

**HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
WORKSHOP MEETING MINUTES
FEBRUARY 14, 2007
7:30 PM**

I. CALL TO ORDER

Commissioner President Scott Brown called the Hatfield Township Board of Commissioner's February 14, 2007 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 Thinnes. Also in attendance were Township Manager Stephanie Teoli Shafkowitz, Solicitor Joseph Kuhls, Township Planner Ken Amey, Engineer Joseph Nolan, Public Works Director Nick DeMeno, Parks and Recreation Director Nancy Stock, Aquatic Facility Director Bonnie Kyle-Blamphin, and Assistant to the Manager Melissa Shafer.

III. PLEDGE OF ALLEGIANCE

Commissioner Thinnes led the recitation of the Pledge of Allegiance.

IV. CITIZEN'S COMMENTS

Fran Haley of Cowpath Road thanked the police department for their professional and courteous response at an incident at his home.

Bill Forst of Diamond Street asked for information regarding the TH Properties land development project and the use of blacktop and concrete. Joe Nolan said that he would look into the issue.

V. SPECIAL ITEMS

1. Pool Fundraising Donation – Gambone Development Company

Joe Gambone presented Hatfield Township with a donation for the Hatfield Community Pool in the amount of \$50,000. Commissioner President Scott Brown thanked Mr. Gambone for his contribution to the community.

2. Introduction of Aquatics Facility Director – Bonnie Kyle-Blamphin

Ms. Shafkowitz introduced Bonnie Kyle-Blamphin, or “Coach KB,” to the Board of Commissioners and residents. Ms. Shafkowitz provided background information on Coach KB’s extensive experience with recreation programming and aquatics.

Coach KB thanked the pool advisory board, township staff, and Commissioners for this opportunity to be a part of the new Community Pool.

3. Request for Transfer of Liquor License – McCusker Realty Enterprises

Joe Kuhls provided an overview on the liquor license transfer process, which is governed by the Pennsylvania Liquor Control Board (PLCB). In the process, the township is asked to render an opinion on the request for McCusker Realty Enterprises’ Creekside Cabaret, located on Advance Lane.

Mr. Kuhls introduced John McCusker of McCusker Realty Enterprises. Mr. Kuhls reported that Mr. McCusker met with staff and the Planning and Zoning Committee prior to this meeting to outline his request. The applicant has also notified all property owners within 500 feet regarding this request.

Mr. Kuhls reported that the applicant has agreed to a deed restriction not to advertise the Creekside Cabaret within Hatfield Township, and has agreed to certain hours of operation, as requested by the owner of Altec, the abutting school. The director of the school has sent a letter stating she has no opposition to the application.

Mr. McCusker said that with the liquor license transfer, they hope to improve sales and have more control over the sale and consumption of alcohol.

Mr. Kuhls marked the Altec letter as Exhibit T1 and read it into the record. Mr. Kuhls confirmed with Mr. McCusker that he agreed with the deed restrictions.

Ms. Shafkowitz reported on behalf of the Chief of Police Mark Toomey, that the police department is not opposed to the liquor license transfer.

Commissioner Sisian asked about the previous raids at the Creekside Cabaret. Mr. McCusker explained that in both situations, all the charges were dropped.

Commissioner Andris requested clarification regarding the levels of nudity at the facility. Mr. McCusker confirmed that he would follow the PLCB policies.

VI. COMMITTEE REPORTS

A. Planning and Zoning Committee

1. Planning Commission Meeting Minutes – *January 16, 2007*

Commissioner Brown entered the January 16, 2007 Planning Commission Meeting Minutes into the record.

2. MTJ Properties Land Development, Topaz Drive, Zoned LI

Ken Amey explained that the land development consisted of a 12,000 square foot addition onto an existing building. The applicant is requesting a sidewalk deferral.

Commissioner Brown said that the board would take action on the item at the February 28 meeting.

3. Site Development Preliminary Land Development, Cowpath Road, Zoned SC

Rob McNelly represented the applicant, Houston Equities II. Mr. McNelly requested that the Board consider providing Houston Equities II with preliminary/final approval at the February action meeting. Mr. McNelly reported that they received preliminary approval from the Planning Commission, and would be meeting with them again before the Board's February 28, 2007 action meeting.

Mike Jeitner from Bohler Engineering reviewed the site plan for the grocery store expansion and additional pad site construction. Mr. Jeitner reported that the applicant would provide a fence behind the proposed Giant grocery store, as requested by the residents in the adjacent Tarrington Village.

Commissioner Brown referenced the Montgomery County Planning Commission letter regarding the pedestrian and bicycle access. Mr. Jeitner reviewed the proposed sidewalks in the site plan.

Commissioner Andris asked if the developer would maintain the fence and striping of the parking lot. Mr. Kuhls said those conditions could be a part of the developer's agreement.

B. Public Works Committee

Commissioner Thinnes reported that while the Public Works Department used 250 tons of salt between today and yesterday on the snowstorm, there is still plenty left for any further snowfall that may occur.

C. Parks and Recreation Committee

1. Parks and Recreation Board Meeting Minutes – *January 8, 2007*
2. Shade Tree Commission Meeting Minutes – *January 22, 2007*
3. Pool Advisory Board Meeting Minutes – *January 16, 2007*

Commissioner O’Byrne entered the January 8, 2007 Parks and Recreation Board Meeting Minutes, the January 22, 2007 Shade Tree Commission Meeting Minutes, and the January 16, 2007 Pool Advisory Board Meeting Minutes into the record.

D. Public Safety Committee

1. Monthly Report of Police Activities – *January 2007*

Commissioner Sisian entered the January 2007 Monthly Report of Police Activities into the record.

E. Finance Committee

No report.

F. North Penn Water Authority

1. North Penn Water Authority Meeting Minutes – *December 19, 2006*

Commissioner Brown entered the December 19, 2006 North Penn Water Authority Meeting Minutes into the record.

G. Hatfield Township Municipal Authority

1. Hatfield Township Municipal Authority Meeting Minutes – *December 13, 2006*
2. Hatfield Township Municipal Authority Monthly Budget Report – *December 2006*

Commissioner Brown entered the December 13, 2006 Hatfield Township Municipal Authority Meeting Minutes and the December 2006 Hatfield Township Municipal Authority Monthly Budget Report into the record.

VII. TOWNSHIP STAFF REPORTS

A. Township Manager's Report

1. Ward Redistricting Discussion

Ms. Shafkowitz recommended that the Board hire the consulting firm Digital Engineering Corporation. They have specific experience in redistricting, and have developed software called PrecinctPro that they utilize.

Ms. Shafkowitz reported that the consultant would meet with township representatives, conduct work sessions, host public meetings, and create various alternatives. Haverford has used them in the past two times they went through redistricting. Ms. Shafkowitz reported that the estimated project cost would be \$11,000, and that \$10,000 was budgeted for 2007.

2. Pool Advisory Board Recommendations

Ms. Shafkowitz reviewed the Pool Advisory Board recommendations for the pool fee structure and policies. Ms. Shafkowitz explained that a 5% discount would be offered as the inaugural year registration policy for Wednesday evenings and Saturday mornings in May.

There was a motion by Commissioner Sisian to approve the Pool Advisory Board's recommendations. The motion was seconded by Commissioner Thinnis and carried on a 5-0 vote.

3. Williams Kindig House Discussion

Commissioner Andris said that he is impressed with the direction the Williams Kindig Committee is taking.

Ms. Shafkowitz reported that there is a consensus between the Williams Kindig Committee and the township staff to propose having a caretaker at the Williams Kindig House. The caretaker would have full use of the house, and be given a reduced rental rate in exchange for grounds keeping and house maintenance responsibilities. If the Board approves this proposal, there will be an open application period and a selection committee will make a recommendation to the board.

Commissioner Andris asked how the township could make sure that the caretaker is completing the maintenance responsibilities. Mr. Kuhls said that the maintenance obligations could be included in the lease.

Commissioner Thinnis recognized Charlotte Dubroff, who was unable to attend the meeting, for providing the Williams Kindig Committee with the direction they needed. Mr. Thinnis said that he worried that without Charlotte's presence that the property might languish.

Commissioner Sisian made a motion to move forward with finding a caretaker for the Williams Kindig House. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

B. Solicitor's Report

No report.

C. Building Report

1. Building Report – *January 2007*

Mr. Amey entered the January 2007 Building Report into the record.

D. Engineer's Report

1. Escrow Release Report – *January 2007*

Mr. Nolan entered the January 2007 Escrow Release Report into the record.

VIII. OTHER BUSINESS

IX. ACTION ITEMS

1. Community Pool Landscaping Bid

Ms. Shafkowitz reviewed Sean Boyle's recommendation letter for awarding the Pool Landscaping bid.

Commissioner Thinnis made a motion to award the Community Pool Landscaping Bid to Greenscape, Inc. of Glenside, PA in the amount of \$ 64,976.40. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

X. ADJOURN

Commissioner Thinnis made a motion to adjourn the February 14, 2007 Board of Commissioners meeting. The motion was seconded by Commissioner Sisian and carried on a 5-0 vote. The meeting was adjourned at 9:15 p.m.