



Douglass Township, Montgomery County

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AGENDA – March 6th, 2023

1. Call to Order
2. Pledge of Allegiance
3. Executive Session
4. Minutes of February 21st, 2023 Board of Supervisors Meeting
 - a. Additions, corrections, motion for approval
 - b. Agenda for March 6th, 2023– additions, corrections, motion for approval.
5. Solicitor Report – Robert Brant, Esq.
 1. Embree Development Group – Medical Facility @ Grosser Rd/Rt. 100 (P/A recommended conditional final approval).
 2. Legal Reviews continuing for GF&R Lease Agreement, Fire Protection/Fire Prevention Ordinance, and Vehicle Towing Policy.
6. Engineer Report – Khal Hassan
 1. Avante Apartments T/A Associates Project Update ZHB Application
7. Highway Department – Mike Heydt
 - a. Authorization for Advertisement – authorization to advertise the 2002 Case backhoe on Municibid.
8. Manager's Report – Peter Hiryak
 1. Schedule of Meetings
 - a. Wednesday March 8th, 2023 Staff Meeting (proposed Market St) with Embree Group @ 2pm, Thursday March 9th, 2023 P/A Meeting @ 7pm – No workshop scheduled, Monday March 13th, 2023 ESB Meeting @ 6pm, Monday March 20th, 2023 BOS Agenda Meeting @ 6:30pm, BOS Meeting @ 7pm.
 2. Sign Ordinance and Lighting Ordinance (BOS Review Pending)
 3. ZHB – (2) Applications pending: Avante Apts Phase II & Smoothie/Juice Bar
 4. Escrow Release Hallowell/Country View Phase I Release #3 (\$113,191.10)
9. Old Business/New Business
 1. BartmanAve/Holly Rd – Traffic concerns
10. Public Comment
11. Adjournment

NEXT MEETING 7PM MONDAY, MARCH 20TH, 2023

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The meeting of the Douglass Township Board of Supervisors was called to order at 7:00P.M. Attending were Chairman Josh Stouch, Vice-Chairman Sara Carpenter, Supervisor Alan Keiser, Manager Peter Hiryak, Solicitor Robert Brant, Khal Hassan of Pennoni & Associates, Andrew Duncan, Mike Heydt, and approximately 20 residents/developers. A reporter was present.

Mr. Stouch led in the Pledge of Allegiance and announced there was an Executive Session this evening from approximately 6:00pm to 6:40pm involving personnel matters, no decisions or votes were given.

Mr. Stouch asked if there were any additions, corrections, or comments to the minutes of February 21st, 2023 Board of Supervisors Meeting. No changes were given.

A motion was made by Mr. Stouch, seconded by Mr. Keiser to approve the minutes of the February 21st, 2023 Board of Supervisors Meeting. Keiser-Aye, Stouch, Carpenter-Aye. Motion passed.

Mr. Stouch asked if there were any questions, comments, or corrections to the March 6th, 2023 Board of Supervisors Agenda, none were given.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to approve the March 6th, 2023 Board of Supervisors Agenda as presented. Keiser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

Solicitor Report – Robert Brant, Esq.

Embree Development Group – Medical Facility, Grosser Rd/Rt100 (P/A recommended conditional final approval). Mr. Brant stated that the Attorney and Engineer were present this evening for the Embree Group would be giving a brief overview of the project. The Attorney stated that this project involves a Neighborhood Hospital located at Rt100/Grosser Rd for medical emergencies, basically for stabilization of the patient and then transferred elsewhere for treatment. There will also be a 3-story medical building for physicians' offices on an outpatient basis. Financing has been approved. Mr. Brant stated that this property is approximately 21.123 acres consisting of lot A being 2.26 acres for the hospital, lot B 5.98 acres consisting of a medical office building, and lot C 12.64 acres for open space and future development & Market Street access. There is a staff meeting scheduled for March 8th, 2023. Mr. Doucette asked if there will be a helicopter pad, the attorney representing the Embree Group stated no, the care provided at this facility will be the minimum care for a State licensed hospital. Mr. Brant stated that he would need authorization to prepare a resolution prior to the Board making a recommendation for this project.

A motion was made by Mr. Keiser, seconded by Mr. Stouch to authorize Mr. Brant to prepare a resolution for the Embree Group for a proposed medical facility at Grosser Rd/Rt100. Keiser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

Legal Reviews continuing for GF&R Lease Agreement, Fire Protection/Fire Prevention Ordinance, and Vehicle Towing Policy.

A motion was made by Mr. Stouch, seconded by Mr. Keiser to accept the Solicitor's Report as presented. Keiser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

Engineer Report – Khal Hassan

Mr. Hassan stated that he agreed with Mr. Brant's comments on the medical facility and had nothing to more to add.

Public Works – Mike Heydt

Authorization for Advertisement – Mr. Heydt stated that he has received the new 2023 John Deere Backhoe and asked for authorization to advertise the 2002 Case Backhoe on Municibid.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to authorize Mr. Heydt to advertise the 2002 Case Backhoe on Municibid. Keiser-Aye, Stouch-Aye, Carpenter-Aye. Motion passed.

Manager's Report – Pete Hiryak

1. Mr. Hiryak reviewed the upcoming meetings as follows: Wednesday March 8th, 2023 Staff Meeting (proposed Market St) with Embree Group @ 2pm and Holly Road Dev Project (roadway dedication discussions), Thursday March 9th, 2023 P/A Meeting @ 7pm (No Workshop Scheduled), ESB Meeting Monday March 13th, 2023 @ 6pm, and Monday March 20th, 2023 BOS Agenda Meeting @ 6:30pm, BOS Meeting @ 7pm.
2. Sign Ordinance and Lighting Ordinance (BOS Review Pending)
3. Zoning Hearing Board, (2) Applications pending: Avante Apartments Phase II and Smoothie/Juice Bar at 1542 E. Phila Ave.

Mr. Garner was present to discuss the Avante Apartments Phase II proposal and stated that they have been working on this since 2018, they are proposing 68 more units on this site. Mr. Garner stated that the Financing Lender does not finance construction therefore his client proposing a temporary two-lot subdivision in order to secure financing. Lot #1 is the frontage and lot #2 is the rear of the property. Mr. Garner wishes the Board to provide a Letter of Support acknowledged that stormwater will be addressed and the lots will be consolidated afterward. Mr. Garner will be giving a presentation to the P/A on Thursday March 8th, 2023, Mr. Brant asked Mr. Garner to discuss this with the P/A first to let the process run its course.

4. Escrow Release Hollowell/Country View Phase I Release #3 (\$113,191.10) – Mr. Hassan said a site visit was conducted on February 20, 2023 to verify the items and quantities requested for release, based on our observations of the work, we recommend the release for \$113,191.10.

A motion was made by Mr. Stouch, seconded by Mr. Keiser to approve the Hollowell/Country View Phase I Escrow Release #3 in the amount of \$113,191.10 to Sonshine III, LP (Keystone Custom Homes) as recommended by Pennoni Engineering. Stouch-Aye, Keiser-Aye, Carpenter-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Ms. Carpenter to accept the Manager's Report as presented. Stouch-Aye, Keiser-Aye, Carpenter-Aye. Motion passed.

Old Business/New Business

Bartman Ave/Holly Rd (Traffic concerns) – Mr. Hiryak stated that the police department is aware of the concerns. There are two different speeds posted at opposite ends of this street (25mph in the residential section and 35mph starting at the YMCA). Mr. Hassan will review the traffic study information and make suggestions on the best solution. Mr. Hiryak stated that we had reports of cars passing the school buses, vehicles speeding, and stop sign violations. Chief Templin was not available this evening however he will be supplying us with information from his traffic enforcement details. The new project on Holly Road will have an impact and the developer added a 4-way stop with crosswalks at Industrial Drive and Holly Rd, the Township is scheduling a meeting with PennDot to further discuss the intersection at Rt.100 & County Line Road. A resident said a lot of commercial trucks travel Bartman and it is posted no commercial trucks, Mr. Stouch stated local deliveries are allowed. Residents asked how long will it take to review the traffic study, Mr. Hassan said he should be able to review it within two weeks. Mr. Kolb said there is an auto repair shop at Zern's, Mr. Duncan reported that it is a permitted use and will sell exotic cars. Mr. Houseknecht asked if a final inspection was ever done on the erosion project on Middle Creek Road, Mr. Hassan replied that it is not ready for a final inspection, it must be functioning with established plantings.

Public Comment

No public comment was given.

A motion was made by Ms. Carpenter, seconded by Mr. Keiser to adjourn the meeting at 7:26pm. Keiser-Aye, Carpenter-Aye. Motion passed.

The next Board of Supervisor's Meeting will be held on Monday, March 20th, 2023 @ 7 pm.

Respectfully submitted by,
Marcy Meitzler