

# Minutes

## Township of Marple – Board of Commissioners – Joseph A. Rufo, President Regular Meeting – June 13, 2016 – 7:00 pm

- ◆ President Commissioner Rufo called the Regular Meeting to order at 7:10 pm on Monday, June 13, 2016, 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) and Daniel Leefson (7<sup>th</sup> ward). Absent/Excused: Michael Molinaro (6<sup>th</sup> Ward)  
  
Staff: Sharon Angelaccio, Township Secretary – Anthony T. Hamaday, Township Manager – Adam Matlawski, Township Solicitor – Joe Mastronardo, Township Engineer –and Kathleen Yanoshak, Controller
- ◆ **Executive Session:** held at 6 PM prior to this meeting to discuss Litigation, Personnel and contractual items.
- ◆ **Agenda Revisions – 3 additional items** – On a motion by Commissioner Longacre, and seconded by Commissioner Lucas to add Resolution #3725, Permission to advertise conditional use hearing for Marple Associates and Police Department furniture & Equipment purchase, the vote being unanimous. (6-0)

### **1. Presentation – Matthew Caporella (Eagle Scout)**

### **2. Public Forum**

- John Butler, Laurel La – various items: executive session, rec. fund, amusement tax, Broomall Fire Co., EAC, Planning and PECO.
- Maureen Stewart, 908 Jamestown – update on Cardinal Crossing
- Joe Finio, 219 Cornwall – pictures/ vandalism don guanella property.
- Charles Protesto 434 Warren Blvd. – Open Space referendum county council

- 3. Board Minutes (5-9-16)** - On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the Board of Commissioners Regular Meeting Minutes of May 9, 2016 as submitted by the Township Secretary, the vote being unanimous. (6-0)

- 4. Disbursement Report and Check Register #2016-6** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the Disbursement Report and Check Register #2016-6, the vote being unanimous. (6-0)

- 5. Resolution No. 3719 – Transfers General Fund \$9,265.43** – On a motion by Commissioner Lucas, and seconded by Commissioner Longacre to adopt Resolution #3719 authorizing the transfers to be made in the General Fund in the amount of \$9,265.43 for the month of May, 2016 as outlined in the Resolution and as recommended by the Director of Finance, the vote being unanimous. (6-0)

- 6. Paper Recycling Agreement – Newman Paper** – On a motion by Commissioner Leefson, and seconded by Commissioner Longacre to approve a three (3) year agreement with Newman & Company, Inc. commencing May 1, 2016 for the disposal of paper recyclable material in the Township as outlined in the Agreement and authorize the proper Township Officials to execute said Agreement, the vote being unanimous. (6-0)
- 7. Stray Animal Boarding Agreement- Conchester Animal Hospital** – On a motion by Commissioner Lucas, and seconded by Commissioner Longacre to approve a month to month agreement with Conchester Animal Hospital for the boarding of stray animals collected in the Township by the Animal Control Officer per the fee as outlined in the agreement and further authorizing the payment for services as an off-cycle check if necessary. The proper Township officials are authorized to execute said Agreement, the vote being unanimous. (6-0)
- 8. Permission to advertise Proposed Ordinance – Dedication of Roads** – On a motion by Commissioner Longacre, and seconded by Commissioner Lucas to authorize the proper Township Officials to advertise a proposed Ordinance accepting the dedication of Portion of Media Line Road between SR 252 and Spring Tree Drive for consideration at the July Regular Business meeting, the vote being unanimous. (6-0)
- 9. Resolution #3720 – Dedication of Lakeside Lane and Longview Circle** – On a motion by Commissioner Longacre, and seconded by Commissioner Leefson to adopt Resolution #3720 approving the Deed of Dedication and accepting the dedication of Lakeside Lane and Longview Circle as outlined in said Resolution, the vote being unanimous. (6-0)
- 10. Resolution #3721 - PennDot 21 Year Resolution for Timberlake Drive** – On a motion by Commissioner Longacre, and seconded by Commissioner Leefson to adopt Resolution #3721 certifying to PennDot that Timberlake Road has been in use and maintained by the Township for a period of 21 years or more and authorizing the proper Township Officials to forward to PennDot for inclusion on the Township's Liquid Fuels Road List, the vote being unanimous. (6-0)
- 11. Resolution #3722- Declaration of Default of Developer's Agreement – Philadelphia Meeting Room. Inc., Newtown Street Road** – On a motion by Commissioner Leefson, and seconded by Commissioner Longacre to adopt Resolution #3722 reaffirming the default of Philadelphia Meeting Room, Inc. with respect to required improvements under the development agreement with Marple Township, declaring the Township's intention to complete such improvements and/or draw upon any improvement security fund and to pursue any and all remedies available to the Township under the Development Agreement, the Improvement Security Agreement and at law or in Equity to complete the improvements and to obtain payment/reimbursement of all of the Township's costs and expenses occurred in connection therewith, to obtain bids or quotations for such work and to enter into contracts for same, and further directing the Township Manager, Township Solicitor, and Township Engineer to take any and all actions in furtherance thereof, the vote being unanimous. (6-0)

**12. Resolution #3723 - Sewerage Facilities Planning Module, Langford Square**

**Subdivision, Langford Road** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Ceton to adopt Resolution #3723 adopting the Sewerage Facilities Planning Module for the proposed Langford Square Subdivision on Langford Road and authorize the proper Township Officials to submit said module to PA DEP for approval, the vote being unanimous. (6-0)

**13. Resolution #3724 - Sewerage Facilities Planning Module, Fairfield Inn,**

**Lawrence and Langford Roads** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Ceton to adopt Resolution #3724 adopting the Sewerage Facilities Planning Module for the proposed Fairfield Inn, Lawrence and Langford Roads and authorize the proper Township Officials to submit said module to PA DEP for approval, the vote being unanimous. (6-0)

**14. Permission to advertise Proposed Ordinance – Parking Restrictions on Media**

**Line and Old Cedar Grove Road** – On a motion by Commissioner Longacre, and seconded by Commissioner Lucas to authorize the proper Township Officials to advertise a proposed Ordinance modifying the parking regulations on Media Line Road at Old Cedar Grove Road and on the northeast side of Old Cedar Grove Road from Media Line Road 1,130 feet in a southeasterly direction for consideration at the July regular Business meeting, the vote being unanimous. (6-0)

**16. Contract 2016- 6 - General Trades Contractor Change Orders No. 1 thru 5 –**

**Police Station Project** – On a motion by Commissioner Leefson to approve the following Change orders submitted by S.B. Conrad, General Trades Contractor, as part of the Contract No. 2016-6 Police Station Project and as recommended by the Project Architect and Construction Manager:

1. Change Order Proposal No. 1 - Added Slab Demolition installation in the amount of \$40,052.59
2. Change Order Proposal No. 2- Shear Wall Revisions in the amount of \$67,377.47
3. Change Order Proposal No. 3 - Added Concrete for Foundations in the amount of \$1,436
4. Change Order Proposal No. 4 - No Foundation at Roll Down in the amount of \$8,618.15
5. Change Order Proposal No. 5 - New Column Footing in the amount of \$690.00, the vote being unanimous. (6-0)

**17. Contract 2016 - 2 Police Station Site Work, Payment #1 – Out of Site -**

**\$24,300** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve Certificate of Payment #1 for Contract #2016-2 in the amount of \$24,300 to Out of Site Inc., for work to date on the Police Station site construction as recommended by the Project Architect and Project Manager, the vote being unanimous. (6-0)

**18. Contract 2015-6 - Police Station Project, Payment #5 - S.B. Conrad**

**\$231,006.79** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve Certificate of Payment #5 for Contract #2015-6 in the amount of \$231,006.79 to S. B Conrad, Inc for work to date on the Police Station Project as recommended by the Project Architect and Project Manager, the vote being unanimous. (6-0)

**19. Contract 2015-9 - Police Station Project, Payment #5 - AJM Electric \$7,830**

– On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve Certificate of Payment #5 for Contract #2015-9 in the amount of \$7,830 to AJM Electric for work to date on the Police Station Project as recommended by the Project Architect and Project Manager, the vote being unanimous. (6-0)

**20. Contract 2015-7 - Police Station Project, Payment #3 – Stan Roch Plumbing**

**\$32,265** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve Certificate of Payment #3 for Contract #2015-7 in the amount of \$32,265 to Stan Roch Plumbing for work to date on the Police Station Project as recommended by the Project Architect and Project Manager, the vote being unanimous. (6-0)

**21. Resolution #3725 – Revised Subdivision/Land Development Plan – Fairfield**

**Inn, Lawrence Road** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to adopt Resolution #3720 approving the revised Preliminary/Final Subdivision and Land Development Plan filed by Potterville, L.P. – Fairfield Inn for the property located at the corner of Langford Road and Lawrence Road as shown on the subject plan, prepared by Bohler Engineering, dated December 2, 2015, last revised June 8, 2016 for the consolidation of three (3) existing tax parcels (42-23-102, 42-23-103, and 42-17-754) and construction of a 73,965 sq. ft., 4-story, 110room hotel on 1.79 acres on the property, subject to the following conditions:

1. Compliance with Township Resolution No. 3708 including all agreements with the neighboring property owners regarding the berm, fencing, landscaping and maintenance requirements for the improvements.
2. Compliance with the Marple Township Planning Commission conditions of approval outlined at their January 28, 2016 meeting.
3. Extend the perimeter fence along the abutting residential properties, connecting to the existing fence on Lawrence Road.
4. Select a perimeter fence material that is acceptable to the abutting residents.
5. Provide an 8-foot fence at the top of the landscape berm to block view from top floor hotel windows to/from the residential neighborhood.
6. Install directional signage internal to the site, directing hotel patrons to West Chester Pike and I-476 (Blue Route) to avoid misdirected traffic on nearby residential streets.
  7. Restrict access to the site from Cypress Lane (unopened) during and post-construction.
8. Prohibit rock blasting.
9. Provide final plans in electronic format acceptable to the Township Engineer.
10. Payment of a fee-in-lieu of recreation areas in the amount of \$125,875.

11. Secure all state and federal permits required for construction, including but not limited to Pennsylvania DEP Sewage Facilities Planning Module and PennDot Highway Occupancy Permit.
12. The installation of a buffer along Lawrence Road to block vehicle lights that is satisfactory to the neighbors on the opposite side of the street.

The Township Solicitor is hereby directed to prepare a Land Development Agreement in accordance with Township Land Development Ordinance which upon completion thereof the proper Township Officials are authorized to execute on behalf of the Township, the vote being unanimous. (6-0)

**22. Permission to advertise- Conditional Use Hearing for Marple Associates & La Fitness - West Chester Pike and Langford Run Road** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to authorize the proper Township Officials to schedule and advertise a Conditional Use Hearing for the July 11, 2016 regular business meeting as requested by Marple Associates and LA Fitness, pursuant to Section 300-131 of the Township Code, for the construction and operation of a 34,000 S.F. fitness center on the property and further request the Township Planning Commission review the request at their June 23, 2016 meeting and forward any comments or recommendations to the Board prior to the hearing, the vote being unanimous. (6-0)

**23. Police Department Furniture and Equipment Purchase** – On a motion by Commissioner Ceton, and seconded by Commissioner Lucas to approve the following equipment purchases for the new police station building through any available PA costars or State Equipment Contracts subject to the Board of Commissioners approving the financing of any equipment authorized to purchase prior to signing an agreement of sale if needed:

1. Police station furniture at a cost not to exceed \$110,000.
2. Lockers, file storage system & Evidence storage system at a cost not to exceed \$167,000, the vote being unanimous. (6-0)

#### **24. Other Business**

- Broomall Fire Company Vehicle Contribution
- Commissioner Ceton everyone come out to the 4<sup>th</sup> of July Parade
- Commissioner Leefson – Loomis 3<sup>rd</sup> graders coming to Township Building.
- Commissioner Longacre – PECO outages in the 5<sup>th</sup> ward.
- Commissioner Lucas – congratulated his daughter Jenna, graduated from Neumann Univ.

**25. Adjourn** - On a motion by Commissioner Lucas to adjourn the Regular Meeting of the Board at 8:30 pm on Monday, June 13, 2016.

Respectfully submitted,

*Sharon L. Angelaccio*  
Township Secretary