

January 12, 2016

The regular monthly meeting of the Board of Commissioners of West Norriton Township was held at the Norristown Area High School Cafeteria, in accordance with advertising with appeared in The Times Herald, and was convened at 7:00 PM on the above date by President Panzullo. Commissioners Donoghue, Kennedy, McKenzie and Tolbert were also present, along with: Jason Bobst; Christen Pionzio, Esquire; Kathy Frederick; A. Dale Mabry; Michael Kelly; Mike Valyo; and Jon Dzedzy. There were one hundred twenty-six (126) people in the audience, including the press.

After reciting the Pledge of Allegiance, the meeting proceeded.

Minutes Upon motion of Mr. Kennedy, seconded by Mr. Donoghue and
Approval unanimously approved, the Minutes of the Board's work session of December 1, 2015, its regular meeting of December 8, 2015 and the special meeting of December 29, 2015 were approved.

Report of Bills Mr. Bobst read the Finance Committee Report and requested
Approval of approval of: General Fund and Golf Club payroll checks in
Checks the amount of \$37,054.83; payroll vouchers in the amount of \$227,954.99; and the Payment Approval Report in the amount of \$366,136.21.

Upon motion of Mr. Donoghue, seconded by Mr. McKenzie and unanimously passed, the approval of checks and vouchers was approved by the Board.

Administration Mr. Bobst enumerated the Agenda items under New Business.
& Finance Mr. Murray did not present his report at the meeting; however, he has since submitted his summary which shows cash balances in the various accounts as follows:

| | <u>November 30th</u> | <u>December</u> |
|--------------------------|---------------------------------|-----------------|
| <u>31st</u> | | |
| General Fund | 5,090,385.43 | 5,171,690.42 |
| PLGIT 10105000 | 18,233.24 | 18,234.83 |
| PLGIT CD | 0.00 | 0.00 |
| Continental CD | 0.00 | 0.00 |
| Golf Fund | 61,364.40 | 65,869.17 |
| Escrow Fund | 668,904.06 | 701,170.71 |
| Sinking Fund | 16,244.71 | 2,317.97 |
| Liquid Fuels | 222,955.31 | 152,517.75 |
| Capital Reserve PLGIT | 220,720.22 | 220,792.24 |
| Capital Reserve CD | 0.00 | 0.00 |
| Capital Reserve | 0.02 | 0.02 |
| Sewer Capital Acct | 786,644.07 | 740,102.81 |
| Vehicle Replacement Fund | 331,514.96 | 331,543.12 |
| Police Pension Citizens | 990,917.12 | 10,241.29 |
| Non-Unif. Pens. Citizens | 269,271.08 | 13,141.93 |
| Grant DUI | 0.00 | 0.00 |
| Grant, Misc. | 15,333.74 | 15,340.25 |
| Traffic Impact Fee | 359,545.00 | 359,697.72 |

Committee
Reports Upon motion of Mr. Kennedy, seconded by Mr. Tolbert and unanimously approved, the Board agreed to suspend the

All Committee reports are on file in the Administration office of the Township Building for the public to view during normal business hours.

**President's
Comment(s)**

President Panzullo announced that there was an Executive Session of the Board held prior to the meeting to discuss potential litigation.

Public Comment

William Kerr, Esquire, attorney for the West Norriton United group, stated that he had significant concerns, including, but not limited to, the proposed use of the Westover property is: too intense; is not permitted in the RE recreational district; is incompatible with the surrounding neighborhood; and is contrary to current zoning. According to Mr. Kerr, if the Board approved the proposed land development application of VRJ, the West Norriton United group will file an injunction.

Jayla Warren of 2133 Hemlock Road advised the Board that she is a 5th grade student who likes sports, competition cheerleading and playing with her neighborhood friends. Ms. Warren requested that the Board vote no on the application because the development would make the roads unsafe and her mother will no longer allow her to ride her bike or walk to her friend's house.

Yvette Warren, 2133 Hemlock Road, noted her opposition to the proposed Preliminary Land Development Application of VRJ by stating that the plan would be an intolerable blight on the community. Further, Ms. Warren noted several grounds upon which she urged the Board to utilize in denying the application, including: the application not keeping with intent of use; use so large in scope and magnitude that it falls outside of the RE recreational use; Deed requires golf course to be used as open space; no other building can be erected on the property; and complex violates harmonious use of the community. Ms. Warren suggested that "this fight is one that must be fought to protect our homes."

Jim Marchese of 261 Shirley Lane urged the Board to deny the application and suggested that the Board consider selling or giving Jeffersonville Golf Club to VRJ in exchange for the Township taking Westover.

Merritt Miller of 1818 Clinton Road also voiced his objection to the approval of the application and inquired about the results of the most recent traffic study(ies) performed in the Township.

Toril Johannessen, 340 Brandon Road, expressed her desire to have Westover remain as it is currently and urged the Board to deny the land development application.

Michael Gill, Esquire, attorney for VRJ Associates reiterated the application that brought us to this point, dating back to Spring of 2014. According to Mr. Gill, he and/or his client has been engaged in on-going dialog with the Township staff and have worked in good faith with the Township Planning Commission on at least two (2) occasions. It is Mr. Gill's assertion that the Township said that there were discrepancies in the original plan and that if corrected would lead to approval. It was stated by Mr. Gill that after all the furor, this is simply a preliminary land development application...nothing more.

Eileen Sullivan Thompson of 2113 Hemlock Road appeared before the Board, along with her husband, who voiced their opposition to the granting of the proposed land development application and stated that even if the application is granted the fight is not over.

Lou DePaul, 514 Bassett Lane, also advised the Board of his opposition to the granting of VRJ's application.

James Watters of 1 E. Indian Lane, also advised the Board that he objects to the granting of the land development application of VRJ and that currently Westover negatively impacts the watershed with its water and mud run off.

There being no further public comment offered, upon motion of Mr. Kennedy, seconded by Mr. Donoghue and unanimously approved, the public comment portion of the meeting was closed.

Commissioners' Comment

Mr. Kennedy inquired of Mr. Gill re: "subdivision", while Messrs. Donoghue and Tolbert read statements expressing their personal opposition to the proposed land development application of VRJ.

There being no further comments offered by the Commissioners, upon motion of Mr. Donoghue, seconded by Mr. Tolbert and unanimously approved, the commissioners comment portion of the meeting was closed.

New Business

Upon motion of Mr. McKenzie, seconded by Mr. Kennedy and unanimously agreed, the Board approved the Preliminary Land Development Application of VRJ Associates and adopted Resolution #16-1570 evidencing its approval thereof (copy attached).

Thereafter, Mr. Bobst enumerated the tabled matters and noted that nothing has changed in that regard.

It was announced by Mr. Bobst that the Planning Commission will address the following matters at their upcoming meeting on January 18, 2016 at 7:30 PM:

- *Burger King land development/renovations - Updating of building and upgrading parking;*
- *Review of Flood Plain Ordinance - New flood plain regulations by FEMA; and*
- *Discussion on W. Main Street - Outline of plan of Brandon Rudd, Montgomery County Planning Commission*

Also, Mr. Bobst announced that there is no meeting of the Zoning Hearing Board scheduled for January.

Adjournment

There being no further business on the Agenda, at 8:31 PM, upon motion of Mr. Tolbert, seconded by Mr. Donoghue and unanimously agreed by the Board, the meeting was adjourned.

*Kathy K. Frederick
Assistant Secretary*