1, 2017 as recommended by the Director of Public Works, the vote being unanimous. (7-0)

**13. Paxon Hollow Country Club 2018 Golf Rates** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to approve the 2018 Paxon Hollow Country Club Daily and Weekend Rates as shown on the proposed 2018 Golf Rate Card and as recommended by the Director of Golf Operations and the Township Manager, the vote being unanimous. (7-0)

**14. Contract 2017- 2 – Energy Performance Contract, Payment #8 – CM3**

**Building Solutions** – On a motion by Commissioner Leefson, and seconded by Commissioner Longacre to approve Payments #8 in the amount of \$148,905.00, to CM3 Building Solutions, which includes \$675.00 for work to date on the PHCC HVAC Project and 148,230.00 on the LED Street Light Project and as recommended by the Project Engineer and Energy Consultant, the vote being unanimous. (7-0)

**15. Contract 2016- 9 - PHCC Clubhouse General Construction, Payment #7**

**Retainage Reduction Final – Columbus Construction** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve Payment # 7 (Retainage Reduction Final) in the amount of \$35,000 to Columbus Construction for the completion of work to date on the Paxon Hollow Country Club Clubhouse project subject to the final inspection and approval of all final punch list items by the Project Architect, Township Manager and Banquet Vendor, the vote being unanimous. (7-0)

**16. Bid Advertisement** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to direct the proper Township Officials to advertise a bid for the following items(s):

- Contract # 1 Chemicals -PHCC

Bids are to be in the usual form with the right reserved to accept or reject any and all bids; bids are to be submitted to the Township of Marple, 227 S. Sproul Road, Broomall PA by 9:00 am (prevailing time) on March 2, 2018 and shall be opened by the Bid Committee at 10:00 am in the I. Newton Kerber Meeting Room on the same day, the vote being unanimous. (7-0)

**17. Other Business**

- Special Meeting- 2018 Budget - December 18, 2017
- Reorganization Meeting - January 2, 2018

**18. Adjourn** - On a motion by Commissioner Lucas to adjourn the Regular Meeting at 8:05 pm on Monday, December 11, 2017.

Respectfully submitted,

*Sharon L. Angelaccio*  
Township Secretary