

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 9, 2024**

1. Call to Order: The September 9, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:02 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Solicitor Sean Kilkenny, Esq.
Township Manager Carolyn McCreary

ABSENT:

Vice-Chair Audrey R. Ware

ALSO IN ATTENDANCE:

Police Lieutenant William Peoples
Fire Chief William Wiegman
Director of Finance Brian Shapiro
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Director of IT Richard Grier
Recording Secretary Deborah Rivas

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Chimera asked for public comment. Mike Lyon, 120 Oxford Lane, and Secretary of the Montgomery Township Baseball and Softball Association (MTMSA), expressed his full support of and asked the Board to approve the addition of a bathroom to Rose Twig Park at Windlestrae. The MTBSA utilizes this park for various games and tournaments and has had to take kids across the road to use bathrooms in private homes, etc. Chris Getman, 106 Hampton Circle, and Vice President of the MTMSA, said that the organization has grown over the past several years and the Rose Twig fields are their home fields. There are 100 girls on the softball teams and they do not use the porta-potties onsite. Ms. Chimera inquired if the MTMSA would be able to contribute something towards the additional cost of the bathroom and Mr. Getman and Mr. Lyon said they could not speak for the organization.

4. Announcement of Executive Session: Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in Executive Session via Teams on Monday, August 19 at 5:00 p.m. to discuss a personnel matter. The Board of Supervisors also met earlier this evening at 6:30 p.m. in the Township building to discuss a personnel matter and two litigation matters. Mr. Kilkenny stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

5. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the minutes of the August 12, 2024 Board meeting, the ratification of Payment of Bills for August 26, 2024 in the amount of \$1,308,686.78, the Payment of Bills for September 9, 2024 in the amount of \$1,121,216.81, Escrow Release #1 and Start

of Maintenance – Redner’s Gasoline, and Escrow Release #2 for Bharatiya Temple Learning Center were approved as submitted.

Introduction:

6. Appointment of Community & Recreation Center Advisory Committee Member:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long and unanimously carried (4-0), the Board appointed Alexander Rigney to the Community and Recreation Center Advisory Committee for the remainder of the one-year term which expires on January 1, 2025.

Planning and Zoning:

7. Preliminary/Final Land Development – Village Shopping Center: Christen Pionzio, Esquire, representing the applicant, Harry Hassan, reviewed the submitted mixed-use land development application for The Village at 511-521 Stump Road in the S-Shopping Center Zoning District. The property contains an existing stand-alone building used as a restaurant, which will not change, and two other two-story buildings with first-floor commercial and office uses. The second floors of two of the existing buildings are proposed to be converted into 22 residential units. Also, a new 2-story 3,600 sf building with non-residential uses on the first floor and 3 residential units on the second floor is proposed. The Board of Supervisors granted Conditional Use approval on January 22, 2024, to allow for a mix of residential and commercial uses in the S-Shopping Center Zoning District. Ms. Pionzio stated that the applicant is requesting waivers of providing certain landscaping requirements, providing double hairpin lines for parking spaces, providing 26’ wide drive aisle widths, providing designated loading areas, providing bollards at certain parking spaces, of providing driveways on all sides of buildings, of providing a traffic impact study, and of providing a site lighting review. They agreed to all of the waivers but denied the bollards, insisting that they be provided for the safety of all residents.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford and unanimously carried (4-0), the Board adopted Resolution #2024-18, approving the preliminary/final land development application with requested waivers, except for #8 (bollards), which was denied, for The Village.

8. Review of Zoning Hearing Board Application: Ms. McConnell identified the pending hearing application received for the September 11, 2024 Zoning Hearing Board meeting. Application 24080001 is for Staugaitis at 21 Douglass Road for a variance to install a roof over a portion of a deck 10 feet from the rear property line where a minimum of 30 feet is required. Application 24080002 for Dani Bungee, LLC at 168 Montgomery Mall (804 Bethlehem Pike) for a variance to operate an indoor amusement (a battery-powered bumper car amusement ride) within the RS-Regional Shopping Center District.

Board consensus was not to enter an appearance for the applications, allowing the Zoning Hearing Board to render decisions based on the testimony presented.

Public Works:

9. Authorization to Construct a Traffic Garden at Spring Valley Park—Mr. Reiff reported that the 2024 Budget included the installation of a Traffic Garden at Spring Valley Park (Upper) to be installed in-house by the Public Works Department. The Garden would provide a fun and safe environment for children to ride their bikes, scooters, etc.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board approved the in-house installation of the Traffic Garden at Spring Valley Park (Upper).

Administration and Finance:

10. Adoption of Ordinance #24-345: Municipal Waste Collection and Recycling – Ms. McCreary reported that the Township is one of eleven (11) municipalities that are members of the Northern Montgomery County Recycling Commission (NMCRC). This Commission was established to implement the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988. Correspondence was received from the NMCRC's Solicitor informing the Township of the changes recommended by the Commissioners of the NMCRC. The recommended changes are included in a new ordinance, which the Commission requests each member to adopt.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board adopted Ordinance #24-345 - Amendment to the Municipal Waste and Recycling Ordinance.

11. Legislative Liaison for the Pennsylvania Municipal League—Ms. McCreary reported that the Township has been a member of the Pennsylvania Municipal League for several years. The league's mission is to strengthen and empower effective local government through advocacy, education, and support of its members. As a member, the Township has been asked to identify a legislative liaison who can serve as the point person for legislative matters, including calls or letters to our stated elected official concerning matters that impact the League's members. Ms. Bamford volunteered to serve as the liaison.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board appointed Tanya C. Bamford as the legislative liaison for Montgomery Township for the Pennsylvania Municipal League.

12. Certification of the 2025 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniform Employees' Pension Fund:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board accepted the 2025 Minimum Municipal Obligation for the Montgomery Township Police Pension Fund in the amount of \$396,405, and the 2025 Minimum Municipal Obligation for the Montgomery Township Non-Uniformed Employees' Pension Fund in the amount of \$360,000.

Old Business:

13. New Sign for Korean War Memorial America-Korea Alliance Peace Park: Ms. McCreary reported that Master Bong Pil Yang has requested permission to install a sign at the park describing the Korean conflict and the purpose of the park. He is proposing to install it under the tree when you walk onto the site. The Committee would pay for the sign and its installation. Staff is seeking Board consensus regarding the content, size and location. Discussion followed. The Board members agreed that they would prefer a permanent type sign, like a historical marker, with no advertising. The Board recommended that Master Yang provide a rendering of what the sign is proposed to look like, including its size, for the Board's consideration.

14. Discussion - Township Funding: Ms. McCreary reported that the Township has committed an annual contribution of \$10,000 to the North Wales Area Library. The Board has also committed to \$100,000 in annual municipal support for VMSC. The Commonwealth has recognized the need to secure a steady funding stream for Fire and EMS and has recently made changes to the Fire Protection and Emergency Services Tax, which now allows municipalities to increase their millage rates for EMS from .5 mills to 5 mills. Staff is seeking the Board consensus so that any changes can be incorporated into the 2025 budget in a timely manner. Discussion followed and the Board was split on whether to increase the amounts, which were suggested at \$200,000 for the VMSC and \$50,000 for the North Wales Area Library. Ms. Staab suggested that the proposed increased amounts be included in the budget workshop numbers so that the Board can make an informed decision on how these contributions would affect the overall budget. The Board consensus was that there would not be a tax increase to support these contributions.

15. Discussion – Projected Cost Estimate – Windlestrae Park Rose Twig Restroom: Mr. Reiff reported that in celebration of their anniversary, MTMSA offered to donate a bathroom to Montgomery Township to be installed at Windlestrae Park – Rose Twig. MTMSA budgeted \$500,000 for the project. MTMSA solicited bids for the installation of a prefabricated building (which was already purchased from Romtec, utilizing CoStars), water and electricity. The bid pricing came in higher than expected, pushing the “projected” total cost of the project to \$152,000 over the capped amount of \$500,000.00. The MTMSA Board is still committed to the \$500,000.00 originally budgeted, however, in order for the project to move forward, Montgomery Township would have to cover the additional costs (\$152,000+/-) associated with the project. In addition, no provisions have been made for an ADA-compliant path to access the bathroom, which will also result in an additional cost. The majority of the Board members see the need for the project but have a problem with approving an unknown amount of money, as there is no final number at this time. Ms. Chimera asked if the MTMSA Board would be willing to split the difference of the additional funds needed. The Board asked Ms. Bamford to return to the MTMSA Board and ask what additional funds they would be willing to contribute towards the

project. Under public comment, Kristin Mark of 120 Drayton Circle, said that she supports the installation of a restroom at the Rose Twig Park as her daughter participates in sports there and the addition of a restroom would be beneficial to everyone who uses the park.

17. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary