

**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
WORKSHOP MEETING MINUTES
SEPTEMBER 13, 2006
7:30 PM**

I. CALL TO ORDER

Commissioner President Scott Brown called the Hatfield Township Board of Commissioner's September 13, 2006 meeting to order at 7:30 p.m.

II. ROLL CALL

Commissioner Brown asked Ms. Shafkowitz to call the roll. Present at the meeting were Commissioner President Scott Brown, Commissioner Vice President Gerald Andris, Commissioner Jim O'Byrne, Commissioner Charles Sisian, and Commissioner John Thinner. Also in attendance were Township Manager Stephanie Teoli Shafkowitz, Solicitor Joseph Kuhls, Engineer Joe Nolan, Township Planner Ken Amey, Parks and Recreation Director Nancy Stock, and Assistant to the Manager Melissa Shafer.

III. PLEDGE OF ALLEGIANCE

Commissioner O'Byrne led the recitation of the Pledge of Allegiance.

IV. CITIZEN'S COMMENTS

There were no citizen's comments at this time.

V. SPECIAL ITEMS

1. Recognition of Park Commission Members

Commissioner President Brown reviewed the history and accomplishments of the Park Commission. Commissioner Brown thanked the members for their service and distributed framed pictures of the former pool as gifts.

2. Recognition of Lt. Ray Wilson

Resolution #06-26

Commissioner Andris made a motion to approve Resolution #06-26. The motion was seconded by Commissioner Thinner and carried on a 5-0 vote.

The Honorable Stewart Greenleaf, State Senator, presented Lt. Ray Wilson with a Pennsylvania State Senate Citation for his 31 years of law enforcement in Hatfield Township.

The Honorable Robert Godshall, State Representative, presented Lt. Ray Wilson with a Pennsylvania House of Representatives Citation for his 31 years of law enforcement in Hatfield Township.

Commissioner President Brown presented Lt. Ray Wilson with a Resolution from Hatfield Township thanking him for his service to the community.

Chief of Police Mark Toomey recognized several milestones and highlights in Lt. Wilson's career. Chief Toomey presented Lt. Wilson with framed badges and a commemorative clock.

VI. COMMITTEE REPORTS

A. Planning and Zoning Committee – Commissioner Brown

1. Planning Commission Meeting Minutes – August 15, 2006

Commissioner Brown entered the August 15, 2006 Planning Commission Meeting Minutes into the record.

2. R & L Carriers Preliminary Land Development, Bergey Road, Zoned LI

Ken Amey reviewed the land development application and explained that R & L Carriers was proposing to build a truck terminal building with an access drive off Hatfield-Souderton Pike. Mr. Amey said that there were several outstanding issues regarding traffic review.

Ed Volberg and John Wischner represented the applicant. Mr. Volberg reviewed the site design. Mr. Wischner reviewed the outstanding traffic issues regarding the potential need to signalize the intersection of Unionville Pike and Richmond Road and the intersection of Unionville Pike and Penn Avenue.

Mr. Wischner stated that since the applicant is paying \$145,000 in Traffic Impact Fees, any additional costs, such as signalizing both aforementioned intersections would put financial stress on the facility. Mr. Wischner surmised that once the 309 Connector is built, the potential stress on the intersections would be alleviated.

Township Traffic Engineer Andy Heinrich reported that other than the signalized intersections, the applicant needs to address the potential truck routes and whether or not they are going to be traveling on local roads.

Commissioner Andris asked if the two intersections were included in the Act 209 Capital Improvement Plan. Mr. Heinrich said that they were not.

Commissioner Sisian asked what the hours of operation and type of trucks the facility would have. Mr. Volberg responded that the trucks would be

full size tractor-trailers. The facility would be a 24-hour operation with most trucks leaving in the morning and returning in the evening.

Commissioner Sisian said that he was concerned with trucks using local roads and the lighting of the facility being a nuisance to nearby residents. Mr. Volberg said that R & L Carriers has spoken to the nearest residential neighbor and they will extend their wall/fence so that the lighting won't bother the resident.

Commissioner Brown asked how many trucks would be at the site. Mr. Wischner said that there are 153 bays at the facility but that they would not all be used. Mr. Volberg added that the applicant would have 40 trucks to start, and then increase by 10 trucks each year to cap out at 80 trucks.

Commissioner Andris asked what the Traffic Impact Fee amount was based on. Mr. Heinrich said that it is based on the number of bays and maximum buildout.

Commissioner Andris said that he would like to ask for a condition on hours of operation. Mr. Andris also asked if stipulations could be put on the drivers to use specific routes, minimizing the traffic on local roads. Mr. Volberg said that since the drivers are direct employees of R & L, that stipulations could be put on them to use specific routes.

Commissioner Andris asked about R & L Carriers not meeting the Open Space requirements, since the amount of land needed for the open space contribution exceeded the amount of land owned by the applicant. Commissioner Andris said he would like to have the staff review the open space requirements in the ordinance.

Mr. Heinrich said that regardless of the development, that the traffic lights are warranted at the intersections today.

Charlotte Dubroff of Orvilla Road asked if the trucks would be running all night, cause noise and air pollution. Mr. Volberg responded that plans call for electric hookups to keep the diesel engines warm overnight. He said that there might be some smaller trucks moving the trailers around at night.

Commissioner Andris asked if they could impose a condition that the trucks not run at night. Mr. Kuhls said that would be possible.

3. Gross and Quade Final Land Development, 2304 North Broad Street, Zoned LPO

Ken Amey reviewed the land development application. Nick Rose and Jeff Grosse represented the applicant.

Nick Rose reviewed the site plans and said that the existing building and paving would be removed. He also said that there would be a number of waivers requested.

Joe Nolan said that the applicant needed to have an open space contribution and a traffic impact fee calculation.

Mr. Rose said that the applicant would be in favor of paying a fee in lieu of open space.

Commissioner Andris asked if they would be putting in street trees and sidewalks as per the Broad Street Streetscape Plan. Ken Amey said that is in their plans.

B. Public Works Committee

Commissioner Thinnes reported that the next Public Works Committee Meeting would be October 18. Mr. Thinnes said that the Public Works Department has paved 10 roads this summer using 6,000 tons of blacktop. The crews are currently striping the streets.

C. Parks and Recreation Committee

Commissioner O'Byrne reported that August 28 was the last MusicFeast and thanked the Parks and Recreation Board for their hard work. Mr. O'Byrne announced that September 25 is the Seventh Annual Hatfield Township Golf Outing at Lederach Golf Club. Mr. O'Byrne also announced that Roctoberfest will be held on October 28.

D. Public Safety Committee

1. Public Safety Monthly Report – *August 2006*

Commissioner Sisian entered the August 2006 Public Safety Report into the record.

E. Finance Committee

1. 2007 Budget Calendar

Commissioner Andris announced that the 2007 Budget Calendar was available. He announced the dates of the upcoming committee meetings.

F. North Penn Water Authority

1. North Penn Water Authority Meeting Minutes – *July 25, 2006*

Commissioner Brown entered the July 25, 2006 North Penn Water Authority Meeting Minutes into the record.

G. Hatfield Township Municipal Authority

1. Hatfield Township Municipal Authority Meeting Minutes – *July 11, 2006*

Commissioner Brown entered the July 11, 2006 Hatfield Township Municipal Authority Meeting Minutes into the record.

2. Hatfield Township Municipal Authority Monthly Budget Report – *July 2006*

Commissioner Brown entered the July 2006 Hatfield Township Municipal Authority Budget Report into the record.

VII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Route 309 Connector

Ms. Shafkowitz announced that the next 309 Connector meeting would be held at West Broad Street Elementary School in Souderton on September 21, 2006.

2. Pool Advisory Board

Ms. Shafkowitz announced that the Board of Commissioners would be accepting letters of interest to serve on the new Pool Advisory Board.

3. Pool Construction Update

Ms. Shafkowitz announced that the roller hockey courts would be closed down during pool construction for user group safety.

4. Walnut Street - Traffic Calming Project Update

Ms. Shafkowitz asked Traffic Engineer Andy Heinrich to report on the recent findings in the traffic study on Walnut Street.

Mr. Heinrich reported that between 5,500 and 6,000 cars per day travel on Walnut Street east of 309. He reported that the average speed of those cars is between 33 and 34 miles per hour. West of Walnut Street sees approximately 2,500 cars per day at an average speed of 34 miles per hour.

Mr. Heinrich reviewed several possible traffic-calming techniques such as painting the road to make it appear narrower, or placing “bumpouts” along the side of the road to physically make it narrower in some points. He also mentioned the possibility of doing a gateway treatment with a textured roadway, or creating a parking lane along one side of the road.

Mr. Nolan suggested that the Board might want to visit other roads where traffic-calming methods such as these suggested have been put in place.

Commissioner Andris asked when the data was taken. Mr. Heinrich said that it was taken in a 48-hour span mid-week.

Commissioner Andris asked which way traffic was flowing the most. Ms. Shafkowitz said that staff could provide Mr. Heinrich with an aerial map to present his findings on. The Board could then hold a public meeting to solicit opinions from the residents on Walnut Street. Ms. Shafkowitz said that the recommendation could then be included in the 207 Budget.

Commissioner Andris asked Mr. Heinrich if he could look at the intersection of Moyer and Cowpath Roads.

B. Solicitor’s Report

No report.

C. Building Report

1. Building Report – *August 2006*

Ken Amey entered the August 2006 Building Report into the record.

D. Engineer’s Report

1. Escrow Report – *August 2006*

Joe Nolan entered the August 2006 Escrow Report in the record.

VIII. OLD BUSINESS

1. Chestnut Street Trail

Commissioner Andris motioned to eliminate the egress road from the Chestnut Street Trail project and include a dog park as part of the design. The motion was seconded by Commissioner Sisian and carried on a 5-0 vote.

**2. Gambone Development
Resolution #06-22**

Commissioner Thinnes made a motion to bring the Gambone Development off the table. The motion was seconded by Commissioner Andris and carried on a 5-0 vote.

Commissioner Andris made a motion to approve Resolution #06-22. The motion was seconded by Commissioner O'Byrne and carried on a 4-1 vote.

IX. ADJOURN

Commissioner Thinnes made a motion to adjourn the September 13, 2006 Board of Commissioners Workshop Meeting. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote. The meeting was adjourned at 8:50 pm.