

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP/REGULAR MEETING MINUTES

December 13, 2006

7:30 PM

I. CALL TO ORDER

Commissioner President Scott Brown called the Hatfield Township Board of Commissioner's December 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 Thinnis. Also in attendance were Township Manager Stephanie Teoli Shafkowitz, Solicitor Joe Kuhls, Engineer Joe Nolan, Township Planner Ken Amey, Chief of Police Mark Toomey, Finance Director John Hall, Public Works Director Nick DeMeno, and Assistant to the Manager Melissa Shafer.

III. PLEDGE OF ALLEGIANCE

Commissioner Sisian led the recitation of the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

Commissioner Sisian made a motion to approve the Board of Commissioners December 13, 2006 Agenda. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

V. APPROVAL OF MINUTES

1. Board of Commissioners Regular Meeting – November 22, 2006

Commissioner O'Byrne made a motion to approve the November 22, 2006 Board of Commissioners Regular Meeting Minutes. The motion was seconded by Commissioner Sisian and carried on a 5-0 vote.

VI. TREASURER'S REPORT – November 2006

Finance Director John Hall entered the November 2006 Treasurer's Report and the November 2006 Profit and Loss Statement into the record.

VII. CITIZENS' COMMENTS

Bill Forst of Diamond Street reported that he attended the Zoning Hearing Board meeting last Tuesday night regarding the Giant supermarket putting in a gas station. Mr. Forst said that he felt there were already enough gas stations in Hatfield Township.

VIII. SPECIAL ITEMS

1. Conditional Use Hearing

Clemens Family Corporation

Commissioner Scott Brown handed the meeting over to Solicitor Joseph Kuhls. Mr. Kuhls explained how the Conditional Use Hearing would run.

Mr. Kuhls reported that the applicant would like to construct a retail facility in excess of 75,000 square feet. The applicant is permitted to do so by conditional use, and cited the Hatfield Township Zoning Ordinance.

Mr. Kuhls entered the Township exhibits into the record as follows:

T1 – Proof of Hearing Notice

T2 – Conditional Use Application

Applicant's representative Jim Garrity made a presentation regarding the application. Mr. Garrity entered the PowerPoint Presentation packet as Applicant Exhibits A1 – A12.

Scott Camburn, P.E. of Urweiler and Walter was sworn in as an expert representing the applicant. Mr. Camburn reported that he developed the site plan. He reported that the retail facility, a Lowe's Home Improvement Store, was more than 75,000 sq. ft. but less than 130,000 sq. ft.

Commissioner Brown asked Mr. Camburn to review the sidewalks in place on the plan.

Joe DeSantis, P.E. of McMahon Associates was sworn in as an expert witness representing the applicant. Mr. DeSantis reviewed the existing and proposed lane configuration on Forty Foot Road. Mr. DeSantis also reviewed the proposed traffic improvements, which will meet PennDOT standards.

Commissioner Thinner asked when the traffic data was collected from Forty Foot Road. Mr. DeSantis said that the data was collected in September of 2005.

Commissioner Sisian asked if the light at Koffel and Forty Foot Road would be changed to accommodate for both those vehicles turning and going straight.

Commissioner Andris agreed that it would be advantageous to coordinate the light at Koffel Road with the proposed light to be installed on Forty Foot Road in front of the retail center.

Commissioner Andris also asked why the entrance to the proposed retail space doesn't line up with that for Ralph's Corner across the street. Mr. DeSantis explained that light would be too close to the existing one at Forty Foot and Welsh Road.

Pat Litavic of 1640 Heebner Way, Towamencin Township, asked if a portion of the property was in Towamencin Township. Mr. Garrity said that it was, and they would be meeting with Towamencin concerning that.

Peter Giantola was sworn in as an expert representing the applicant. Mr. Giantola worked with the Lowe's architects to develop an overall theme for the retail center.

Commissioner Andris said that he liked how project was progressing.

Perry Petrillo was sworn in as an expert representing the applicant. As the architect for Lowe's, he reviewed the aesthetic differences between the proposed Lowe's store and other Lowe's stores in the area. He reviewed the different materials proposed, such as slate and different colored block.

Robert Nolen of Fairgrounds Road reported that he supported the project. Mr. Nolen said that he thought Hatfield Township should have a hardware store and second grocery store for the residents.

Rich Linberger of Diamond Street thanked Mr. Garrity and the witnesses for their informative presentation. Mr. Linberger said that he was in favor of the project.

Fran Haley of Cowpath Road supports the shopping center. Mr. Haley said that he liked the look of the building.

Mr. Garrity thanked the Board of Commissioners for their time.

Mr. Kuhls closed the hearing. He reported that the Board of Commissioners has 45 days to make a decision. They will most likely render that decision at the January 31 action meeting.

2. Recognition of Wm. Forrest Kerr

Commissioner Brown recognized Wm. Forrest Kerr for his donation of a piece of Hatfield Township history. Mr. Kerr donated a 1956 flyer that urged residents to vote for Hatfield Township to go from a second class township to a first class

township. The flyer was framed under conservation glass and will be displayed in the lobby of the Municipal Building.

IX. COMMITTEE REPORTS

A. Planning and Zoning Committee

1. Planning Commission Meeting Minutes – *November 21, 2006*

Commissioner Brown entered the November 21, 2006 Planning Commission Meeting Minutes into the record.

B. Public Works Committee

Commissioner Thinnes reported that the Public Works Department is ready for winter. The parking lot paving for the School Road Park expansion is underway, and the house the township recently purchased on the corner of School and Vine is scheduled for demolition.

C. Parks and Recreation Committee

1. Parks and Recreation Board Meeting Minutes– *November 6, 2006*
2. Shade Tree Commission Meeting Minutes – *November 20, 2006*

Commissioner O’Byrne entered the November 2, 2006 Parks and Recreation Board Meeting Minutes and November 20, 2006 Shade Tree Commission Meeting Minutes into the record.

D. Public Safety Committee

1. Monthly Report of Police Activities – *November 2006*

Commissioner Sisian entered the November 2006 Monthly Report of Police Activities into the record.

E. Finance Committee

Commissioner Andris thanked the Board of Commissioners and staff for their hard work in 2006 and for their efforts in preparing the budget.

F. North Penn Water Authority

1. North Penn Water Authority Meeting Minutes – *October 24, 2006*

Commissioner Brown entered the October 24, 2006 North Penn Water Authority Meeting Minutes into the record.

G. Hatfield Township Municipal Authority

1. Hatfield Township Municipal Authority Meeting Minutes – *October 10, 2006*
2. Hatfield Township Municipal Authority Monthly Budget Report – *October 2006*

Commissioner Brown entered the October 10, 2006 Hatfield Township Municipal Authority Meeting Minutes and the October 2006 Hatfield Township Municipal Authority Monthly Budget Report into the record.

X. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Pool Project – Landscaping Bid

Stephanie Teoli Shafkowitz reported that the landscaping plan developed by McClosky and Faber was ready for bid. Ms. Shafkowitz reported that funding was available from the Shade Tree Fund for the landscaping. The project should be awarded in January.

2. PEMA Grant Update

Assistant to the Manager Melissa Shafer provided an update on the PEMA Grant application. Hatfield Township is applying for a Natural Hazard Mitigation Grant on behalf of seven residents that live along the West Branch of the Neshaminy Creek to either be elevated or bought out. Ms. Shafer reported that she is meeting with each of the residents to discuss their concerns and acquire information for the application. The application is due December 31.

3. Speed Monitoring Device

Ms. Shafkowitz reported that this speed-monitoring device would assist with enforcing the speed limit in targeted areas. Ms. Shafkowitz explained that the device is on the agenda for the Board's approval because it is an unbudgeted item. .

4. Civil Service Rules Change

Ms. Shafkowitz reported that the Civil Service Commission has adopted these changes at their last meeting. Ms. Shafkowitz reviewed the changes for the Board.

Ms. Shafkowitz also thanked the staff and department heads for a tremendous job in 2006.

B. Solicitor's Report

Mr. Kuhls reported that an Executive Session was held prior and after the meeting to discuss personnel issues.

C. Building Report

1. Building Report – *November 2006*

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

XI. ACTION ITEMS

1. **2007 Budget Approval**

**2007 Hatfield Township Budget
Ordinance 553**

Commissioner Scott Brown said that the Budget process was extensive, open, and realistic. We had a revenue shift to give tax relief to those paying real estate taxes, and will receive new revenue from the Emergency and Municipal Services Tax.

Commissioner Andris made a motion to approve Ordinance 553. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

**Establishment of 2007 Taxes
Ordinance 554**

**Emergency and Municipal Services Tax
Ordinance 555**

Commissioner Andris made a motion to approve Ordinance 554 and Ordinance 555. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

Taxes and Penalty Periods for 2006

Resolution #06-33

Commissioner Andris made a motion to approve Resolution #06-33. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote.

2. Designation of Collection Agent - Emergency and Municipal Services Tax Resolution #06-39A

Appointment of Township Liaison Resolution #06-39B

Appointment of Tax Hearing Officer Resolution #06-39C

Authorization of Collection on Delinquent Taxes Resolution #06-39D

Commissioner Andris made a motion to approve Resolutions #06-39A, #06-39B, #06-39C, and #06-39D. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

3. Pension Resolution – Restating Member Contributions Resolution #06-41

Commissioner Andris made a motion to approve Resolution #06-41. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote.

4. Speed Monitoring Device

Commissioner Sisian made a motion to authorize purchase of a Speed Sentry Speed Monitoring Device from All Traffic Solutions at a cost of \$4,065. The motion was seconded by Commissioner Andris and carried on a 5-0 vote.

5. Records Disposition Resolution #06-42

Commissioner Andris made a motion to approve Resolution #06-42. The motion was seconded by Commissioner Sisian and carried on a 5-0 vote.

XII. OTHER BUSINESS

1. Volunteer Boards and Commissions

Commissioner Brown asked that those who are up for re-appointment submit a letter of interest if they would like to serve another term. Also, if any township

residents are interested in serving on a volunteer board, they should also submit a letter of interest.

XIII. ADJOURNMENT

Commissioner Brown wished everyone a Merry Christmas and thanked the staff and commissioners for another great year.

Commissioner O'Byrne made a motion to adjourn the December 13, 2006 Board of Commissioners Meeting. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote. The meeting was adjourned at 9:35 pm.