

**BOROUGH OF HATORO
COUNCIL MEETING
MONDAY, JULY 28th, 2014**

PRESENT

President Zygmunt, Vice President Tompkins, Councilpersons Hegele, Palmer, Sheedy & Rich; Mayor Hawkes, Borough Manager Zollers, Assistant Secretary Hegele, Chief Gardner, Fire Marshal Reading, Solicitor Ianozzi, Engineer Dougherty, and Treasurer Kalnajs.

ABSENT

Councilman Harbaugh was absent.

CALL TO ORDER

President Zygmunt called to order the July 28th, 2014 meeting of Borough Council to order at 7:00 PM.

INVOCATION – Mayor Hawkes announced that on July 14th Retired Hatboro Police Officer Joseph Phipps passed away. Chief Gardner stated that Joe was a member of the department serving the residents from 1969 to 1994 and passed away at the young age of 71 from Alzheimer's. Mayor Hawkes led Council and the audience in a moment of silence in Joe's memory.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was led by Chief Gardner.

President Zygmunt announced that the staff is taping this meeting. He stated that there are two opportunities on the agenda for the public to address Council. The first privilege of the floor is for voting agenda items only.

PRIVILEGE OF THE FLOOR:

Michael Wuerger, 28 S. Linden Avenue asked about the Main Street event in Eaton Park. Chief Gardner stated that it was originally planned for August, however there were concerns raised when this was first presented to Council, staff met with Main Street and addressed concerns and as a result the event request date was changed to September 13th. He stated the event request lists 3 bands and is a family event for the kickoff of the Hatboro 300th. Mr. Wuerger asked if there was a parking plan. Chief Gardner stated this has been discussed previously and Fire Police are going to be assisting with traffic. He stated the pool parking lot would be available as well as legal parking on street.

Mary, 530 Pennypack Circle, Upper Moreland Township asked Council to please use microphones, as she could not hear.

MAYOR'S REPORT – Mayor Hawkes thanked the Chamber, Borough staff, police department, public work and the fire department for the great job at the Car Show. He stated he walked York Road very early Sunday morning and could not even tell there was an event there the night before. He thanked Public Works for the cleanup.

PRESIDENT'S REPORT – President Zygmunt reminded everyone that the August meetings are a combined meeting on Monday, August 18th beginning at 7:00 PM. This was advertised the beginning of the year. President Zygmunt announced that there would be a movie night at the pool on August 24th, 2014.

TREASURER'S REPORT – Treasurer Kalnajs gave the Treasurer's report for the month of June 2014. He noted a balance of \$4,424,656.04. Interest earned for the month totaled \$365.05 on all accounts.

SOLICITOR'S REPORT – Solicitor Ianozzi stated he had nothing to report this evening.

ENGINEER'S REPORT – Borough Engineer Dougherty stated he had no report this evening.

MANAGER'S REPORT – Manager Zollers updated Council on the two CDBG projects underway. He stated he would be meeting with FEMA/PEMA later in the week to finish the budget.

DEPARTMENT SUPERVISORS' REPORT

CHIEF OF POLICE REPORT – Chief Gardner thanked everyone for all their assistance at the Car Show. He stated without the Fire Police these events would not be possible. There were Fire Police from all over Montgomery County.

Chief Gardner stated there was a serious accident earlier today and again the Fire Company and Fire Police were utilized. He stated these are all volunteers; he could not thank them again for all their assistance.

TAX COLLECTIONS REPORT – President Zygmunt noted the Tax Collection Report was submitted to Council in advance of tonight's meeting, and that copies of the report were available.

PUBLIC WORKS REPORT – President Zygmunt noted the Public Works Report was submitted to Council in advance of tonight's meeting, and that copies of the report were available on the sign in table. Manager Zollers stated he had nothing further to report.

FIRE MARSHAL REPORT – President Zygmunt noted the Fire Marshal Report was submitted to Council in advance of tonight's meeting, and that copies of the report were available on the sign in table.

VOTING ITEMS

Acknowledgement of Reports – Councilman Sheedy motioned to acknowledge the receipt of the reports for the month of July 2014, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

Approval of Warrant List, Payment of Bills, Manual Checks and Transfers – Vice President Tompkins motioned to approve the warrant list, payment of bills, manual checks and transfers for the month of July 2014, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

Vice President Tompkins asked if the pre-pays could be on a single page in the future, it makes it more organized.

June 23rd, 2014 Council Meeting Minutes – Vice President Tompkins motioned to approve the June 23rd, 2014 Council Meeting minutes, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

July 14th, 2014 Committee Meeting Minutes – Vice President Tompkins motioned to approve the July 14th, 2014 Committee Meeting minutes, motion seconded by Councilman Rich. Vice President Tompkins stated some changes were need regarding light spill over for the 301 Jacksonville Road Project, these changes were noted by Assistant Secretary Hegele and will be made. Vice President Tompkins motioned to make a friendly amendment to the original motion, seconded by Councilman Rich, all ayes. Motion carried 6-0.

Station Park Village Concept Plan Presentation – Mr. Jim Garrity, Attorney for Station Park and Mr. Eric Carlson from Aracdia Properties gave a brief presentation on the proposed Station Park Village located at Warminster Road and Fulmor Avenue. Mr Garrity stated that they were in front of the Planning Commission and as a result of that meeting and staff recommendations have made some changes which they wanted to share with Council. Mr. Garrity stated the property owner could pave the entire area but felt that this concept plan is better for Hatboro. He stated his client is willing to look at the Fulmor Avenue egress issue. He stated all the stormwater issues have been addressed and this development will help with stormwater management in the area. He shared a slide with Council that showed that the project is not in the existing floodplain, not in the Temple University Ordinance, and noted that there is a small area along the drainage ditch that is in the FEMA floodplain that is not enforce yet. He stated his client is recognizing a floodplain that does not exist. Mr. Garrity reviewed the financial impact study done for the property. He stated the property is zoned LI and he reviewed the uses his client could do there by right. He stated the project is endorsed by the Montgomery County Planning Commission and the Borough Comprehensive Plan encourages TND & TOP along with residential variety. He stated this tract of land will be developed either residential or light industrial. Mr. Garrity requested Council place the advertisement of an overlay district for this parcel on their next agenda for approval.

President Zygmunt stated he was opening the floor for Council comment only. He stated the Developer has agreed to stay after the meeting to speak with the public and answer questions.

Councilman Palmer asked if the onsite dog park would be open to the public. Mr. Garrity responded it is currently proposed for residents only but they are still open to discuss this.

Councilman Hegele asked if this development would be similar to Woodmont in Huntingdon Valley, he stated the houses are all different at this development. Mr. Carlson stated this project is not designed yet but others in area are. Mr. Garrity stated in the Conditional Use Process Council would see the architectural features then. Councilman Hegele asked if there were any other improvements being considered for the property. Mr. Garrity stated yes, the trail and sidewalks are both improvements, he stated it is their goal to connect the elements of Station Park; they hope people both live and work there.

Vice President Tompkins thanked them for the presentation. He stated there are two basins and asked if there would be anything done within to contain water. Mr. Garrity responded yes, they will have to follow state requirements, he stated it would be a heavily designed site for stormwater runoff.

Vice Presidents Tompkins asked for an example of size requirements for Light Industrial. Mr. Garrity stated 50,000 to 70,000 square foot for one floor, could be more if there was a second floor which is permitted.

President Zygmunt asked about parking requirements and traffic impact for a 50,000 SF building. Mr. Garrity stated if the space was used for office, it would need a lot of parking and there would be a lot of trips. If it was used for manufacturing there would be less but the traffic would be large trucks not cars. He stated TOD is less trips because people use the train.

Vice President Tompkins asked about the reduction from 84 units to 81 and asked if this would equate to 20x40 envelopes for each unit. There was also a discussion about the height requirements.

Mayor Hawkes asked if the pedestrian crossing on Byberry Road would be improved. Mr. Garrity stated they would look into this.

Councilman Sheedy asked about overflow parking for the commuter lot, he feels people will use this parking to save money on parking at the Septa lot. He also asked who would notify SEPTA of the increased ridership as a result of this development.

President Zygmunt asked Mr. Garrity for the benefit of the public in attendance to review the present zoning and uses permitted. Mr. Garrity stated the property is currently zoned LI, it allows for office buildings, paving and truck traffic. He stated bi-rite the property can be 100% impervious surface as long as stormwater regulations are met.

Van Rieker stated all his comments/concerns have been addressed by the applicant. He stated in other Borough's were he has worked they are trending towards these types of Developments, he stated most Borough's have already and if not are in the process of approving these types of TOD/TND's.

President Zygmunt stated the advertising of the ordinance would be on the August 18th agenda for consideration.

Hatboro Rotary Band Shell Presentation – Mr. Bob John from the Rotary stated on 7/23/2004 he was in front of Council to make a presentation for a band shell in Memorial Park and he was back again to make another similar presentation for Eaton Park. Mr. John explained they have met with several groups since then and have come up with a new concept plan for a band shell approximately the same size as the Keith Valley Middle School stage but for Eaton Park. He stated because of flooding Memorial Park would not work. He reviewed the possible groups that could use this venue and believes this is a great project for the Borough at no cost to the Borough. He explained Rotary has already raised money, would continue to raise money and also look for DCNR grants for the project. All of Council was in support of the idea and felt it was a great idea. President Zygmunt stated this will be on the agenda for the August meeting for a vote to support the project.

Fire Company Expenditure List – Councilman Palmer motioned to approve the June 2014 Expenditure list in the amount of \$9,131,87, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

Inter-account Transfer in the amount of \$32,499 (Administrative Fees) – Vice President Tompkins motioned to approve the transfer of \$32,499 from the escrow account to the general capital account for escrow administrative fees, motion seconded by Councilman Rich, all ayes. Motion carried 6-0.

Main Street Hatboro – Event Request – Music Festival Eaton Park – Councilman Rich motioned to approve the event request submitted by Main Street Hatboro Music Fest, Eaton Park on Saturday, September 13th, motion seconded by Councilman Sheedy, all ayes. Motion carried 6-0.

Main Street Hatboro – Music Festival Eaton Park – Waiver of Park Use Fees – Vice President Tompkins motioned to approve waiver of park use fees for the Main Street Hatboro Music Fest in Eaton Park, motion seconded by Councilman Palmer, all ayes. Motion carried 6-0.

TD Bank Credit Card Authorization Resolution #2014-11 – Vice President Tompkins motioned to approve Resolution #2014-11, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

Thomas Committa – Hatboro Public Works - Councilman Hegele motioned to approve retaining Thomas Committa for the Hatboro Public Works Facility Site Improvements, motion seconded by Councilman Rich, all ayes. Motion carried 6-0.

Joe Zadlo – Project Manager – Hatboro Public Works Facilities Improvement – Vice President Tompkins motioned to approve retaining Joseph Zadlo as Project Manager for the Hatboro public Works Facilities Improvements Project, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

Joe Zadlo – Architect – Hatboro Public Works Facilities Improvement – Councilman Palmer motioned to approve retaining Joseph Zadlo as Project Manager for the Hatboro public Works Facilities Improvements Project pending Solicitor and Engineer background checks, motion seconded by Vice President Tompkins, all ayes. Motion carried 6-0.

399 Springdale Avenue Conditional Use/Land Development Applications – Vice President Tompkins stated no action is needed tonight; he wanted to announce the vote for this project will be on Monday, August 18th. Vice President Tompkins did state some of the feedback he has heard about the project is the development feels to heavy industrial, and perhaps the applicant could look at incorporating more residential features. The applicant was in the audience and stated they would look at this.

Employee Ratification List – Councilman Rich motioned to approve the Employee Ratification List for July 2014, motion seconded by Councilman Hegele, all ayes. Motion carried 6-0.

SPECIAL UPDATES - There were no special updates from Borough Council this evening.

OLD BUSINESS – There was no old business to come before Council this evening.

NEW BUSINESS – There was no new business to come before Council this evening.

PRIVILEGE OF THE FLOOR

Mr. Joe Price, Realliance Builders, 399 Springdale Avenue asked if the Conditional Use and Land Development Applications for this project would be on the August meeting agenda. Vice President Tompkins stated they should be, staff was still waiting on the Montgomery County Planning Commission Review.

Mr. Ed Henry, 238 Bonair Avenue asked if anyone knew the occupancy rate of Station Park. Chief Gardner responded he thought it was at about 91% occupied.

ADJOURNMENT

The July 28th, 2014 meeting of Borough Council was adjourned at 8:23 P.M.

Respectfully submitted,

Alfred “Fred” Zollers
Borough Secretary

