

6:30 PM M Public Hearing for an amendment to the Township Zoning Code, Chapter 255, Article III General Regulations, to add a new Section 255-24.1 Merger of Lots

**STATED MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, FEBRUARY 14, 2023 7:00 PM**

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
CORRESPONDENCE AND ANNOUNCEMENTS**

Hurricane Ida Relief Fund Update

PRESENTATION

COMMITTEE REPORTS

Economic Development & Finance Committee, next meeting Tuesday, May 2, 2023

Public Safety, Works & Services Committee, next meeting Tuesday, May 2, 2023

Planning, Parks & Library Committee, next meeting Tuesday, May 23, 2023

MUNICIPAL AUTHORITY REPORT

F Project Status Report

STANDARD BUSINESS

- A Move to accept the minutes January 10, 2023 Stated Meeting without reading.
- B Move to approve the Tax Collector's Report for the month of January.
- C Call on Township Engineer for his report.
- D Call on the Manager for his monthly report, Questions, Move to accept.
- E Move to accept the disbursements from the various Township accounts for the month of January.

DISCUSSION ITEMS

- G Discuss Zoning Hearing Board Cases & Planning Commission Agenda for February.
- H Discuss Development Options for 530 Virginia Drive.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA

ACTION ITEMS

- I Consider motion to authorize D'Huy Engineering and GKO to Design and Bid the Renovation portion of the Public Works Building, Phase 2.
- J Consider motion to amend the D'Huy Engineering Contract for Option 3 scope, subject to finalizing an agreement amendment acceptable to the Township Solicitor.
- K Consider motion to authorize staff and D'Huy Engineering to expedite the Design and Construction Phase of a new Upper Dublin Township Building, within the Option 3 budget, in the amount of \$200,000, subject to finalizing an agreement acceptable to the Township Solicitor.
- L Consider motion to award a contract to GKO Architects for Option 3 design for a new Upper Dublin Township Building, subject to finalizing an agreement acceptable to the Township Solicitor.

- M Consider action on Ordinance #23-1384 amending the Township Zoning Code, Chapter 255, Article III General Regulations, to add a new Section 255-24.1 Merger of Lots.
- N Consider discussion and consideration of the Highland Driveway Use.
- O Consider action on lowest responsible Bid for 2023 Concrete Curbs and Sidewalks for the total amount of \$140,700.
- P Consider action on lowest responsible Bid for 2023 Mill and Overlay for the total amount of \$427,300.
- Q Consider action on Resolution #23-2492 to Approve Municipal Authority Assessment for 2023.
- R Consider action on Resolution #23-2493 authorization to modify the Susquehanna Road and Fitzwatertown Road Intersection per the PennDOT grant to add the Susquehanna Road left turn lane and upgrade the signal equipment.
- S Consider action on Resolution #23-2494 to authorize a Montco 2040 Grant Application requesting funds in the amount of \$105,000 for the Construction of Pickleball Courts at Twining Valley Park.
- T Consider acceptance of donation of parking blocks from Fort Washington Owner, LP.
- U Consider motion to authorize transfer of \$500,000 from the Townships General Fund Balance to the Building Reserve Fund.
- V Consider authorizing Release of Escrow Funds:
 - Mattison Development UD#15.011 Release #5 for Mattison Estates Residential in the amount of \$116,885.05.
 - Mattison Development UD#15.011 Release #8 for Mattison Estates Common in the amount of \$273,852.40.
 - Sandy Run Middle School UD#18-07 Release #4 in the amount of \$2,564,435.50.

NEXT MEETING Tuesday, March 14, 2023 7:00 PM
ADJOURN

Agenda posted: 2/10/23

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, February 14, 2023, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Ira Tackel presiding following a Public Hearing held at 6:30 PM to amend the Zoning Code to add Merger of Lots.

In attendance were Commissioners Ira Tackel, Liz Ferry, Robert McGuckin, Meredith Ferleger, Cheryl Knight, Alyson Fritzges and Gary Scarpello. Also present were Kurt Ferguson, Township Manager; Jonathan Bleemer, Assistant Township Manager and Finance Director; Tom Fountain, Township Engineer; and David Brooman, Township Solicitor.

PLEDGE OF ALLEGIANCE:

Mr. Tackel dispensed in reciting the pledge of allegiance to the flag as it was done previously at the Hearing.

ROLL CALL:

Mr. Tackel dispensed with the roll call as it was done previously at the Public Hearing.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Tackel gave an update on the Hurricane Ida Relief Fund (HIRF). These funds are part of a grant from the Pennsylvania Department of Community & Economic Development. The funds are expected within the next two weeks. Once received, the HIRF grant program will be broadly advertised through the usual Township media outlets.

Mr. Tackel stated that the Board was in receipt of a report from the EPAB regarding renewable energy.

Mr. Tackel announced that Friday, February 24 and Saturday, February 25, the township will host a Winterfest on Loch Alsh Avenue.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. McGuckin reported that they did meet this month and discussed the 2022 General Fund year-end balance and recommended use. The next meeting will be May 2, 2023.

Public Safety, Works and Services Committee (PSWS):

Mr. McGuckin reported that they did meet this month and received various committee reports. The next meeting will be May 2, 2023.

Planning, Parks and Library Committee (PPL):

Ms. Ferleger reported that they did not meet this month. The next meeting will be May 23, 2023.

Tab F - Municipal Authority Report:

Mr. Ferguson: The Cross County Trail & Road Diet Delaware Drive work will begin next week. We have notified the affected property owners and we will continue to coordinate and notify all affected.

Ms. Ferry: Could you provide an update on the Zip Ramp?

Mr. Ferguson: We are still waiting for the weave analysis to be completed. They are currently gathering data for that analysis. If that requires an extension of the grant, we will make sure to file for that.

Ms. Ferry: What is the timing of this review?

Mr. Smyth: The DVRPC is preparing the weave analysis by late March. The PA Turnpike will need to review the weave analysis. The two other components necessary are the interchange signing and the maintenance agreement.

Ms. Ferry: Regarding the Method of MA Assessments, have we reached out to the Fort Washington Business Alliance (FWBA)?

Mr. Bleemer: We have, this is our fifth annual assessment.

Ms. Ferry: Do we meet with the FWBA?

Mr. Bleemer: They receive an annual brochure.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the January 10, 2023 Stated Meeting without reading:
Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the minutes of the January 10, 2023 Stated meeting without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab B – Motion to Approve the Tax Collector’s Report for the month of January 2023:
Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of January 2023.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab C – Call on Township Engineer for his Report:

Mr. Fountain submitted his written report for the month of January 2023 and highlighted the following:

Mr. Fountain: We have had great weather for work. 1055 Virginia Drive, Sandy Run Middle School Phase 2 and 500 Virginia Drive major projects all moving forward. I would be happy to answer any questions you may have.

Ms. Fritzges: Is the Redstone Restaurant still on schedule to open in September?

Mr. Fountain: I believe it is scheduled to open around Memorial Day.

Tab D – Call on Township Manager for his Report:

Mr. Ferguson submitted his written report for the month of January 2023, and highlighted the following:

Mr. Ferguson stated that the Board has received his written report. Mr. Ferguson then read an email he received acknowledging one of the Public Works employees, Les Harold. Mr. Ferguson reminded everyone that our staff continually goes above and beyond.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Manager’s Report for the month of January 2023 without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab E – Motion to accept the Disbursements from the Various Township Accounts for the Month of January 2023:

Ms. Knight motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$3,330,349.39 as follows:

Total of Proposed Disbursements	\$1,884,514.34
Estimated Payroll	\$1,200,000.00
Interim Check Run Expenses	\$245,835.05
Grand Total	\$3,330,349.39

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION ITEMS:

Tab G - Discuss Zoning Hearing Board (ZHB) Cases and Planning Commission (PC) Agenda for February 2023:

Ms. Giles reviewed the February 27, 2023 Zoning Hearing Board meeting agenda that has the following matters scheduled for discussion:

Application #2466 for the Property at 1813 Saxon Lane, Maple Glen:

A variance and special exception are needed to allow the construction of a louvered pergola. The Property is Zoned A-1 Residential.

Application #2468 for the Property at 1039 Stevens Drive, Fort Washington:

A variance and special exception are needed to allow a front yard setback of 34 feet 6 inches where 50 feet is required for the enlargement of an existing portico. The Property is Zoned A-1 Residential.

Application #2463 for the Property at 1245 Hoffman Road, Ambler:

A Variance and special exception are needed to allow a front yard setback of 35 feet where 50 feet is required for the construction of a covered porch. The property is Zoned A Residential.

Application #2394:

Bethlehem Gatehouse, LLC and Cedar Road Gatehouse, LLC Appeal, Court of Common Pleas of Montgomery County. The Zoning Hearing Board will consider settlement proposal and potential motion to authorize execution of settlement agreement for the Property at 701 S. Bethlehem Pike, Ambler.

Ms. Ferry: Mr. Fountain, what are your concerns?

Mr. Fountain: The original plan did not show any improvements for the gatehouses. The owners now want to make various improvements. Their first set of proposal had a substantial amount of increased impervious. The latest proposal has a minor amount of increased impervious. We have requested stormwater management and neighbor sign off.

Ms. Ferry: One of the gatehouses has really fallen into disrepair.

Mr. Fountain: The roof needs upgrades, the owner has a plan for those repairs.

Application #2453 for the Property at Dillon Road, Maple Glen (TMPID #540004804002):

The Applicants are requesting an interpretation regarding buildability of the lot and/or that a change in use from a vacant nonconforming lot to a single-family home use is permitted. In the alternative, the Applicants request a variance to build a structure on a lot that has an undersized width at the building line and a variance to erect a building that does not abut a public street. The Property is Zoned A Residential. This matter was postponed from the October 2022 Zoning Hearing Board meeting. The Applicants must appear at the February 27th meeting or withdraw.

Application #2458 for the Property at 1708 N Limekiln Pike, Dresher:

The Applicant is appealing the Zoning Officer's determination/requesting an interpretation regarding whether the proposed Dunkin' Donuts with drive-through services is a drive-through facility and is a permitted use. The Applicant also seeks a variance to allow drive-through services, and a variance to allow the business to open to the public at 5:00AM rather than 6:30AM. The Property is Zoned CR-I Commercial Retail Class I and falls within DO-Dresher Overlay District. A portion of the Property is within the Floodplain Conservation District. This matter was opened and heard at the December and January meetings, then continued to the February meeting, where it is expected to conclude.

Application #2436 for the Property located at 525 Virginia Drive, Fort Washington:

Several variances related to the proposed construction of a 225-unit apartment development within a FEMA delineated floodplain are requested. The Property is zoned GFW- Greater Fort Washington District and is within the Floodplain Conservation Overlay District.

Commissioners asked the Township Engineer to comment on the status of the variance application and the ability to make any recommendation. The Township Engineer commented that a lack of confirming information that had not been submitted by the developer, resulted in the opinion that adverse impacts may occur as a result of the proposed fill.

Rob Gundlach, representing the developer, presented to the Board that although multiple meetings had occurred, there was no positive opinion forthcoming from the Township Engineer. Mr. Gundlach indicated to the Board that a third-party engineer had rendered an opinion of no adverse impact, and Mr. Gundlach requested that the Board not oppose the project at the variance hearing.

Substantial discussion took place among the Board members and Mr. Brooman about the conflicting reports and whether to oppose or take a neutral position regarding the application. Mr. Brooman recommended a neutral position, indicating the Township Engineer would attend the variance hearing to present the opinion.

Ms. Ferleger motioned, with Mr. McGuckin seconding, the Board remain neutral and not send the solicitor to the ZHB in opposition of this application.

ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS TACKEL, SCARPELLO, MCGUCKIN, KNIGHT, FERLEGER
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	NO	FERRY, FRITZGES
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MOTION CARRIED

Zoning Hearing Board Update from January 23, 2023:

Application #2458 for the Property at 1708 N Limekiln Pike, Dresher:

Since the last time we met, the Township solicitor issued a memorandum of support of the Zoning Officer's determination regarding the proposed use. This matter was opened and heard at the December and January meetings, then continued to the February meeting, where it is expected to conclude.

Ms. Giles reviewed the February 21, 2023 Planning Commission meeting agenda. This meeting has the following matters scheduled for discussion:

Review of Conditional Use Application & Floodplain Request for 525 Virginia Drive-Proposed Apartment Development:

As a reminder, Commerce Pursuit Capital is proposing a 225-unit apartment development on a property that has a total area of 10.3 acres and is situated across the from the UDT Library. The development will contain mostly studio and 1-bedroom units and a smaller portion of two-bedroom units. The proposed height is 63 feet, with a parking garage on the lowest level in addition to an on-site parking lot. The development, *if eventually approved*, would count towards the 900-apartment unit cap in the GFW, leaving approximately 180 units remaining. The Applicants are requesting Zoning relief for construction in the floodplain and Conditional Use approvals to permit an apartment development within the GFW and stormwater facilities within the Floodplain Conservation District.

This matter was presented to the Board for discussion in October 2022, at which time the Commissioners voted to oppose the requested zoning relief. Since then, the Applicant's hydrology report demonstrating impact on the floodplain has been revised several times. In December, the Township commissioned a third-party certified floodplain manager and professional engineer, Jim Majewski, to review the findings. In January Mr. Majewski issued a report agreeing with the conclusion that there would be no impact on the floodplain. His report is attached. Subsequently, the Township Engineer issued a memo dated February 7th outlining remaining concerns with the project and reiterating objection; also attached. I present this latest information to the Board to request that the matter of Township position on the zoning relief be discussed and confirmed ahead of the meeting on February 27th.

Review of Preliminary/Final Land Development Application for proposed Townhouse Development at 1840 Norristown Road, Maple Glen (Goodman Tract):

The proposed project entails the development of 72 townhomes at 1840 Norristown Road in Maple Glen in the MHD- Mobile Home Development District. The site contains an area of 18.3 acres, of which approximately 15 acres would be developed. The site was previously subject to a zoning text amendment process that was finalized in mid-2022. A traffic study and stormwater report were submitted as part of the current application and will be reviewed by the Traffic Engineer and Township Engineer. Reviews by the Fire Marshall, the Parks and Recreation Department, and the Montgomery County Planning Commission will also be discussed at the February meeting. The Environmental Protection Advisory Board and the Shade Tree Commission will review the proposal at a later date. The Planning Commission will review the application for recommendation at the February meeting. It is unknown at this early stage when the proposal will appear before the Board of Commissioners for a formal vote.

Tab H - Discuss Development Options for 530 Virginia Drive:

The Board discussed development options for 530 Virginia. Mr. Fountain presented a development scheme for the property in July 2022. Since that time, plans have been developed for an apartment complex on Township property at 530 Virginia Drive.

Mr. Ferguson presented that the Board should discuss the potential sale of the property, the taking of a plan through preliminary plan approval, and the consideration of community comments. The Board

discussed that the plan should be further evaluated and refined, and the sale should be considered, although a formal decision to sell the property could come at a later date.

A number of local residents asked questions of the Board regarding density, timing, traffic, and evaluation of alternate locations. Mr. Ferguson indicated that the Board would see plans prior to any presentation to the Planning Commission.

Steve Stoughton, 1080 Camphill Road, inquired about other options to reduce the cost of the new township building.

Francis Biedlingmaier, 1426 Highland Avenue, expressed concern over the location of the access to the new development.

Jen Cheifetz, 1422 Shetland Place, stated that there should be other alternatives explored for the new township building and opposed the sale of open space.

Joanna Waldron, 411 Washington Lane, stressed the importance of open space and opposed the sale of 530 Virginia Drive.

Julia Watt, 316 Bellaire Avenue, submitted a petition with 330 Upper Dublin residents' signatures opposing the sale of 530 Virginia Drive and to preserve open space.

Ginny Vitella, 701 Lake Drive, questioned the cost of the new township building and asked the township to consider other options, including collaborating with the School District on a joint public works/transportation facility.

Ed Bruno, 1412 Highland Avenue, questioned the installation of a sidewalk at 500 Virginia Drive. Mr. Bruno also questioned the access onto Highland Avenue from the proposed development at 530 Virginia Drive.

Doug Wolf, 1418 Highland Avenue, suggested that most residents would prefer a tax increase as opposed to losing open space.

Greg Stockbower, 521 Summit Avenue, stated that visibility and transparency of the Board is primary and that discussion about how to bridge the gap should be up for public discussion. He also recommended to possibly reduce the scope of the new building.

Ms. Ferleger motioned, with Ms. Fritzges seconding to authorize Mr. Fountain to move forward with the preparation of the plan for 530 Virginia Drive with age restricted and non-age restricted options and a variety of egress options.

ROLL CALL VOTE ON MOTION YES COMMISSIONERS TACKEL,
SCARPELLO, KNIGHT,
FERLEGER, FRITZGES

NO FERRY, MCGUCKIN

MOTION CARRIED

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

Steve Stoughton, 1080 Camphill Avenue, asked if the township has corrected its insurance policy so that we do not run into the same issue again and if not, would they look into that.

Mr. Tackel stated that the township will look into that to see if that is an option.

Doug Wolf, 1418 Highland Avenue, mentioned about the mature trees that were removed due to the walkway installed at 500 Virginia Drive and asked if they could be replaced.

Mr. Ferguson stated that it is private property, but that the township could make an inquiry for them of their willingness to re-buffer.

ACTION ITEMS:

Tab I – Consider motion to authorize D’Huy Engineering and GKO to Design and Bid the Renovation portion of the Public Works Building, Phase 2:

Mr. Fazil, D’Huy Engineering, presented on proposed plan for the new township building and the public works building.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to authorize D’Huy Engineering and GKO to Design and Bid the Renovation portion of the Public Works Building, Phase 2.

Mr. Wolf questioned whether this project would be union or non-union contractors.

Mr. Fazil answered that it would be public bid with prevailing wage, it would be open to both union and nonunion.

Mr. Stoughton asked if the Board been approached to do a responsible contractor ordinance and stated that if they were to be approached, he would recommend not to.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab J – Consider motion to amend the D’Huy Engineering Contract for Option 3 scope, subject to finalizing an agreement amendment acceptable to the Township Solicitor:

Mr. Tackel motioned, with Dr. Scarpello seconding, to amend the D’Huy Engineering Contract for Option 3 scope, subject to finalizing an agreement amendment acceptable to the Township Solicitor.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab K – Consider motion to authorize staff and D’Huy Engineering to expedite the Design and Construction Phase of a new Upper Dublin Township Building, within the Option 3 budget, in the amount of \$200,000, subject to finalizing an agreement acceptable to the Township Solicitor:

Mr. Tackel motioned, with Dr. Scarpello seconding, to authorize staff and D’Huy Engineering to expedite the Design and Construction Phase of a new Upper Dublin Township Building, within the Option 3 budget, in the amount of \$200,000, subject to finalizing an agreement acceptable to the Township Solicitor.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab L – Consider motion to award a contract to GKO Architects for Option 3 design for a new Upper Dublin Township Building, subject to finalizing an agreement acceptable to the Township Solicitor:

Mr. Tackel motioned, with Dr. Scarpello seconding, to award a contract to GKO Architects for Option 3 design for a new Upper Dublin Township Building, subject to finalizing an agreement acceptable to the Township Solicitor.

Mark Chadwick, 211 Apel Avenue, encouraged the Board to keep the design simple for efficiency. Mr. Chadwick also recommended the building should be all electric.

Michael Haas, 107 Orlando Avenue, acknowledged there has been a strong sentiment expressed for keeping the cost down but that quality is a good investment.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Tackel reiterated that 36 months is too long, we need to be creative and simple. I will commit to you that the Township will do everything it needs to do to help facilitate a timely completion of the project.

Tab M – Consider action on Ordinance #23-1384 amending the Township Zoning Code, Chapter 255, Article III General Regulations, to add a new Section 255-24.1 Merger of Lots:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Ordinance #23-1384 amending the Township Zoning Code, Chapter 255, Article III General Regulations, to add a new Section 255-24.1 Merger of Lots.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab N – Discussion and consideration of the Highland Driveway Use:

Ms. Fritzges motioned, with Ms. Ferleger seconding, to allow the use of Highland Driveway to be open to the public.

Jack Smyth, Traffic Engineer, presented on the history of the Highland Driveway access.

The Board discussed the reasons for and concerns against allowing public use of the driveway.

Karen Mette, 1424 Highland Avenue, stated that she has a child with a disability and is severely affected by the headlights that come into their house and is strongly opposed to allowing public use of the driveway.

Francis Biedlingmaier, 1426 Highland Avenue, strongly opposed public use of the Highland Driveway and questioned if other plans were considered.

Kris Biedlingmaier, 1426 Highland Avenue, questioned why this location was chosen and stated if it were to be used for public access that it should be moved to a different location.

Mr. Wolf, stated that this driveway will increase traffic on Highland. Mr. Wolf then stated if it is necessary to allow public use then it needs to be moved.

Mr. Stoughton, stated that if the construction of the driveway would have been part of a land development process the Township Engineer would have had many comments and that it should not remain permanently.

ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS MCGUCKIN, KNIGHT, FERLEGER, FRITZGES
	NO	FERRY, SCARPELLO, TACKEL

MOTION CARRIED

Tab O – Consider action on the lowest responsible Bid for 2023 Concrete Curbs and Sidewalks for the total amount of \$140,700:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve the lowest responsible Bid for 2023 Concrete Curbs and Sidewalks for the total amount of \$140,700.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab P – Consider action on the lowest responsible Bid for 2023 Mill and Overlay for the total amount of \$427,300:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve the lowest responsible Bid for 2023 Mill and Overlay for the total amount of \$427,300.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab Q – Consider action on Resolution #23-2492 to Approve Municipal Authority Assessment for 2023:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #23-2492 to Approve Municipal Authority Assessment for 2023.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab R – Consider action on Resolution #23-2493 authorization to modify the Susquehanna Road and Fitzwatertown Road Intersection per the PennDOT grant to add the Susquehanna Road left turn lane and upgrade the signal equipment:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #23-2493 authorization to modify the Susquehanna Road and Fitzwatertown Road Intersection per the PennDOT grant to add the Susquehanna Road left turn lane and upgrade the signal equipment.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab S – Consider action on Resolution #23-2494 to authorize a Montco 2040 Grant Application requesting funds in the amount of \$105,000 for the Construction of Pickleball Courts at Twining Valley Park:

Dr. Scarpello motioned, with Mr. McGuckin seconding, to approve Resolution #23-2494 to authorize a Montco 2040 Grant Application requesting funds in the amount of \$105,000 for the Construction of Pickleball Courts at Twining Valley Park.

ROLL CALL VOTE ON MOTION YES COMMISSIONERS TACKEL,
SCARPELLO, KNIGHT,
MCGUCKIN, FERLEGER,
FRITZGES

NO FERRY

MOTION CARRIED

Tab T – Consider acceptance of donation of parking blocks from Fort Washington Owner, LP:

Dr. Scarpello motioned, with Mr. McGuckin seconding, to accept donation of parking blocks from Fort Washington Owner, LP.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab U – Consider motion to authorize transfer of \$500,000 from the Townships General Fund Balance to the Building Reserve Fund:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to authorize transfer of \$500,000 from the Townships General Fund Balance to the Building Reserve Fund.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab R – Consider authorizing Release of Escrow Funds:

Escrow Release for Mattison Development UD #15.011 Release #5 for Mattison Estates - Residential in the amount of \$116,885.05:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve the Escrow Release for Mattison Development UD #15.011 Release #5 for Mattison Estates - Residential in the amount of \$116,885.05.

VOTE ON MOTION ALL YES MOTION CARRIED

Escrow Release for Mattison Development UD #15.011 Release #8 for Mattison Estates – Common in the amount of \$273,852.40:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Escrow Release for Mattison Development UD #15.011 Release #8 for Mattison Estates – Common in the amount of \$273,852.40.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Escrow Release for Sandy Run Middle School UD #18-07 Release #4 in the amount of \$2,564,435.50:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Escrow Release for Sandy Run Middle School UD #18-07 Release #4 in the amount of \$2,564,435.50.

VOTE ON MOTION

ALL YES

MOTION CARRIED

NEXT MEETING:

Tuesday, March 14, 2023 Stated Meeting at 7:00 PM.

ADJOURNMENT:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to adjourn the meeting.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,



Jesse Conte, Recording Secretary

ATTEST:



Ira S. Tackel, President

