

MIDDLETOWN TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
October 26, 2015

Minutes of the Regular Meeting of Township Council Held on, October 26, 2015 at 7:00 P.M., in the Township Administration Building located at 27 North Pennell Road

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Present: M. Amoroso, L. Bradshaw, R. Carlson, S. Galloway, M. Kirchgasser, C. Quinn, and N. Shropshire

B. Clark, E. Janetka, Engineer, and J. Damico, Esquire

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1. OPENING

Chairman Mr. Kirchgasser called the meeting of the Council to order at 7:10 P.M., and led recitation of the Pledge of Allegiance to the Flag. He noted that an executive session took place prior to the meeting to discuss legal issues regarding the purchase of the Roosevelt School and the Granite Run Mall application.

2. SPECIAL PRESENTATION

Mr. Kirchgasser asked Dean Helm to come to the front and explained that Mr. Helm has been a member of the Middletown Township Sewer Authority (MTSA) for 21 years and was recently recognized by the Pennsylvania Municipal Authority Association for more than 20 years of services with MTSA and presented with the Sahli Service Award. Mr. Kirchgasser acknowledged that Mr. Ibach, Mr. Flandreau, Mr. Sullivan and Mr. Irving were all present as well from the Authority (Mr. Irving was a previous member; the rest all active with MTSA today) and expressed that they all do a great job. He declared MTSA to be the best run Sewer Authority in the County. He stated that service like Mr. Helm's is reason for that.

Mr. Helm recognized the members present from the Authority and thanked them for coming. He stated that he was honored and appreciative for the recognition by both the State Association and Township.

3. APPROVAL OF MINUTES

Mr. Shropshire moved to approve the minutes from the September 14, 2015 regular agenda meeting. Ms. Bradshaw seconded this motion and Council approved unanimously with a vote of 7-0.

4. COMMENTS FROM THE PUBLIC

Corey Destefano, 245 S. Old Middletown Road, expressed concern about speeding in her neighborhood around Indian Lane Elementary School and noted others were with her with similar concerns.

Bibbiana Dussling, War Admiral Lane, noted that she complained previously and while the stop sign that was installed helped, there is still a problem with speeding in Riddlewood. She

expressed that she was looking for other measures and that this was more than just a neighborhood issue since she felt the upcoming developments would only make the problem worse for Riddlewood. She asked what else could be done.

Mr. Kirchgasser stated that Council was acutely aware of the speeding concerns in both areas and that this concern was on the agenda for the upcoming Roads, Highways, and Public Safety Committee meeting on November 2<sup>nd</sup>. He encouraged concerned residents to attend that meeting to express their concerns in full and stated that Council would move forward from that point.

Ms. Destefano stated that the principal of Indian Lane called the State Police, and troopers were now sitting in the school's parking lot to monitor speeding. Mr. Shropshire reported that concerns from this specific area were expressed about 6-8 years ago, which is when the Township decreased the speed limit from 35 mph to 25 mph. He stated that it is the intention of the Township to put more speed limit signs up in the area, as well as a radar sign to bring speeding to the attention of the drivers. He also reported that the Township has called the State Police and requested that they enforce this area. Mr. Shropshire requested that any resident with a speeding concern come to the Committee meeting in order to explore further options.

Mr. Shropshire asked if the speeding was being conducted by parents dropping off children to school or other drivers. Ms. Destefano expressed she thought it was parents and that it starts at pick up time. Tod Garfinkle, 12 Brinton Avenue, agreed with her, stating that plenty of the students are dropped off and picked up by parents instead of using busses and the problem starts between 3:30 PM and 4:00 PM. He also noted a number of students walk from school with their parents and that created an additional safety concern with speeders.

Ms. Dussling stated that even with the speed limit being reduced to 25 mph in her neighborhood, there is still a lot of speeding; some of which occurs even when kids are visible from the road. Mr. Shropshire asked what she suggested and she stated speed bumps, a greater police presence, and an increase in signage.

Mr. Shropshire noted that he was glad the Indian Lane principal reached out to the State Police and expressed that it was important that parents heard the concern. Ms. Destefano agreed but noted that she attended the recent parents meeting at the school and there were only 12 parents present.

Ms. Dussling asked if it would be possible to get "watch children" signs in her neighborhood. Mr. Kirchgasser stated she should come with these ideas to the Committee Meeting on November 2<sup>nd</sup> to help determine what the end result should look like. Mr. Shropshire agreed, commenting a review of signage would take place.

Al Federico, traffic consultant for the Township, was present and suggested that if the parents are in communication with the school, they should get the school to put this concern in communication materials sent out to families. He explained that this may help to get the word out that the matter is being enforced.

Ms. Dussling asked if the level of traffic in Middletown was being addressed. Mr. Kirchgasser explained that there are symptoms and problems being looked at. He stated that Route 1 traffic is the problem and the symptoms are things like the speeding concerns in Riddlewood. The Township is actively looking for solutions to address the problem in order to alleviate the resulting symptoms.

Andrew Fallon, 225 Glen Riddle Road, expressed that he also has a speeding concern on his street. The speed limit was reduced to 30 mph but he felt nobody follows it. He stated that he contacted the State Police and was told that giving out tickets creates lots of paperwork so they don't do it.

Mr. Shropshire stated that Glen Riddle Road is not a safe road to begin with. Mr. Fallon agreed and stated it has gotten worse since development, and named Willobank's 45 townhomes, Tunbridge, etc. as the development he meant. Ms. Amoroso stated that some of the developments he mentioned were existing. Mr. Fallon agreed but believed that they still made the problem worse.

Mr. Kirchgasser stated the Committee Meeting would take place at 6:30 PM on Monday and encouraged residents with speeding concerns to attend.

Jean Vasquez, 83 Talbot Court, reported that the speed was reduced at the bottom of Baltimore Pike heading to Media but there are no signs ahead of where this occurs to warn drivers of the reduction. Mr. Kirchgasser stated that concern would also be added to the list for discussion at the meeting.

Sandy Baggot, 21 Church Road, stated that in recent years there have been accidents with school busses and one involved a child almost getting hit. The problem continues to happen and is getting worse.

Mr. Fallon stated that he knew Rails to Trails was being constructed on Mt. Alverno Road but asked what the pipes being installed were for. Mr. Clark reported that it was a MTSA project, which involved the installation of a new interceptor parallel to the existing one. This pipe would run down to the Aston Township pump station.

## 5. REPORTS

### A. CHAIRMAN

Mr. Kirchgasser announced that there was an upcoming fundraiser for a local citizen, Peter Wolff. The fundraising event is a comedy night and more information is available on the Township website.

### B. MANAGER

Mr. Clark reported that the annual golf outing fundraiser took place and that it was a great event. Many golfers participated and net proceeds raised were \$18,000. This

money will be put towards the parks open space fund for future facilities. Mr. Clark thanked the businesses, organizations, and players who contributed to the fundraiser and participated.

C. FINANCE & ADMINISTRATION

Mr. Carlson reported that the Finance and Administration Committee reviewed the 2016 budget.

D. LAND PLANNING

Ms. Amoroso reported that the Land Planning Committee met with an applicant to discuss variations to an approved development plan at Rt. 352 and Barren Road.

E. ROADS, HIGHWAYS, & PUBLIC SAFETY

None

6. PUBLIC HEARING

- A. Proposed amendment of the Zoning Ordinance to add a definition for "Pad Lot" and to add a new Article XXIII.A entitled Mall Conversion Overlay (MCO) District which shall govern the demalling or other conversion of a mall developed in accordance with provisions of the B-2 Major Shopping Center District. (Tabled from August 24, 2015 Regular Council Meeting)
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Mr. Galloway motioned to open the continued hearing. Ms. Bradshaw seconded this motion and Council approved unanimously with a vote of 7-0.

Joe Riper, attorney for the applicant, reported that Council introduced the revised ordinance that included 3 changes at the June 15, 2015 meeting. He stated that it was advertised and reviewed by both the County and Township Planning Commissions. The hearing has since been continued from July 27<sup>th</sup> to August 10<sup>th</sup> to August 24<sup>th</sup>; at which point presentations were made on 3 issues. The hearing was then continued until this current meeting.

Mr. Riper stated he had one exhibit to add, which was the title sheet and site plan of the Final Land Development Plan. He asked that it be added to the record as the next available exhibit number.

Mr. Riper stated the applicant was present tonight with the hopes of action being taken, but if Council is not ready to make a decision, then he asked that the hearing be continued until the next meeting. Mr. Kirchgasser reported Council was not ready to make a decision. Mr. Riper requested the hearing be continued until the November 9<sup>th</sup> meeting.

Mr. Galloway motioned to continue the hearing until the November 9, 2015 meeting. Ms. Amoroso seconded the motion and Council approved unanimously with a vote of 7-0.

Mr. Kirchgasser noted the hearing was only for the zoning overlay. Because no final decision was made, discussions would continue through November 9<sup>th</sup>.

Mr. Galloway motioned to close the hearing. Ms. Amoroso seconded the motioned and Council approved closing the hearing unanimously with a vote of 7-0.

## 7. NEW BUSINESS

- A. Consideration for Adoption—An Ordinance amending the Code of Ordinances of the Township of Middletown, Delaware County, Pennsylvania, Chapter 275, Zoning; amending Article II, Terminology, Section 275-8 by adding a definition for Pad Lot and by adding Article XXIII.A entitled Mall Conversion Overlay (MCO) District which shall govern the demalling and other conversion of a mall developed in accordance with Article XXIII, Chapters 275-135 through 275-140.
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Mr. Galloway motioned to table Agenda Item 7A to the November 9, 2015 meeting. Mr. Quinn seconded this motioned and Council approved unanimously with a vote of 7-0.

- B. Consideration for Adoption—An Ordinance amending the Code of Ordinances of the Township of Middletown, Delaware County, Pennsylvania, Chapter 198, Stormwater Management, Article III, Section 198-13 by amending Section 198-13(A)(2)(a) to decrease the assumed percentage of meadow condition, by adding Section 198-13(A)(2)(c)[3] to permit certain alternative stormwater control designs, by amending Section 198-14(B)(1) to decrease the assumed percentage of meadow condition, by adding Section 198-16(1) to include certain alternate criteria alternate criteria for redevelopment sites, by adding Section 198-18(H) to permit alternatives to Appendix F approved by the Township Engineer and by amending Section 198-17(C)(2) to substitute actual ground cover conditions for assumed conditions in calculating peak rate runoff.
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Mr. Galloway motioned to table Agenda Item 7B to the November 9, 2015 meeting. Mr. Quinn seconded this motioned and Council approved unanimously with a vote of 7-0.

- C. Review of Final Land Development Plan -BT Granite Run LP -Promenade at Granite Run - 1067 W. Baltimore Pike
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Mr. Riper reported that he submitted the final plan in September and requested a waiver on preliminary plan approval to go directly to Final Land Development. He noted that he appeared before the Township Planning Commission regarding this application on September 13, 2015 and notices were sent to abutting properties. There were some comments raised by residents and he was here with Keith Lieberman, civil engineer for the applicant, to speak to those concerns.

Mr. Lieberman stated his intention was to give a give a brief overview of the plan changes. He noted that the plan was submitted September 9<sup>th</sup> and revisions have been made based on consultant comments. He reviewed the main changes on the plan, first noting that there would now be right in/right out access from Route 1 for the retail building underneath Apartment 2. This will help distribute the flow of traffic more efficiently. He also reported that Building B (near Route 1) is now slightly bigger and the buildings around P (central to the Promenade) are now smaller. He noted the size decrease was due to Boscov's asking for an expansion in order to be visible at the center core of shopping. Mr. Lieberman stated that Building D (near Kohl's) was previously shown to be a restaurant but will now likely be an office building. This required changes to the building footprint. He also shared that because there will now be a serpentine walkway down the middle of the Promenade to handle the increased pedestrian traffic. In addition, in order to increase utilization, there will be some openings between parking areas for the serpentine walkway, about every 5 cars. This will also permit more landscaping. Mr. Lieberman stated that these changes allow for better sight distance and an increase in safety to improve circulation at the center.

Mr. Lieberman noted that 2 waiver requests for the plan are being made: to waive the approval of a preliminary plan requirement in order to move right to submission of the final plan and a waiver of the recreational fees. He noted that subsequent to the September 9<sup>th</sup> meetings with Mr. Janetka and Mr. Comitta, almost all comments have been answered with "will comply." The applicant plans to address all of the comments to the satisfaction of the Township and their consultants for those that do not have a response of "will comply" at present. He believed that the applicant was now on the same page with the Township consultants.

Mr. Lieberman reported that the Design Guidelines were submitted on September 9, 2015 and were reviewed with Mr. Comitta and Mr. Clark on September 21<sup>st</sup>. Based on that meeting, further changes were made and he has circulated the September 25<sup>th</sup> versions. He stated that is it essentially in final form at this point and reviewed what still needed to be completed, noting that the language needed to be worked on for the creation of a design review process. Once completed, it would be inserted into the Guidelines. In addition, 2 exhibits needed to be added. This included a replica of hardscape and to accomplish this, the central core area will be shown with substantial detail to give representation for what is to be done throughout the site. In addition, bench and bike rack plans needed to be included in the Guidelines.

Mr. Lieberman reported that this plan information was presented to Township Planning Commission and comments were received from residents of the Township. He explained that residents were concerned about the pedestrian trail on the loop road, specifically with its proximity to Oriole Avenue. To address this concern, Mr. Lieberman stated that substantial landscaping will be added along the border and the applicant now plans to reduce the width of the loop road from 30 feet to 26 feet. Doing so will allow the walkway to go along the road and the impact to the residents would be reduced to only 1 foot. This would also eliminate the need for a retaining wall to be constructed. Residents also expressed concern for the spillage of existing parking lot lighting at Boscov's. BET now intends to address this concern and make changes to the lights to reduce this

problem. Lastly, Mr. Lieberman reported that a concern was expressed by residents on the side of Oriole Avenue opposite of the mall and on the other side of Rt. 352 regarding Building K and the noise and disturbance caused by having a building at the current empty parking lot. Mr. Lieberman stated that there will be a considerable grade difference of 5 feet to 6 feet. There will also be a landscaping buffer along Oriole Avenue at this location of evergreens that would be between 9 feet and 10 feet tall. He felt this should separate Building K from residents.

Mr. Lieberman reiterated that the majority of responses to Township consultant comments were "will comply" and they would respond to all other comments to the satisfaction of the consultants. He stated he could discuss anything specific that Council wished though.

Mr. Kirchgasser noted that Building B was originally smaller and more centered with the main area of development. He asked why there was a change. Mr. Lieberman stated the tenant that wishes to go there needed a larger footprint. He also determined that the grade difference of the loop road meant that the shops at the core of the development weren't really visible from Route 1 anyway so this did not impact the project as a whole. Mr. Markman commented that Building B has become very desirable so they are now planning more architectural finishes to that particular building and stated there is also potential for it to be a drive-through. He felt that the tenant that fills this location will brand the property well.

Mr. Kirchgasser commented that as previously discussed, this property was desired to be the central hub of the Township for the trail integration. Mr. Lieberman agreed and, using a diagram, demonstrated how the property assisted with this cause. He reported that the principal trail will begin behind the Route 1 apartment building, go along the loop road closest to the Oriole Avenue border and then move to Route 352 after Building K. He stated there would be pedestrian improvements at the intersection and then would continue over to Rose Tree Road, where the future Township park is planned. In addition, it would continue to the other apartment building on the property from this location. The trail will also continue along Baltimore Pike, from Apartment 2 to the intersection before Citizens Bank.

Mr. Clark asked what the trail on the mall side would look like. Mr. Lieberman stated it would likely be concrete sidewalks along Baltimore Pike and asphalt along the loop road. They were still considering what to do on the portion by Route 352. Mr. Clark asked for the basis of the cost estimate provided for the walkway connection. Mr. Lieberman stated all concrete and includes the part that connects to Smedley.

Mr. Clark noted that there is a loop road connecting Baltimore Pike with the traffic signal and driveway to Riddle Memorial Hospital. He stated that BET requested earlier that the Township take dedication. He commented that there is some indication that this was supposed to be done when the mall was originally constructed but there is nothing in the Township records of the dedication actually taking place. He reported that it was the position of Township Management that the road does not fit with other Township roads. Therefore, he recommended Council not accept dedication at present.

Mr. Kirchgasser commented there was to be walkway up by where PADOT held driver tests. He asked if it would be possible to eliminate driver practice at this location. Mr. Markman was not sure it was possible to tell people they couldn't practice anymore. Mr. Kirchgasser instructed Mr. Damico to discuss this further with Mr. Riper.

Mr. Fallon of Glen Riddle Road commented that Route 352 is heavily traveled and asked if any additional traffic lights were to be installed. Mr. Lieberman stated that there would be no changes. All access points would be the same. Mr. Fallon asked if there would be a reduction in speed on the lot. Mr. Lieberman reported that they agreed to post speed limit signs throughout the property. Mr. Fallon asked what tenants could be expected and if Peking would remain. He also asked if there would be a lot of medical buildings. Mr. Markman reported that Peking would not be returning. He also stated that it was their intention to only have 1 medical building on the property. Mr. Lieberman agreed and added that the development would predominantly be retail and dining with an entertainment facility.

Marjorie Hamilton, Oriole Avenue, asked why it was taking so long to get approval. Mr. Kirchgasser reported approval would likely happen at the November 9<sup>th</sup> meeting and that the Township can only move as fast as the applicant provides information. Mr. Markman commented that the Township has been great but that this was a big project and it was important to BET that it is done right. He reported that preparations for demolition have begun, with the hopes of a decision rendered at the November 9<sup>th</sup> meeting.

Mr. Fallon asked why there were currently wood pilings on the property. Mr. Markman stated that they were for temporary utilities that had to be relocated as part of the preparation for demolition.

Mr. Kirchgasser asked Mr. Janetka if he had anything to add. Mr. Janetka stated that he agreed with the applicant and that most of their responses were "will comply."

Mr. Riper briefly reviewed the provisions of the Review Committee for the Design Guidelines. He reported the Committee would be made up of a member of Council, the Township landscaping consultant, and the Township Manager. He stated that all building and sign permits would be subject to the Review Committee when tenants change. The Committee would provide plan approval submission for changes to assure it is consistent with the design guidelines. He stated that because most changes will not be significant, an exemption was built in to avoid the design review process if approved by the Committee. He is now proposing to eliminate this exemption. Instead, he requested the change could be submitted via a permit application along with architectural certification from the applicant's architect. Mr. Kirchgasser stated Township Council did not have time to consider this at present. Mr. Riper commented that he wanted to set something up that did not have to go through the formal review process but that would be reviewed by a Township person best familiar with all the changes. Mr. Clark noted that if there ever was a change to the person who was most familiar with the project, a new person would not be familiar with the plan and review by the committee could be advisable. Mr. Riper stated additional changes as per Mr. Damico were also made and that he would send the Township the latest revision.

Mr. Riper asked if there was anything else to discuss. Council did not have anything further. Mr. Riper asked if they would be prepared to take action on November 9<sup>th</sup> and Mr. Kirchgasser responded that was the goal.

Mr. Clark noted that Mr. Federico and Mr. Comitta were both present and asked if they had any comments. Mr. Comitta noted the applicant is requesting a waiver of the recreation fee. He stated the value of the recreation fee is \$2,880 per dwelling unit. He explained that the cost associated with installing the pools and trail circulation system should meet or exceed the recreation fee and suggested that Council consider having the applicant show the contributions are in excess of the requirement so that a waiver would not be needed. He went on to state that Mr. Lieberman's September 25<sup>th</sup> Design Guidelines identified text to be added on the hardscape features as well as for bike rack and bench locations. He commented that he looked forward to seeing it prior to November 9<sup>th</sup>.

Mr. Federico reported that there were a few outstanding issues with onsite access and that he received an updated analysis on October 23, 2015. He explained that he was still evaluating turn lane improvements and onsite pedestrian circulation. There are also still a couple of locations at the core of the development that may need more physical markings. He noted that although everything is existing, it is from the 1970s and may need changes. He stated that he would like to work with the applicant later on possible changes and commented that if the development is very successful, further collaboration may be needed as well in the future.

Mr. Kirchgasser asked Mr. Markman for a timeline if the project is officially approved at the November 9<sup>th</sup> meeting. Mr. Markman reported that he is preparing for the teardown now. The interior demolition would take place and the complete demolition of all but Sears and Boscov's would be completed by end of March 2016. He was hoping for the stores to begin being constructed in April 2016 with an opening date of Spring/Summer 2017. Mr. Markman reported that there will be 280,000 square feet of newly built lease space and he has active letters of intents of lease for 210,000 square feet at this point (approximately 75%). He expected the remaining space to begin being filled once the project starts moving and explained some prospective tenants are hesitant because of how many false starts have occurred at this property over the years. Mr. Markman was confident he would be 100% leased by opening in 2017.

Mr. Galloway motioned to continue review of the final land development plan for the Granite Run redevelopment until the November 9, 2015 meeting. Ms. Bradshaw seconded this motion and Council approved unanimously.

**D. Authorize Submittal of Sewage Facilities Planning Module—Penn State Brandywine (PSU)—25 Yearsley Mill Road**

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Mr. Clark reported that as follow up to the approval of the preliminary land development plan, PSU worked with MTSA on the sewage system. The plan is to change PSU to gravity flows and connect via the Yearsley Mill Pump Station. As part of PADEP

permitting approval, the plan must be reviewed by MTSA, Southwest, DELCORA, Township Planning Commission, and County Planning Commission. These steps have been taken but before it can be submitted to PADEP, Council must approve submittal of it as well.

Mr. Shropshire motioned to authorize submittal of the Sewage Facilities Planning Module to PADEP for PSU. Mr. Quinn seconded this motion and Council approved Resolution 2015-79 unanimously with a vote of 7-0.

E. Request for amendment of conditional Land Development Plan approval—McGonigle—  
18 N. Pennell Road

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Mr. Clark reported that Matt McGonigle was present and is the owner of the commercial property across from the Township Building. Previously, Mr. McGonigle received approval for a storage garage. The lot is zoned special use and is non-conforming. He stated that during the land development plan approval, Council set a condition that the garage could not be taller than the current structure on the property and Mr. McGonigle agreed at that point. Since then however, Mr. Clark explained that Mr. McGonigle's architect told him it would eliminate the storage capability desired. The original plan showed a height of 29.5 feet; however, Mr. McGonigle agreed to the same height as the current office, which is 22 feet, when he was in front of Council for the land development plan. He is now requesting to be allowed a structure that would be 27.5 feet high. Mr. Clark noted that the zoning of this property is the same as Franklin Mint and Wawa Dairy Farm, which has buildings higher than this.

Ms. Amoroso commented that the height was lowered because of concerns of neighboring residents at the meeting and she asked if they were notified of this current request. Mr. Clark answered in the negative. Ms. Amoroso and Mr. Carlson felt the residents should be notified.

Mr. McGonigle commented that when he agreed to the height restriction he felt put on the spot and didn't think through the decision properly at that time. He also noted that he would be putting up additional shrubbery. Mr. McGonigle stated that he was originally entitled to go up to 35 feet and that he is not trying to get as much as possible with constructing the storage shed.

Mr. Galloway motioned to continue this Agenda item until the November 9, 2015 meeting in order to allow the Township time to notify the residents that expressed concern at the preliminary land development meeting of this new request.

Mr. Shropshire commented that if the zoning allows for 35 feet and he agreed to 21 ½ feet, 27 ½ feet is still significantly less than 35 feet. He asked how many residents

objected. Mr. Clark reported that Vasquez, Sullivan, Scuderi, and Pacioccio all spoke during the meeting.

Ms. Amoroso expressed that her wanting the residents to be notified is not to hold up Mr. McGonigle; she was only concerned because those residents believe the structure will be 21 ½ feet. Ms. Bradshaw commented that it may be helpful for Mr. McGonigle to come prepared with the height of the structures around his property.

Ms. Amoroso seconded the motion and Council approved the continuance of Agenda Item 7E until November 9, 2015 unanimously with a vote of 7-0.

Mr. Clark stated he would notify the residents. Ms. Amoroso reiterated that this decision was out of respect for the residents who voiced concern previously and commented that she did not feel his request was unreasonable, as she understood the need. Mr. Kirchgasser expressed similar sentiment, apologized for the delay and noted that Council had to provide due diligence to its residents.

F. Review of Zoning Hearing Board Application 2015-11—Plymouth Brethren Christian Church—219 N. Middletown Road

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Mr. Clark reported that 219 N. Middletown Road is the former Wolf House, which is covered with trees and is located off of Middletown Road, behind Sunrise Assisted Living. Mr. Shropshire asked what the applicant is trying to do. Meredith Merino, Township Zoning Officer, stated they are looking to use the location for meetings twice a week and on Sunday. Mr. Clark reported that the applicant indicated an agreement is proposed with Lima Methodist Church, which would allow them to use 12 parking spaces so they would not need to build their own. He was unsure if this was something Lima was able to sanction.

Mr. Shropshire expressed that he was uncomfortable because there is significant history in the Township with this. Mr. Shropshire motioned to send counsel to represent the Township at the Zoning Hearing. Ms. Amoroso seconded this motion and Council approved unanimously with a vote of 7-0.

Mr. Clark clarified that the intent of the Township is not to oppose the application but to make sure the rights of all are complied with. Mr. Shropshire agreed. Mr. Damico explained that the law says municipalities must provide for churches in similar districts, and provide a reason if this does not occur. For instance, if a Township building is in a residential area, then the municipality would have to allow a church to do the same.

Ms. Amoroso felt a church could not be permitted without parking. Mr. Damico stated that he agreed with Mr. Shropshire and that he was working with Ms. Merino on this matter. He also noted that offsite parking is allowed as long as there is written documentation supporting offsite parking. Ms. Merino commented that the applicant only submitted a draft. Mr. Shropshire expressed that he was only asking Mr. Damico and Ms. Merino to proceed cautiously.

G. Extension of Cooperative Purchasing Agreement for electricity generation and transmission

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Mr. Clark reported that the Township has been purchasing electricity in a cooperative purchasing agreement with other municipalities for a period of 5 years. He stated that it is advantageous for the Township to lock in future rates at this time. Mr. Clark noted the current purchase agreement ends in 2016 and what was provided to Council in their packets shows the price extension. He stated this would be the price for street lights, traffic signals, and the Township building. The new price would be at two cents less per kilowatt per hour than what is currently being paid. Mr. Clark recommended Council approve the extension of the Cooperative Purchasing Agreement to maintain the quoted rate through 2019.

Mr. Galloway motioned to approve the extension of Cooperative Purchasing Agreement for electricity generation and transmission. Mr. Quinn seconded this motion and Council approved Resolution 2015-80 unanimously with a vote of 7-0.

H. Approval of Bill List

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Mr. Kirchgasser acknowledged that Katie Quinn was in the audience and waited patiently for her father to finish. He then proceeded to read aloud the bill list presented for Council's consideration for approval for payment.

Mr. Carlson moved that payments under the October 26, 2015 Bill List be authorized for payment by the Finance Department:

<b>GENERAL FUND</b>		
	September Recycling & Yard	
A.J. Blosenski, Inc.	Waste	\$17,656.00
Aqua Pennsylvania, Inc.	August Hydrant Bills	\$11,432.25
Independence Blue Cross	October Health Insurance	\$10,503.40
	Highway Share	\$9,723.27
	Cobra Share	\$821.40
	Recreation Share	<u>\$3,786.72</u>
		\$24,834.79
Kelly & Close Engineers	Professional Services 5/16-6/12/15	\$ 8,630.94
Montgomery Ins. Services Inc.	Liability Ins.--1st Installment	\$32,326.00
	<b>Total General Fund</b>	<u><u>\$94,879.98</u></u>

**RECREATIONAL ENTERPRISE FUND**

Celebrity Limo	Various Trips	\$7,530.00
Edgmont Country Club	Gold Outing 10/6/15	\$7,050.00
PNC Credit Card- To G/F	Supplies	\$218.93
	Various Trips	<u>\$6,770.25</u>
		\$6,989.18
The Travel Authority	Charleston & Savannah	\$6,757.70
Touriffic Travel	Asheville, N.C. & Hudson Valley	\$9,120.00
	Total Recreation	<u>\$37,446.88</u>

**CAPITAL RESERVE**

LJ Paoella Construction, Inc.	Entry Door System	<u>\$8,676.20</u>
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Ms. Amoroso seconded this motion and Council approved Resolution 2015-81 unanimously with a vote of 7-0.

8. ADJOURNMENT

Mr. Kirchgasser adjourned the meeting at 8:36 PM.

Respectfully submitted,



Amanda Allen, Recorder

