

Township of Marple  
Board of Commissioners - Joseph A. Rufo, President

***MINUTES***

Work Session – May 10, 2021 – 6:30 pm

- ◆ President Commissioner Rufo called the Work Session to order at 6:30 pm on Monday, May 10, 2021 at the Township Building (public via Zoom) then led the pledge of allegiance to the flag.
- ◆ **Present @ Roll Call**  
Commissioners: – Joseph Rufo (1<sup>st</sup> ward) – Robert Fortebuono (3<sup>rd</sup> ward) - Robert Knapp (2<sup>nd</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: Lawrence Gentile, Township Manager – Sharon Angelaccio, Township Secretary – Adam Matlawski, Township Solicitor – Bill Creighton, Public Works Director – Joseph Romano, Code Director – Brandon Graeff, Chief of Police and Joseph Mastronardo, Township Engineer
- ◆ **Executive Session:** held at 5:30 PM prior to the meeting to discuss Personnel, Real Estate and Litigation
- ◆ **Additional Agenda items** - none
- 1. Staff Reports**
  - Bill Creighton, Public Works Director reported on yard waste, tennis & pickle ball courts @ SMLL and various ongoing items.
  - Edward O’Lone, Finance Director reported monthly disbursement report, 185 delinquent accounts, and various daily projects.
  - Joseph Romano, Code Director reported on Zoning and Planning cases for the month, grants waiting on and the 4<sup>th</sup> of July parade is on this year and hope to see everyone there.
  - Brandon Graeff, Chief of Police reported reported getting back to normal, stats, various arrests this month. Congrats Dan Lazari & Greg deSimone promoted to detectives, John Murrin new SRO, updates on the Sproul Road Closure with temp stop signs to help with speeding on side streets and lastly all invited tomorrow night to the 2019-20 police award ceremony at the police station.
  - Joseph Mastronardo, Township Engineer reported routine agenda items and ongoing projects.
  - Adam Matlawski, Township Solicitor reported/announced Drexel Hill Style Pizza and PECO Sproul Road Hearings, amazon store old Giant conditional use applications.
- 2. Finance:**
  - a.) Disbursement Report and Check Register #2021-5
  - b.) Proposed Resolution – Transfers General Fund \$668.44

### **3. Administration:**

- a.) Hearing – Amazon Retail, LLC - inter-municipal transfer of PA Liquor License No. R-7113
  - b.) Board Minutes – April 12, 2021 (Work Session & Reg Meeting)
  - c.) Proposed Ordinance – Stop Sign(s)
    - W/B Selwyn at Remington
    - W/B Selwyn at Oakwynne
    - E/B Selwyn at Oakwynne
    - S/B Oakwynne at Selwyn
    - S/B Remington at Selwyn
  - d.) Proposed Resolution Amazon Retail LLC transfer of Inter-municipal transfer of PA Liquor License #R-7113
  - e.) Resolution #5006-N - Extend Declaration of Emergency COVID-19 – June 15, 2021
  - f.) Proposed Resolution – Pre/Final Land Dev. – Citizens Bank Redevelopment of Bank w/ drive thru Lawrence Park Shopping Center.
  - g.) Proposed Resolution – Reaffirming Res. #3937 – 3607 Gradyville – 2 lot Subdivision
  - h.) Proposed Resolution – Greenways, Trails and Recreation Program (GTRP) Grant – South Marple Little League – Lights
  - i.) Proposed Resolution – Watershed Restoration and Protection Program (WRPP) Grant – Paxon Hollow C.C. Stream Restoration
  - j.) Tax Appeal Settlement – former Don Guanella Property (25-00-04498-03) Sproul Road
  - k.) Munilogic Agreement – Code & Zoning Software and Services
  - l.) Bid Advertisement - Sale of former Ambulance Facility
  - m.) Permission to Advertise – Conditional Use Hearing – June 14, 2021 (2)
    - Republic Bank of Philadelphia 1998 Sproul Road – Steep Slope Disturbance
    - ZS 452 Parkway LP of Broomall 1107 Sussex Blvd. – Steep Slope Disturbance
- 4.** With no further business for the Board, the Work Session was adjourned at 7 pm and the Regular meeting began.

Respectfully submitted,

Sharon L. Angelaccio, Township Secretary

Township of Marple  
Board of Commissioners - Joseph A. Rufo, President

***MINUTES***

Regular Meeting – May 10, 2021 – 7:00 pm

- ◆ President Commissioner Rufo called the Regular Meeting to order at 7:00 pm on Monday, May 10, 2021 at the Township building (Public via Zoom) then led the pledge of allegiance to the flag.
- ◆ **Present @ Roll Call**  
Commissioners: – Joseph Rufo (1<sup>st</sup> ward) – Robert Fortebuono (3<sup>rd</sup> ward) - Robert Knapp (2<sup>nd</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: -  
  
Staff: Lawrence Gentile, Township Manager – Sharon Angelaccio, Township Secretary – Adam Matlawski, Township Solicitor – Joseph Mastronardo, Township Engineer and Edward O’Lone, Finance Director.
- ◆ **Executive Session** – held at 5:30 PM prior to the meeting to discuss Personnel, Real Estate and Litigation

◆ **Additional Agenda Items:**

1. **Public Hearing(s)** Maria O’Neil, Inc. Registered Professional Reporter present and will provide the Township with transcripts of the Hearing.

On a motion by Commissioner Leefson to temporary close the Regular Meeting and open the Public Hearing for Amazon

- **Amazon Retail, LLC** has requested approval of the inter-municipal transfer of PA Liquor License no. R-7113 (currently held by Sixty Nine Rodeo, Inc., 7050 Terminal Sq., Upper Darby, PA 19082) to its to its new facility within Marple Township to be located at 2940 Springfield Road, Broomall, PA. Pursuant to Pennsylvania’s Liquor Code (47 Pa.C.S.A § 4-461 (b.3)) any license being transferred into a municipality must first be approved by the governing body of the receiving municipality after public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant’s intent to transfer a license into the municipality.

On a motion by Commissioner Leefson to close the Hearing and re-open the Regular Meeting of the Board.

**2. Resolution # 6017 – Amazon Retail LLC transfer of inter-municipal transfer of PA Liquor License no. R-7113** – On a motion by Commissioner Leefson, and seconded by Commissioner Fortebuono to adopt Resolution #6017 approving the request of Amazon Retail, LLC inter-municipal transfer of PA Liquor License no. R-7113 (currently held by Sixty Nine Rodeo, Inc., 7050 Terminal Sq., Upper Darby, PA 19082) to its to its new facility within Marple Township to be located at 2940 Springfield Road, Broomall, PA. Pursuant to Pennsylvania's Liquor Code (47 Pa.C.S.A § 4-461 (b.3)) any license being transferred into a municipality must first be approved by the governing body of the receiving municipality after public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a license into the municipality, the roll call vote was 5 in favor with Commissioner Longacre voting no. (5-1)  
[Roll Call Vote – Commissioners Rufo, Knapp, Fortebuono, Lucas and Leefson voting yes to approve and Commissioner Longacre voting no to deny]

**3. Public Forum**

- Greg Fat 2201 St. Paul as a member of the EAC working on a road map reducing natural gas.
- Holly Cross 322 Candlewood – Marple Safety Coalition PUC Hearings for the PECO

**4. Board Minutes Regular Meeting – 4-5-21 Work Session & Special Meeting and 4-12-21 Regular Meeting** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the April 5, 2021 Work Session and Special Meeting and the April 12, 2021 Regular Meeting Minutes of the Board, the vote being unanimous. (6-0)

**5. Disbursement Report and Check Register #2021-5** – On a motion by Commissioner Leefson, and seconded by Commissioner Leefson to approve the Disbursement Report and Check Register #2021-5, the vote being unanimous. (6-0)

**6. Ordinance #2021-1– Stop Signs Selwyn, Remington & Oakwynne** – On a motion by Commissioner Longacre, and seconded by Commissioner Lucas to adopt Ordinance #2021-1 approving the installation of stops signs at the following intersections:

Stop Sign(s) Installation at the following:

- W/B Selwyn at Remington
- W/B Selwyn at Oakwynne
- E/B Selwyn at Oakwynne
- S/B Oakwynne at Selwyn
- S/B Remington at Selwyn, the vote being unanimous. (6-0)

**7. Resolution #5006-N - Extend Declaration of Emergency COVID-19** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Resolution #5006-N extending the Emergency Declaration for Coronavirus COVID-19 Pandemic to June 15, 2021 as outlined in said Resolution and as recommended by the Township Solicitor, the vote being unanimous. (6-0)

- 8. Resolution #6018 – Pre/Final Land Dev – Citizens Bank Redevelopment of Bank with drive thru** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to pass on Resolution until June, the vote being unanimous (6-0)
- 9. Resolution #6019 – Reaffirmation of 3607 Gradyville 2 lot Subdivision** – On a motion by Commissioner Leefson, and seconded by Commissioner Longacre to adopt Resolution # 6019 reaffirming Resolution #3937 for the property located at 3607 Gradyville Road, Newtown Square, PA 19073, subject to the conditions outlined in said Resolution, the vote being unanimous. (6-0)
- 10. Resolution #6020 – Greenways, Trails and Recreation Program (GTRP) South Marple Little League – Lights** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to adopt Resolution # 6020 hereby requests a Greenways, Trails and Recreation Program (GTRP) Grant in the amount of \$150,000 from the Commonwealth Financing Authority to be used to purchase and install lighting at the South Marple Little League baseball field and further designate Lawrence J. Gentile, Township Manager as the official to execute all documents and agreement, the vote being unanimous. (6-0)
- 11. Resolution #6021 – Watershed Restoration and Protection Program (WRPP) Paxon Hollow Country Club Stream Restoration** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Resolution # 6021 hereby requests a Watershed Restoration and Protection Program (WRPP) Grant in the amount of \$300,000 from the Commonwealth Financing Authority for stream restoration activities in a portion of Trout Run, located at Paxon Hollow Country Club and further designate Lawrence J. Gentile, Township Manager as the official to execute all documents and agreement, the vote being unanimous. (6-0)
- 12. Resolution #6022– Transfers General Fund \$668.44** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to adopt Resolution #6022 authorizing the transfers to be made in the General Fund in the amount of \$668.44 for the month of April 2021 as outlined in the Resolution and as recommended by the Director of Finance, the vote being unanimous. (6-0)
- 13. Tax Appeal – Former Don Guanella Property Sproul Road (25-00-04498-03)** – On a motion by Commissioner Lucas, and seconded by Commissioner Longacre to approve the Stipulation of Agreement between the Marple Newtown School District, the Township of Marple, the County of Delaware and the Archdiocese of Philadelphia for the property located on S. Sproul Road which involves 213 acres (25-00-04498-03) formerly known as the Don Guanella Property as outlined therein and subject to the terms and conditions of Agreement, the vote being unanimous. (6-0)
- 14. Munilogic Agreement – Code & Zoning Software and Services** – On a motion by Commissioner Lucas, and seconded by Commissioner Longacre to direct the proper Township Officials to enter into an Agreement with Munilogic of Warrington PA for software and services for Code Enforcement and Zoning as outlined in said agreement and as recommended by the Township Manager subject to the sale of the former Marple Ambulance Facility 2590 Harding Ave., the vote being unanimous. (6-0)

- 15. Permission to advertise – Bid Sale of 2590 Harding Avenue (Former Marple Ambulance facility)** – On a motion by Commissioner Knapp, and seconded by Commissioner Fortebuono to direct the proper Township Officials to advertise a bid for the sale of the property located at 2590 Harding Avenue, Broomall PA (former Marple Ambulance facility), the vote being unanimous. (6-0)
- 16. Permission to Advertise – Conditional Use Hearing – Republic Bank of Philadelphia – 1998 Sproul Road – Steep Slope Disturbance** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to direct the proper Township Officials to advertise and hold public hearing pursuant to Chapter 300, Section 300-62.F(5) of the Township Code, on Monday, June 14, 2021 at 7:00PM on the following Conditional Use Application: Republic Bank of Philadelphia, PA is requesting Conditional Use approval, pursuant to Section 300-62.F(5) of the Township Code, to permit the disturbance of steep slopes at 1998 Sproul Road., the vote being unanimous. (6-0)
- 17. Permission to Advertise – Conditional Use Hearing - ZS 452 Parkway LP of Broomall – 1107 Sussex Blvd. – Steep Slope Disturbance – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson** to direct the proper Township Officials to advertise and hold a public hearing pursuant to Chapter 300, Section 300-62.F(5) of the Township Code on Monday, June 14, 2021 at 7:00PM on the following Conditional Use Application: ZS 452 Parkway LP of Broomall, PA is requesting Conditional Use approval, pursuant to Section 300-62.F(5) of the Township Code, to permit the disturbance of steep slopes at 1107 Sussex Boulevard, the vote being unanimous. (6-0)
- 18. Certificate #4 – Police Building Roof Replacement – Frank Cyrwus, Inc. \$2,250.00** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve Certificate Payment #4 in the amount of \$2,250.00 to Frank Cyrwus, Inc. for completion of work to date on the Police Building Roof Replacement as recommended by the Township Engineer, the vote being unanimous. (6-0)
- 19. Other Business**
- 20. Adjourn** – With no further business for the Board, the regular meeting was adjourned at 7:55 pm

Respectfully submitted,

Sharon L. Angelaccio, Township Secretary