

Minutes

Township of Marple – Board of Commissioners – Joseph A. Rufo, President Regular Meeting – February 12, 2018 – 7:00 pm

- ◆ President Commissioner Rufo called the Regular Meeting to order at 7:05 pm on Monday, February 12, 2018 at the Township Building and then led the pledge of allegiance to the flag.
- ◆ **Present @ Roll Call** – Commissioners: – Joseph Rufo (1st ward) - Robert Knapp (2nd ward) - John Lucas (4th ward) – John Longacre (5th ward) and Daniel Leefson (7th ward).
Absent/Excused: – Robert Fortebuono (3rd ward) & Michael Molinaro (6th Ward)

Staff: Anthony T. Hamaday, Township Manager – Sharon Angelaccio, Township Secretary – Adam Matlawski, Township Solicitor – Edward O’Lone, Finance Director – Joseph Romano, Code Director – Thomas Murray, Chief of Police and Joseph Mastronardo, Township Engineer.
- ◆ **Executive Session:** held at 6 PM prior to this meeting to discuss Litigation, Personnel and contractual items.
- 1. **Conditional Use Hearing** – Ormond Properties, LLC 22 Oakland Road, Broomall PA requesting Conditional Use approval pursuant to Section 300-62 E & F of the Township Code, to permit the disturbance of steep and very steep slopes for the construction of two single family dwellings, driveways, retaining walls and accessory structures associated with a proposed two lot subdivision.
 - ◆ On a motion by Commissioner Leefson to temporary close the Regular Meeting and open a public hearing on the Conditional Use Application of Ormond Properties, LLC 22 Oakland Road, Broomall. *Lori DiFabio, Court Reporter will provide Township with transcripts from the Hearing. Applicant and his engineer presented the plan. Residents: Demi Wines 18 Oakland Road, Colleen Ansons 23 Alameda Road & Sue Ciach 25 Alameda Road spoke.*
 - ◆ On a motion by Commissioner Leefson to close the Public Hearing and re-open the Regular Meeting of the Board, the vote being unanimous.
- 2. **Public Forum**
 - Ronald Huis, Bridlebrook – status of trees illegally cut down on township owned Greenbank Farm.
 - Liz Ball, Marple Tree Commission spoke about the spotted lantern fly
- 3. **Staff Reports**
 - Finance Director reported auditors will be on site for 2 weeks. Refuse bills going out.
 - Police Chief reported on crimes, thefts and drug offenses for the month. Commissioner Rufo thanked the police dept for their help and cooperation after the Eagles won the superbowl.
 - Code Director reported on Zoning and Planning and 5/19 electronic recycling event DCCC 9 to 1.
 - Engineer reported on various projects & grants. Updates on the fire company new const and announced met with Sproul Road Developers (Carlino/Don Guanella Property). Had a small informal/pre application meeting with Township Manager & Solicitor and Sproul Road Developers. Commissioner Rufo stated the Developer will schedule an informal meeting so Commissioners and residents can see the plan for the first time. Meeting date will be announced on twp website when scheduled and will be at the Marple Newtown High School so everyone can attend.

- 4. Board Minutes Regular Meeting (1/16/18)** - On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the January 16, 2018 Regular Meeting Minutes of the Board, the vote being unanimous. (5-0)
- 5. Disbursement Report and Check Register #2018-2** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the Disbursement Report and Check Register #2018-2, the vote being unanimous. (5-0)
- 6. Resolution #3904 - Conditional Use Request - Ormond Properties, LLC 22 Oakland Road** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Resolution #3904 approving the Conditional Use application of Ormond Properties LLC, 22 Oakland Road, pursuant to Section 300-62 E & F of the Township Code for the disturbance of steep and very steep slopes to permit the construction of 2 single family dwellings, driveways, retaining wall and accessory structures on the property as part of a proposed 2-lot subdivision of the property as shown on a preliminary/final subdivision plan prepared by Catania Engineering dated October 27, 2017 last revised January 5, 2018 and subject to the following conditions:
1. Compliance with testimony and exhibits presented at the Conditional Use Hearing 2/12/18.
 2. Compliance with comments contained in the Township Engineering review letter dated 12/18/17.
 3. Condition upon construction and installation of all proposed improvements consistent with and as shown on the plans submitted as exhibits at the 2/12/18 Conditional Use Hearing.
 4. Each property owner shall be responsible for the maintenance of the stream and stream bank contained on each respective lot. The property owners responsibility shall be noted on the final subdivision plan and shall also be contained in the deeds for the property.
 5. A visual planting buffer shall be installed along the rear property line with the properties on Alameda, subject to the satisfaction of the Township Engineer
 6. Applicant shall comply with all federal, state and local laws and ordinances and obtain all required permits applicable to the development of the site or construction of the proposed dwellings, the motion was amended to include the conditions and the vote was unanimous. 5-0
- 7. Resolution #3905 - Ormond Properties, LLC 22 Oakland Road** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to adopt Resolution #3905 approving the Conditional Use application of Ormond Properties, 22 Oakland Road for the disturbance of steep and very steep slopes associated with the construction of 2 single family dwellings, driveways, retaining wall and accessory structures subject to those conditions outlined in said resolution. The vote being unanimous. (5-0)
- 8. Resolution #3906 - Dedication of Overlook Drive and Sanitary Sewer Facilities within the Overlook at Palmers Mill Subdivision** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Resolution #3906 approving the Deed of Dedication and accepting the dedication of Overlook Drive and Grant of Easement for the sanitary sewer facilities within the Overlook at Palmers Mill Subdivision as outlined in said Resolution, the vote being unanimous. (5-0)
- 9. Resolution #3907 – DCED Small Water and Sewer Grant Program Application**
 – On a motion by Commissioner Lucas, and seconded by Commissioner Longacre adopt resolution No. 3907 authorizing the proper Township Officials to submit a Small Water and Sewer Program Grant application to the PA Department of Community and Economic Development with a funding request not to exceed \$200,000 from the Commonwealth Financing Authority to be used for sanitary sewer repair and rehabilitation in the Township, the vote being unanimous. (5-0)

- 10. Advertise - Proposed Ordinance Authorizing Property Purchase – Marple Newtown Swim Club Property, 2705 Sunset Blvd** – On a motion by Commissioner Leefson, and seconded by Commissioner Longacre to authorize the proper Township Officials to advertise a proposed ordinance authorizing the Township to enter into an agreement of sale to purchase a portion of the property located at 2705 Sunset Blvd and complete the purchase of the premises in the amount of \$300,000.00 subject to the terms and conditions of the agreement of sale., the vote being unanimous. (5-0)
- 11. Bid Award #1 – Chemicals PHCC** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to award the bid for Contract #1 supplying Chemicals for Paxon Hollow C.C. to the following bidders and as recommended by the Golf Course Superintendent:
- SiteOne Landscape Supply of Cleveland OH for item #'s 2, 3, 4, 6, 14, 17, 19, 21, 23, 24, 25, 29,30 & 32.
- Crop Production Services of Havertown PA for item #'s 1, 5, 8, 10, 11, 12, 13, 14, 16, 20, 21, 22, 23, 24, 25, 28, 29, 30 & 32.
- Genesis Turfgrass, Inc. of Glen Rock PA for item #'s 7, 9, 14, 20, 21, 23, 24, 25, 26, 27, 29, 30, 31 & 32, the vote being unanimous. (5-0)
- 15. Bid Award #2 – Municipal Parking Lot Renovations** – On a motion by Commissioner Leefson, and Lucas to award the bid for Contract #2 Municipal Parking Lot Renovations to Premier Concrete, Inc. for the base bid of \$137,175.00 being the lowest responsible bidder and as recommended by Township Engineer, the vote being unanimous. (5-0)
- 16. Permission to Purchase – New Police Car** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the request of the Chief of Police to purchase a new 2018 Ford Explorer Police Interceptor for front-line service T a cost not to exceed \$28,700 (not including fit out) or through any available PA State or Costars contract, the vote being unanimous. (5-0)
- 17. Contract 2017-4R - Public Works Garage Roof Replacement -Change Order # 2 –** On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve change order No 2 submitted by Premier Roofing in the amount of \$18,799.55 for Structural Beam repairs areas on the public works garage roof as recommended by the Project Architect, Public Works Director and Township Manager, the vote being unanimous. (5-0)
- 18. Contract 2015- 6 - Police Station General Construction Contract -Change Order # 6 (Final)** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve change order No 6 (Final) submitted by S.B. Conrad in the amount of \$63,247.50 for negotiated Extended General Conditions costs for project delays caused by the site contractor on the Police Station General Construction Contract as recommended by the Project Architect, Construction manager, Township Solicitor and Township Manager, the vote being unanimous. (5-0)

19. Marple Associates Mid-County Shopping Center Land Development Plan Application, West Chester Pike and Langford Run Road – Extension of Time –

On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to accept the extension of time offered by Marple Associates to the Board of Commissioners for the review and action on the land development plan application submitted for the development of the property until such a time as the developer provides 30 days notice of the withdraw of the extension, the vote being unanimous. (5-0)

20. Special Events Request – Ryan’s Case for Smiles Hand Bag Bingo Night, St

Luke’s Church – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the request of Ryan’s Case for Smile’s pursuant to Chapter 300, Section 300-115, Special Events, of the Township Code, to conduct their Handbag Bingo on April 27, 2018 at St. Luke’s Church and to permit limited event advertising signage on the Church property only as approved by the Code Enforcement Department subject to the provisions outlined in Section 300-115, the vote being unanimous. (5-0)

21. Special Event Request – Broomall Fire Company Annual Carnivals, Malin Rd

& West Chester Pike – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the request of the Broomall Fire Company to conduct their 2018 Spring and Fall Carnivals on the Old Marple Grade School property and permit limited event advertising signage on the Township’s properties as approved by the Code Enforcement Department, subject to the provisions outlined in Section 300-115 of the Township Code, the vote being unanimous. (5-0)

22. Other Business

- Commissioner Lucas – starting to plan for the 2018 fall festival.
- Township Manager Tony Hamaday – teen area in the library was just redone, looks great. Kudos to Mike in our highway dept for all his work with recycling. Feb. 19 township offices closed.
- Solicitor Adam Matlawski announced Woodland preserve hearing scheduled to start 3/28.

23. Adjourn – The Regular Meeting of the Board adjourned at 8:50 pm.

Respectfully submitted,

Sharon L. Angelaccio
Township Secretary