

**STATED MEETING AGENDA  
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP  
TUESDAY, OCTOBER 10, 2023 7PM**

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

**CORRESPONDENCE AND ANNOUNCEMENTS**

Announce Appointments for November, December, and January  
Recognition of George Weldon and the Chaplain Program

**APPOINTMENTS**

- G     Consider     Motion to Appoint Ryan P. Judge to the Rank of Lieutenant.  
          Consider     Motion to Promote Kevin M. Shanahan to the Rank of Sergeant.

**PRESENTATION**

**COMMITTEE REPORTS**

Economic Development & Finance Committee, next meeting November 8, 2023  
Public Safety, Works & Services Committee, next meeting November 8, 2023  
Planning, Parks & Library Committee, next meeting November 28, 2023

**MUNICIPAL AUTHORITY REPORT**

- F     Project Status Report

**STANDARD BUSINESS**

- A     Move           to accept minutes of September Stated Meeting without reading.  
B     Move           to approve the Tax Collector's Report for the month of September.  
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 September.

**DISCUSSION ITEMS**

- H     Discuss        Zoning Hearing Board Cases & Planning Commission Agenda for October.  
I     Discuss        Budget Timeline

**PUBLIC COMMENT/QUESTIONS – ITEMS NOT ON AGENDA**

**ACTION ITEMS**

- J     Consider        motion to authorize Administration, D'Huy Engineering and GKO  
          Architects to Bid the New Township Building, Public Works Addition  
          and Related Sitework.  
K     Consider        motion to approve advertisement for Public Hearing on Ordinance for  
          Firefighter Tax Incentive.  
L     Consider        motion to advertise the public hearing for the Frank and Joni

- Cerminara, 1457 Limekiln Pike, Local Agency Appeal, from the Notice of Violation/Enforcement dated February 28, 2023.
- M     Consider     motion to approve Resident Request for a Waiver from Township Regulation ECSIP II.J.2, to allow for a 2<sup>nd</sup> Driveway along a residential property frontage at 1836 Jill Road.
- N     Consider     motion to accept Lowest Responsible Bid for 2024 Rock Salt as bid by Montgomery County Consortium to Morton Salt, Inc. in the amount of \$64.84 per delivered ton.
- O     Consider     action on Resolution #23-2519 authorizing the submission of a Grant Application for the Statewide Local Share Assessment.
- P     Consider     motion to approve 4 applications for Hurricane Ida Relief Fund (HIRF) Round 3 – Group 5 Grants in the amount of \$14,000.00.
- Q     Consider     authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #13 for Mattison Estates – Castle in the amount of \$26,685.00.  
(Added to the agenda during the meeting by vote of the Commissioners)

**NEXT MEETING**     November 14, 2023 7:00 PM

**ADJOURN**

Agenda posted: 10/6/23

Amended Agenda posted: 10/11/23

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, October 10, 2023, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Ira Tackel presiding.

In attendance were Commissioners Ira Tackel, Robert McGuckin, Liz Ferry, Cheryl Knight, Meredith Ferleger, 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 asked all present to join in reciting the pledge of allegiance to the flag.

ROLL CALL:

Mr. Tackel called the roll call and received responses that all seven of the Commissioners were in attendance.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Tackel read a memo on behalf of the Board condemning the horrific acts of war in Israel and expressed sympathy for all innocent victims whose lives have been impacted and lost by the acts of terrorism.

Mr. Tackel announced that at the Board of Commissioners Stated Meeting on November 14, 2023, the Board will be appointing members to the following Boards and Commissions:

- Human Relations Commission – three three-year terms ending November 30, 2026

Applications should be made online at [www.upperdublin.net/government/boards-commissions/](http://www.upperdublin.net/government/boards-commissions/) and submitted by October 31, 2023 for consideration at November's Stated Commissioners' meeting.

Mr. Tackel then announced that at the Board of Commissioners Stated Meeting on December 12, 2023, the Board will be appointing members to the following Boards and Commissions:

- Historical Commission – two three-year terms ending December 31, 2026
- Municipal Authority – one five-year term ending January 1, 2029
- Pension Boards – one one-year term ending December 31, 2024
- Planning Commission – two four-year terms ending December 31, 2027
- Civil Service Commission – one six-year alternate term ending December 31, 2029

Applications should be made online at [www.upperdublin.net/government/boards-commissions/](http://www.upperdublin.net/government/boards-commissions/) and submitted by November 28, 2023 for consideration at December's Stated Commissioners' meeting.

Mr. Tackel then announced that at the Board of Commissioners Reorganization Meeting on January 2, 2024, the Board will be appointing members to the following Boards and Commissions:

- Vacancy Board – one one-year term ending December 31, 2024

Applications should be made online at [www.upperdublin.net/government/boards-commissions/](http://www.upperdublin.net/government/boards-commissions/) and submitted by December 19, 2023 for consideration at January’s Reorganization meeting.

Chief of Police, Fran Wheatly provided a brief description of the rigorous Police testing requirements that were authorized and certified by the Civil Service Commission.

Lieutenant Darren Nyce introduced George Weldon as the Upper Dublin Police Department’s newly established Chaplain.

APPOINTMENTS:

Tab G - Consider Motion to Appoint One Police Officer and Promote One Police Officer:

Deputy Chief Dan Wade recommended Detective Kevin M. Shanahan to the position of Police Sergeant.

Mr. Tackel motioned, with Dr. Scarpello seconding, to promote Kevin M. Shanahan to the position of Police Sergeant in the Upper Dublin Police Department.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

District Judge Paul Leo administered the oath to Police Officer Shanahan.

Lieutenant Darren Nyce recommended Sergeant Ryan P. Judge to the position of Lieutenant.

Mr. Tackel motioned, with Dr. Scarpello seconding, to appoint Ryan P. Judge to the position of Lieutenant in the Upper Dublin Police Department.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

District Judge Paul Leo administered the oath to Police Officer Judge.

PRESENTATIONS:

None.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. McGuckin reported that they did not meet this month. The next meeting will be November 8, 2023.

Public Safety, Works and Services Committee (PSWS):

Mr. McGuckin reported that they did not meet this month. The next meeting will be November 8, 2023.

Planning, Parks and Library Committee (PPL):

Ms. Ferleger reported that they did not meet this month. The next meeting will be November 28, 2023.

Tab F - Municipal Authority Report:

Mr. Ferguson reported that the Pennsylvania Turnpike Commission has accepted the Weave Analysis and that there is a follow up meeting scheduled to discuss the signage and the proposed all-electronic tolling plan.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the September 12, 2023 Stated Meeting without reading:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the minutes of the September 12, 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 September 2023:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of September 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 September 2023 and highlighted the following:

Mr. Fountain reported that permit reviews are slowing due to colder weather, the Engineering Office has been providing support, research and technical documents for the Craig Y Nos sewer project, they will be presenting documents to DEP regarding MS4 documents and stormwater projects, and Westrum’s development projects are underway for 525 Virginia Drive.

Tab D – Call on Township Manager for his Report:

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

Mr. Ferguson reported that he had met with the Board in small groups to discuss the 530 Virginia Drive project and indicated there would be an update at the next Stated meeting.

Mr. Ferguson stated that he and staff have met to discuss township building project funding. Previously discussed was a bond issue which would not require a tax increase; however, the

dollar thresholds have changed and it would be in the Board’s best interest to decide how to proceed sooner rather than later. Staff will be meeting with the township’s financial bond consultants to provide additional insights and recommend action before the end of the year.

Mr. Ferguson also stated that Agenda Item O is the formal resolution needed to pass for the Local Share Assessment grant application as agreed to for the Craig Y Nos project in last month’s meeting.

Mr. Ferguson also pointed out that Rock Salt costs have decreased from last year.

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

VOTE ON MOTION            ALL YES            MOTION CARRIED

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

Ms. Knight motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$4,775,415.73 as follows:

Total of Proposed Disbursements	\$3,040,115.99
Estimated Payroll	\$1,200,000.00
Interim Check Run Expenses	\$535,299.74
<b>Grand Total</b>	<b>\$4,775,415.73</b>

VOTE ON MOTION            ALL YES            MOTION CARRIED

DISCUSSION ITEMS:

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

Ms. Giles reviewed the October 23, 2023 Zoning Hearing Board meeting agenda that has the following matters scheduled for discussion:

**Application #2496 for the Property at 1457 N Limekiln Pike, Dresher:**

The Applicant has requested a list of variances, determinations, prior agreement modifications, special exceptions, and a violation appeal related to the nonpermitted construction of a 1,500 square foot structure and driveway expansion in the rear yard and side yard areas. The Property is Zoned A Residential.

Zoning Hearing Board Update from September 2023: None.

Ms. Giles stated the October 17, 2023 Planning Commission meeting has been cancelled.

Tab I – Budget Timeline:

Mr. Bleemer outlined the proposed 2024 Budget Timeline, with a Budget Hearing scheduled for Saturday, November 18, 2023 at 8:30am and other possible dates if needed.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

Ms. Ferry complimented the work done to the Limekiln Pike sidewalk and thanked the township for its effort in continuing to make critical connections.

Mr. Fountain stated that there was a request for an escrow release that was not put on the agenda and requested the Board vote to amend the agenda to add this escrow request.

Ms. Ferleger motioned, with Dr. Scarpello seconding, to add Action Item Q – Consider authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #13 for Mattison Estates – Castle in the amount of \$26,685.00.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Roland Lindh, 309 Summit Avenue, complimented the Public Works staff on the good state of the roads. However, he expressed concern about one section of Fort Washington Avenue, between Pennsylvania Avenue and Susquehanna Road. Mr. Lindh asked why that section of road hasn't been paved.

Mr. Tackel explained that the road was a state road but that we could send a notice to the PennDOT to evaluate its condition.

Mr. Lindh also expressed concern about why the township building has not been repaired yet.

Mr. Tackel explained that later in the agenda there is an action item to approve the bids for the new township building. The construction is scheduled to begin early in 2024 and estimated to be completed by December 2025.

Ginny Vitella, 701 Lake Drive, asked why Equus is receiving escrow money.

Mr. Fountain answered that the escrow is for lighting.

Ms. Vitella asked if the cut through concerns have been addressed for the Goodman property at 1840 Norristown Road and when will that information be discussed.

Mr. Furguson stated that he did not know when the applicant would be ready to present that information.

Christine Baik, Dresher, asked if the Board of Commissioners were able to reserve one position for a minority party.

Mr. Tackel stated that was not the way Upper Dublin Township’s Board of Commissioners are elected; each commissioner is elected by their ward. Ms. Ferleger reiterated that no other municipalities in Pennsylvania have that authority.

ACTION ITEMS:

Tab J – Consider motion to authorize Administration, D’Huy Engineering and GKO Architects to Bid the New Township Building, Public Works Addition and Related Sitework:

Mr. Tackel motioned, with Dr. Scarpello seconding, to authorize Administration, D’Huy Engineering and GKO Architects to Bid the New Township Building, Public Works Addition and Related Sitework.

Arif Fazil, D’Huy Engineering, presented New Township Building Project updates.

Kevin Godshall, GKO Architects, presented the exterior finishes chosen by the Board. Mr. Godshall presented the interior design specific to the main lobby and the boardroom.

Mr. Fazil presented the LEED sustainable objectives and goals.

The Board continued discussion on EV charging stations.

Mr. Fazil continued the presentation regarding a budget update and alternates.

The Board continued discussion on alternates.

Mr. Lindh asked the Board why they were considering providing free EV charging stations. Mr. Tackel stated they would not be free to the public.

Michael Hass, 107 Orlando Avenue, suggested the Board not state the total building cost as \$52 million but separate township building and public works building cost. Mr. Haas also inquired about Public Works EV charging stations and if they were considered. Mr. Fazil answered that they were included as well as the infrastructure for future needs.

Ms. Vitella asked if the alternates were included in the \$52 million total and if the Field of Dreams, salt tower, and cell tower would also be cleaned up. Mr. Ferguson answered that most of the alternates were able to be accepted within the framework of the \$52 million, but not all of them. Mr. Ferguson also responded that the cell tower has been replaced and anything within the purview of the demolition site will be cleaned up.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab K – Consider motion to approve advertisement for Public Hearing on Ordinance for Firefighter Tax Incentive:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve advertisement for Public Hearing on Ordinance for Firefighter Tax Incentive.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED



Tab L – Consider motion to advertise the public hearing for the Frank and Joni Cerminara, 1457 Limekiln Pike, Local Agency Appeal, from the Notice of Violation/Enforcement dated February 28, 2023:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to advertise the public hearing for the Frank and Joni Cerminara, 1457 Limekiln Pike, Local Agency Appeal, from the Notice of Violation/Enforcement dated February 28, 2023.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab M – Consider motion to approve Resident Request for a Waiver from Township Regulation ECSIP II.J.2, to allow for a 2<sup>nd</sup> Driveway along a residential property frontage at 1836 Jill Road:

Ms. Fritzges motioned, with Dr. Scarpello seconding, to approve Resident Request for a Waiver from Township Regulation ECSIP II.J.2, to allow for a 2<sup>nd</sup> Driveway along a residential property frontage at 1836 Jill Road.

Christine Vighetti, 1836 Jill Road, explained their request for a second driveway including the history of their permitted garage.

The Board continued discussion on the request for a second driveway.

Mr. Fountain explained that if a waiver was granted by the Board tonight, the next step for the applicants would be to go before the Zoning Hearing Board to seek relief on the impervious surface coverage of a second driveway.

Mr. Tackel motioned, with Ms. Ferleger seconding, to table this agenda item until next Board of Commissioners Stated meeting.

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

MOTION CARRIED

Tab N – Consider motion to accept Lowest Responsible Bid for 2024 Rock Salt as bid by Montgomery County Consortium to Morton Salt, Inc. in the amount of \$64.84 per delivered ton:

Mr. McGuckin motioned, with Mr. Scarpello seconding, to accept Lowest Responsible Bid for 2024 Rock Salt as bid by Montgomery County Consortium to Morton Salt, Inc. in the amount of \$64.84 per delivered ton.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab O – Consider action on Resolution #23-2519 authorizing the submission of a Grant Application for the Statewide Local Share Assessment:

Dr. Scarpello motioned, with Mr. McGuckin seconding, to approve Resolution #23-2519 authorizing the submission of a Grant Application for the Statewide Local Share Assessment.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab P – Consider motion to approve 4 applications for Hurricane Ida Relief Fund (HIRF) – Round 3 – Group 5 Grants in the amount of \$14,000.00:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve 4 applications for Hurricane Ida Relief Fund (HIRF) – Round 3 – Group 5 Grants in the amount of \$14,000.00.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab Q – Consider authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #13 for Mattison Estates – Castle in the amount of \$26,685.00 (added to agenda by vote earlier in the meeting):

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve the Release of Escrow Funds for Mattison Development UD#15.011 Release #13 for Mattison Estates – Castle in the amount of \$26,685.00.

VOTE ON MOTION            ALL YES            MOTION CARRIED

NEXT MEETING:

Tuesday, November 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

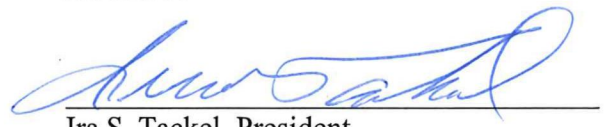
MOTION CARRIED

Respectfully submitted,



\_\_\_\_\_  
Jesse Conte, Recording Secretary

ATTEST:



\_\_\_\_\_  
Ira S. Tackel, President