

**BOROUGH OF HATBORO**

**COUNCIL MEETING  
MONDAY, JANUARY 23<sup>rd</sup>, 2012**

**PRESENT** –President Zygmunt, Vice President LaSorsa, Councilpersons Fleming, Hegele, Rich, Sheedy, Tompkins and Mayor Hawkes; Borough Manager Plaughter, Assistant Borough Secretary Hegele, Chief of Police Gardner, Superintendent of Public Works Zollers, BCO Fugate, Borough Solicitor Pionzio, Borough Engineer Dougherty, & Treasurer Kalnajs.

**ABSENT**

**CALL TO ORDER** – President Zygmunt called this Council Meeting to order at 7:02 p.m.

**INVOCATION** – Mayor Hawkes lead the invocation with a moment of silence in memory of Mr. Vincent Kaitz.

**PLEDGE OF ALLIGENCE** – The Pledge of Allegiance was led by Mayor Hawkes.

President Zygmunt announced that this meeting is being taped by the staff. 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 FOR AGENDA VOTING ITEMS** – There was none.

**PRESENTATION TO POLICE DEPARTMENT** – Chief Gardner and Mayor Hawkes presented citations to Hatboro Police Officers, Sgt. John Carr, Officer Chris Swoyer and Officer Alex Bruckner and Upper Moreland Township Police Officers, Sgt. Newhall, Officer Schneider and Officer Cadora for the recent apprehension of subjects wanted for the armed robbery of the Hatboro 7-11 and a neighboring 7-11.

**MAYOR'S REPORT** – Mayor Hawkes had nothing to report this evening.

**PRESIDENT'S REPORT** – President Zygmunt announced there was an executive session held prior to this meeting to discuss a legal issue.

**TREASURER'S REPORT** – Treasurer Kalnajs noted a balance of \$3,228,414.17 on all accounts at the end of December, 2011. Interest earned for the month totaled \$315.56 on all accounts. Treasurer Kalnajs also reviewed the monthly Tax Collector's report for the month of December 2011.

**SOLICITOR'S REPORT** – Solicitor Pionzio had nothing to report this evening.

**ENGINEER'S REPORT** – Borough Engineer Dougherty had nothing to report this evening.

**MANAGER'S REPORT** – Borough Manager Plaughter stated he had several things to report on this evening.

1. Borough Hall – Manager Plaughter stated new carpets are in and staff is working on painting.
2. Wachovia – Manager Plaughter stated Wachovia went to settlement on December 23<sup>rd</sup>, it is now owned by Hatboro Federal.
3. Wachovia Lot Closeout – Manager Plaughter stated paperwork has been submitted for the grant close out.
4. Holiday Luncheon – Manager Plaughter stated holiday lunch was held for staff at no cost to taxpayers.
5. Fire House Project – Manager Plaughter stated the mechanical contractor is working on site, he expects this project to be complete in one to two months.
6. Woodwinds – Manager Plaughter stated he is working on the grant paperwork and will be having a telephone conference later this week.
7. Elm Street – Manager Plaughter stated he met with Elm Street and will be meeting with DVIT to discuss new playground equipment.
8. Victorian Village – Manager Plaughter stated the heat has been taken care of in the Borough's unit.
9. Trash Containers – Manager Plaughter stated he met with the Public Works Union Representatives to discuss the oversized trash containers and the Borough is making progress with the cans.
10. Website – Manager Plaughter stated there are software issues with the website, minutes and forms are dropping off, he is working on collecting information on a new website provider for the Borough.
11. Newsletter – Manager Plaughter stated staff has met with company regarding a Spring Newsletter, more information to follow.

## **DEPARTMENT SUPERVISORS' REPORTS**

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**CHIEF OF POLICE REPORT** – Chief Gardner announced that the Citizens Police Academy will be offered again this year in March, anyone who is interested can visit the Borough website or Horsham Township PD website for more information or an application. Chief Gardner announced he recently received notification that the US Department of Justice COPS grant for the new radio system has been extended.

**TAX COLLECTIONS REPORT** – Treasurer Kalnajs reviewed with Borough Council the monthly Real Estate and Refuse Fees collected for the month of December.

**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. Superintendent Zollers stated he had nothing further to report.

**CODE ENFORCEMENT REPORT** – President Zygmunt noted the Code Enforcement Report was submitted to Council in advance of tonight's meeting, and that copies of the report were available on the sign in table. BCO Fugate 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. Deputy Fire Marshal Reading was not in attendance at this meeting.

**MAIN STREET MANAGER REPORT** – President Zygmunt stated that Mr. Barth forwarded a copy of his report to Council in their weekly packet. Mr. Barth was not in attendance at this meeting.

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## **VOTING ITEMS**

**December 19<sup>th</sup>, 2011 Council Meeting Minutes** – Vice President LaSorsa motioned to approve the December 19<sup>th</sup>, 2011 Council Meeting Minutes with correction on page 3, top should read “commercial business,” motion seconded by Councilman Tompkins, all ayes. Motion carried 7-0.

**January 3<sup>rd</sup>, 2012 Reorganization Meeting Minutes** – Vice President LaSorsa motioned to approve the January 3<sup>rd</sup>, 2012 Reorganization Meeting Minutes, motion seconded by Councilman Rich, all ayes. Motion carried 7-0.

**January 9<sup>th</sup>, 2012 Council Committee Meeting Minutes** – Vice President LaSorsa motioned to approve the January 9<sup>th</sup>, 2012 Council Committee Meeting Minutes with corrections as discussed and listed, motion seconded by Councilman Tompkins, all ayes. Motion carried 7-0.

Page 1 – change Solicitor to reflect Solicitor Pionzio

Page 2 – change Victorian Village heat to say “to costly to operate”

Privilege of the Floor - Mrs. Phillips question regarding Memorial Pool Fees- answer to her question added to minutes

Under McMackin Zoning Application – should read “Solicitor Pionzio stated Council should remain neutral unless Council has a strong opinion regarding any project.”

**Approval of Department Supervisor’s Reports** – Vice President LaSorsa motioned to approve the receipt of the Tax Collections, Public Works, Code Enforcement, Fire Marshal, Main Street & Treasurer’s Report for the month of January, motion seconded by Councilman Rich, all ayes. Motion carried 7-0.

**Approval of Warrant List, Payment of Bills, Manual Checks/Transfers** - Vice President LaSorsa motioned to approve the Warrant List, Payment of Bills, Manual Checks & Transfers, motion seconded by Councilwoman Fleming, all ayes. Motion carried 7-0.

**Approval of 2011 Year End Transfers** - Vice President LaSorsa motioned to approve the 2011 Year End Transfers, motion seconded by Councilwoman Fleming, all ayes. Motion carried 7-0.

**Employee Ratification List** – Vice President LaSorsa motioned to approve the 2012 Employee Ratification List, motion seconded by Councilman Tompkins, all ayes. Motion carried 7-0.

**Sergeants Exam** – Vice President LaSorsa motioned to direct the Civil Service Commission to test and establish an eligibility list for the position of patrol sergeant, motion seconded by Councilman Hegele, all ayes. Motion carried 7-0.

**Police Car Purchase** – Vice President LaSorsa motioned to approve the purchase of a 2012 Ford Interceptor SUV, motion seconded by Councilman Hegele, all ayes. Motion carried 7-0.

**Community Revitalization Grant Application** – Vice President LaSorsa motioned to ratify the CRP Applications for the Northway Gateway Median, E. York Road Parking Lot, and Borough Hall Clock Tower, seconded by Councilman Rich, all ayes. Motion carried 7-0.

### **APPOINTMENTS TO BOARDS & COMMISSIONS**

**Planning Commission** – President Zygmunt stated there are two positions, one for a full term the other for a partial term. There were 4 letters of interest received; Ron McKnight (incumbent), Brandy McKeever, Marianne Reymer & Steve Covaleski. Councilman Tompkins motioned to reappoint Ron McKnight to the Planning Commission for a 4 year term, motion seconded by Councilman Hegele, all ayes. Motion carried 7-0.

Vice President LaSorsa motioned to appoint Brandy McKeever to the Planning Commission for a partial term expiring December 31, 2014, motion seconded by Councilman Sheedy, all ayes. Motion carried 7-0.

Councilperson Fleming asked why Council was not interviewing candidates, President Zygmunt stated most of the interested parties were interviewed before or are incumbents being reappointed.

**UMHISA** – President Zygmunt stated there is one position and Council received 2 letters of interest; Marianne Reymer & Steve Covaleski. Vice President LaSorsa motioned to appoint Steven Covaleski to the Upper Moreland Hatboro Joint Sewer Authority for a 5 year term, motion seconded by Councilman Hegele, all ayes. Motion carried 7-0.

**Shade Tree Commission** – President Zygmunt stated there is one position; and one letter received from incumbent Brandy McKeever. Councilman Rich motioned to appoint Brandy McKeever to the Shade Tree Commission for a 4 year term, motion seconded by Councilman Sheedy, all ayes. Motion carried 7-0.

**Zoning Hearing Board** – President Zygmunt stated there is one position; and 2 letters of interest received; John Demcisak (incumbent) & Marianne Reymer. Vice President LaSorsa motioned to reappoint John Demcisak to the Zoning Hearing Board for a 3 year term, motion seconded by Councilman Rich, all ayes. Motion carried 7-0.

**Borough Authority** – President Zygmunt stated there are two positions; and 4 letters of interest received; George “Skip” Emig (incumbent), David Cooper (incumbent), Tom Harbaugh & Marianne Reymer. Vice President LaSorsa motioned to appoint George” Skip” Emig (incumbent) to the Borough Authority for a 5 year term, motion seconded by Councilman Rich, all ayes. Motion carried 7-0.

Vice President LaSorsa motioned to appoint Tom Harbaugh to the Borough Authority for a 5 year term, motion seconded by Councilman Tompkins, all ayes. Motion carried 7-0.

**Civil Service** – President Zygmunt stated there is one position, and 1 letter received from Alan Mosebach (incumbent). Councilman Hegele motioned to appoint Alan Mosebach to the Civil Service Commission for a 6 year term, motion seconded by Vice President LaSorsa, all ayes. Motion carried 7-0.

**Library Board** – President Zygmunt stated there is one position, and 1 letter received from Marie Sheedy. Councilman Rich motioned to appoint Marie Sheedy to the Library Board for a 3 year term, motion seconded by Vice President LaSorsa, all ayes. Motion carried 7-0.

**Fire Board** – President Zygmunt stated there is one position, the incumbent Rich Seeds resigned, the other 3 letters received were from Ric Lake, Joe Reading and Steve Covaleski. Councilman Sheedy motioned to appoint Joe Reading to the Fire Board for a 3 year term, motion seconded by Councilman Hegele, all ayes. Motion carried 7-0.

**Tax Collection Committee** – President Zygmunt stated there are three positions each for a 1 year term. Vice President LaSorsa motioned to appoint Judy Emig as Primary Voting Delegate, Robert Reichert as First Alternate Voting Delegate and Steven Plaughter as Second Alternate Voting Delegate, motion seconded by Councilman Rich, all ayes. Motion carried 7-0.

**Extension of Appointments** – President Zygmunt stated Council was provided a list of staff appointments to be extended through February 27<sup>th</sup>, 2012, they are as follows: Borough Manager Steven Plaughter, Open Records Officer Steven Plaughter, Public Works Superintendent Alfred Zollers, Collection Agent Berkheimer Associates, Auditor Lopez, Teodosio & Larkin, Engineer Gilmore Associates, Zoning Officer Keith Fugate, Building Code Official Keith Fugate, Assistant Code Inspector Joe Reading, Historian Dave Shannon and Deputy Fire Marshal Joe Reading. Vice President LaSorsa motioned to extend above staff appointments through February 27<sup>th</sup>, 2012, motion seconded by Councilman Tompkins, all ayes. Motion carried 7-0.

Councilman Tompkins stated Diane Hegele was removed from the list of appointments as she was reappointed Assistant Borough Secretary at the January 3<sup>rd</sup> Reorganization meeting.

President Zygmunt stated James Gardner was removed from the list of appointments as per the Civil Service Rules he does not need to be reappointed Police Chief each year.

### **SPECIAL UPDATES**

Councilman Hegele stated the Public Works Dedication in honor of Bob Stauch is Friday, February 10<sup>th</sup> at 1:00 PM at the Public Works Building. Everyone is invited.

Councilman Hegele announced the Borough website is not working correctly; there are issues with the site. The Borough staff is meeting with new website providers and will be reporting back to Council with more information.

Councilman Rich stated AQUA is currently working in the Wachovia Lot. Borough staff is monitoring this work and will make sure any damages will be repaired.

### **OLD BUSINESS**

There was none.

### **NEW BUSINESS**

There was none.

## **SPECIAL PRESENTATION** – WAWA Proposed Development

President Zygmunt stated Wawa will be arranging a resident meeting in another venue at a later date. Tonight's presentation is only for Wawa to make a presentation of their concept plan for the property at York/Horsham Road. There are no formal applications before Council at this time. Information on the resident meeting will be posted on the website, community channel and newspapers (if press will oblige). There is a sign in sheet at the back of the room and all in attendance who were interested in this project should leave their name, address and email information so when the meeting is scheduled Borough staff can send out the information.

In attendance from Wawa was as follows:

Julie Von Spreckelsen, Esquire from Eastburn and Gray

John Zaharchuk from Summit Realty Advisors

Joel DelliCarpini from Bohler Engineering

Jennifer Walsh from McMahon Engineers

Susan Bratton, Regional Real Estate Manager for Wawa

Attorney Julie Von Spreckelsen stated there are no plans or no application at this time, just a proposal that includes the demolition of the existing vacant White Billet Nursing Home, and the building that currently is owned by TD that houses the Spa Escape Salon. The Developer would like to build a 5102 square foot Wawa with 6 gas pumps. Ms. Von Spreckelsen stated this would include the redesign on York Road intersection, the widening of Horsham Road with a runaround on the west bound side to allow cars to turn left into Wawa and not interfere with the traffic flow. She stated there would be increased storm water management, increased green space, decrease in impervious surface that will help with storm water management, landscaping, buffering, a retaining wall, building will be out of the flood plain and enhanced architecture that will blend in with other Borough buildings. Ms. Von Spreckelsen stated the owner of the property, TD bank owns the Old Mill and this is part of the deal, currently the Old Mill is vacant and it is the intention of the developer to preserve this property. The developer is working on concepts/ideas for preservation that would be satisfactory to the Borough.

Councilman Hegele asked which entrance/exit tractor trailers would use. Joel DelliCarpini of Bohler Engineering responded the York Road entrance only.

Councilman Rich asked about increased traffic in the area. Jennifer Walsh of McMahon Engineers stated a traffic study would be required when an application is submitted.

Councilman Hegele asked if the intersection at the current Wawa, York/Montgomery could be looked at and changed. Susan Bratton from Wawa stated yes they would review this intersection as they intend to stay at this location also as long as the landlord would allow.

Councilwoman Fleming asked if this location would be a 24 hour business and when would the deliveries take place. Susan Bratton responded deliveries are on as needed basis, there are not specific times.

Mayor Hawkes asked if the developer has spoken to PennDot since York Road is a state highway. Jennifer Walsh responded not yet.

Borough Solicitor Pionzio asked about any zoning issues and if the use proposed was permitted. Joel DelliCarpini stated the property is currently zoned Residential, the developer would be asking for a rezoning or use variance. Julie VonSpreckelsen stated north of the location is R/C (Retail/Commercial), across the street is H/B (Highway/Business) they would be keeping with the neighborhood.

Mayor Hawkes asked how many employees would this proposed Wawa employee. Susan Bratton stated 40 to 45, 5 of which would be full time; the remaining would be part time. She also stated that they would hire locally.

Solicitor Pionzio asked if this store would have a front entrance only. Susan Bratton stated yes.

President Zygmunt asked about past experiences Wawa may have had with other municipalities. Susan Bratton stated the Whitpain store located at 202/73 had the same concerns as expressed tonight. The Skippack store located in the Village of Skippack had similar concerns. She stated Wawa has been in business for 30 plus years, they are a core business in Montgomery County. When they design stores in areas, the design is amended to accommodate the area.

President Zygmunt asked about juvenile problems and loitering and how Wawa handles. Susan Bratton stated they are proactive; they maintain excellent relationships with the police departments and have a specific employee who is assigned to do just this. They do not advertise in windows, they never have less than 2 employees working, they have cameras, and they deter loitering and welcome police into their stores.

Borough Solicitor Pionzio asked if there would be cameras on front/back of building and inside store. Susan Bratton responded yes.

Councilman Hegele asked Chief Gardner about the current relationship with Wawa and the store at York/Montgomery. Chief Gardner stated they have an outstanding relationship with Wawa and Wawa is always cooperative in assisting police.

Solicitor Pionzio stated she will coordinate a meeting with the residents and Wawa, once this meeting is set the Borough will post the information on the website and the community channel.

### **PRIVILEGE OF THE FLOOR**

Gary Warnalis, 120 Academy Road stated he has general concerns with the gas pumps, ambient lighting, and there is already alot of lighting in area from Victorian Village, traffic patterns, and congestion.

Tracy Thatchford, 3 Drummers Way asked if Woodwinds was eligible for a grant that was discussed at the last Council meeting. She was told Woodwinds was not eligible.

Marty Squicciarini, 424 Madison Avenue stated there is a large hole in between his property and his neighbor's. Solicitor Pionzio stated she has been in discussion with Borough Manager and Borough Engineer to see what can be done; her office will be sending him a letter in the next week or so.

Christine Wiercinski, 28 Horsham Road stated she feels this project is going to disrupt her quality of life, it will devalue her property, and there are a lot of lights already from the Spa traffic into her home. She wanted to know how Council felt and what was the next step. Solicitor Pionzio stated the next step

is the Community meeting with Wawa. President Zygmunt stated he and Council just officially learned about this project last month, he would like this in the public arena as soon as possible. Solicitor Pionzio told Mrs. Wiercinski that she should make sure she is in attendance at the Community Meeting with Wawa.

Wayne Weaver, 127 Academy Road stated Academy Road is already a cut through, with speeding, he would like to see speed tables on the street to slow down traffic, he thought maybe this was something Borough Council could ask Wawa to do. Councilman Tompkins stated that Wawa would have to do a traffic study and would look at this.

April Regan, 86 Williams Lane stated the old Mill House is 300 years old and structurally sound and it is part of the Borough, does the Borough really want to tear it down.

Ed Henry, 238 Bonair Avenue asked when the Elm Street Crosswalk at Montgomery & Penn Street would be replaced. Borough Engineer Dougherty stated in the spring by Aqua.

**ADJOURNMENT**

There being no further business, the January 23<sup>rd</sup>, 2012 meeting of Borough Council was adjourned at 8:35 P.M.

Respectfully submitted,

Steven J. Plaughter  
Secretary

Transcribed by Assistant Borough Secretary Diane Hegele