



# Douglas Township, Montgomery County

1320 EAST PHILADELPHIA AVENUE • P.O. BOX 297 • GILBERTSVILLE, PENNSYLVANIA 19525-0297  
PHONE 610-367-6062 • FAX 610-367-7124  
www.douglasstownship.org

## AGENDA – October 3<sup>rd</sup>, 2022

1. Call to Order
2. Pledge of Allegiance
3. Executive Session
4. Minutes of September 19<sup>th</sup>, 2022 Board of Supervisors Meeting
  - a. Additions, corrections, motion for approval
  - b. Agenda for October 3<sup>rd</sup>, 2022 – additions, corrections, motion for approval.
5. Zoning Hearing Decisions:
  - a. 1365 Grosser Rd - zoning relief for location of shed – granted with conditions.
  - b. 20 King Drive - zoning relief from accessory building coverage for in-ground pool – granted with conditions.
6. St. Luke Knolls – Introduction to possible expansion (Scott Moyer)
7. Avante Apartments Update – Chuck Garner, Esq.
8. Police Department Report – Chief Templin
9. Solicitor Report – Robert Brant, Esq.
10. Administration Report – Andrew Duncan
  1. Schedule of Meetings
    - a. Monday October 10<sup>th</sup>, ESB Meeting @ 6pm, Thursday October 13<sup>th</sup>, 2022 P/A Meeting @7pm, Workshop @ 6pm, Monday October 17<sup>th</sup>, 2022 BOS Agenda Meeting @ 6:30pm, BOS Meeting @ 7pm.
  2. Next ZHB Meeting Thursday November 17<sup>th</sup>, 2022 starting @ 5:30pm
  3. 2023 Budget Meeting Monday October 24<sup>th</sup>, 2022 (Authorization to Advertise)
  4. Stafy I & II – Huntsville Drive (20 Lots) Dedication process started.
  5. ES Building – Escrow Release (Final) \$4,705.50 BOS Approval Required
11. Old Business/New Business
12. Public Comment
13. Adjournment

**NEXT MEETING 7PM MONDAY, OCTOBER 17<sup>TH</sup>, 2022**

The meeting of the Douglass Township Board of Supervisors was called to order at 7:00P.M. Attending were Vice-Chairman Alan Keiser, Supervisor Sara Carpenter, Solicitor Robert Brant, Khal Hassan of Pennoni & Associates, Andrew Duncan, Mike Heydt, Chief Templin, McKenna Powanda, and approximately 11 residents/developers.

Mr. Keiser led in the Pledge of Allegiance. The meeting room was set up for modified social distancing. A reporter was present at the meeting. Mr. Keiser announced there was no Executive Session held this evening.

Mr. Keiser asked if there were any additions, corrections, or comments to the minutes of September 19<sup>th</sup>, 2022 Board of Supervisors Meeting, none were given.

A motion was made by Ms. Carpenter, seconded by Mr. Keiser to approve the minutes of the September 19<sup>th</sup>, 2022 Board of Supervisors Meeting. Keiser-Aye, Carpenter-Aye. Motion passed.

Mr. Keiser asked if there were any questions, comments, or corrections to the October 3<sup>rd</sup>, 2022 Board of Supervisors Agenda, none were given.

A motion was made by Ms. Carpenter, seconded by Mr. Keiser to approve the October 3<sup>rd</sup>, 2022 Board of Supervisors Agenda as presented. Keiser-Aye, Carpenter-Aye. Motion passed.

#### **Zoning Hearing Decisions**

Mr. Keiser read the decisions of the Zoning Hearing Board from the September 22<sup>nd</sup>, 2022 hearings.

- a. 1365 Grosser Rd, zoning relief for location of existing shed – Granted with conditions.
- b. 20 King Drive, zoning relief from accessory building overage for in-ground pool – Granted with conditions.

#### **St. Luke Knolls – Introduction to possible expansion (Scott Moyer)**

Mr. Moyer stated that he is on the Board of St. Luke Knolls which offers subsidized housing for low income seniors. There are 40 units that has a 100% occupancy rate since 1980 and currently have 100 to 150 people on a waiting list. Mr. Stasik did research some years back on expanding St. Luke Knolls by the addition of 50 units with a cost of around 13 million dollars, earlier this year we applied for a grant and received \$330,000 in grant funding. The contractor, HDC out of Lancaster, wanted to be sure that the Township was in favor of these additional low-income housing units before we continued with our proposal, Mr. Brant stated the Township cannot oppose low income housing. Mr. Moyer stated the HDC Mid Atlantic would fund and manage the project as a separate entity. Mr. Moyer wanted direction in how to proceed with the proposal & prints. Mr. Brant suggested for Mr. Moyer to submit a sketch for engineering & zoning to review first then a more thorough review would require an escrow account to be setup. Mr. Brant stated you would be going through the Land Development/Subdivision Plan process with reviews by our professional staff, Planning Agency, and Board of Supervisors review. Mr. Moyer said he would drop off a sketch at the Township office.

#### **Avante Apartments (T & A Associates) Update – Chuck Garner, Esq.**

Mr. Garner gave a brief overview of the Avante Apartments located on Gilbertsville Road consisting of 20 acres. T&A Associates proposes to expand this complex with the addition of 68 units. In 2020 the Township amended the R-4 density to increase from 5 units per acre to allow 11 units per acre. The proposal is to separate the property into 2 lots, making Lot 2 separate until units are completed and then will combine both lots as one. A dimensional variance is needed for the 68 units, staff has been reviewing all the requirements in order to file for a Zoning Hearing Appeal. Existing storm water concerns will be addressed. We are getting closer to submitting a plan. The lender of the existing apartments will not finance the new construction so lot 2 is designated temporarily in order to attain another financial lender, upon completion it will be combined into one lot. No questions were asked.

**Police Department Report – Chief Templin**

No report

**Solicitor Report – Robert Brant, Esq.**

No report

**Administration Report – Andrew Duncan**

1. Mr. Duncan reviewed the upcoming meetings as follows: Monday October 10<sup>th</sup>, 2022 ESB Meeting @ 6pm, Thursday October 13<sup>th</sup>, 2022 P/A Meeting @ 7pm, Workshop @ 6pm, Monday October 17<sup>th</sup>, 2022 BOS Agenda Meeting @ 6:30pm, BOS Meeting @ 7pm.
2. Next (2) ZHB Meetings are Thursday November 17<sup>th</sup>, 2022 starting @ 5:30pm
3. 2023 Budget Meeting Monday October 24<sup>th</sup>, 2022 (Authorization to Advertise)

A motion was made by Ms. Carpenter, seconded by Mr. Keiser for Authorization to Advertise the 2023 Budget Meeting for October 24<sup>th</sup>, 2022. Keiser-Aye, Carpenter-Aye. Motion passed.

4. Stafy I & Stafy II – Huntsville Drive (20 Lots), dedication process started.
5. ES Building – Escrow Release #3 (Final) \$4,705.50 – BOS Approval Required

A motion was made by Mr. Keiser, seconded by Ms. Carpenter to approve (Final) Escrow Release #3 in the amount of \$4,705.50 to Gilbertsville Fire & Rescue. Keiser-Aye, Carpenter-Aye. Motion passed.

**Old Business/New Business**

No old business or new business was given.

**Public Comment**

No public comment was given.

A motion was made by Ms. Carpenter, seconded by Mr. Keiser to adjourn the meeting at 7:22pm. Keiser-Aye, Carpenter-Aye. Motion passed.

**The next Board of Supervisor's Meeting will be held on Monday, October 17<sup>th</sup>, 2022 @ 7 pm.**

Respectfully submitted by,  
Marcy Meitzler