

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**January 21, 2020 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Chair Joseph A. Lavallo; Commissioners Kip McFatridge and Kevin Spearing; Paul E. Purtell, Director of Code Enforcement; David Elsier, Director of Public Works

**I. Moment of Silent Meditation:**

**II. Pledge of Allegiance**

**III. Call to Order** - The meeting was called to order by Commissioner and Committee Chair Joseph A. Lavallo.

**IV. Presentations/Announcements:**

- Commissioner Lavallo announced that the Board of Commissioners met in an Executive Session prior to the Community Development Committee Meeting to discuss personnel and real estate matters.

**V. Roll Call:** Commissioner and Committee Chair Lavallo, Commissioners Spearing and McFatridge. Members: Mr. Purtell and Mr. Elsier. Also, present: Matthew H. Candland; Township Manager; James Hersh, Township Engineer; Sean Kilkenny, Township Solicitor.

**VI. Approval of Minutes** – December 9, 2019 meeting minutes were unanimously approved as submitted.

**VII. Old Business:**

A. Fair Oaks Stormwater Basin Update provided by James Hersh, Gilmore & Associates, Inc.

- Mr. Hersh explained a concept sketch created from results of a meeting held with residents in October 2019 regarding details of a playground and additional parking on Skrobul Road.
  - Commissioner McFatridge discussed with Pat Stasio, Director of Parks and Recreation, the revised plan. Mr. Stasio stated that he prefers the playground be located on the upper hill, additional parking spaces, and a smaller parking lot located off of Carton Road.
  - Commissioner McFatridge questioned the use of bollards for safety screening between the parking lot and playground. Mr. Stasio recommend that they can be installed for safety.
  - Mr. Stasio stated that an additional 10-12 parking spaces in the upper parking lot and 12 parking spaces on the lower parking lot would be beneficial for future events.
  - Mr. Stasio stated that if the playground is located on the upper hill, the walking trail would need to meet Americans with Disabilities Act (ADA) guidelines.
- Commissioner Lavallo and Mr. Hersh reviewed specifics of the site plan and discussed parking off of Carton Road, which would create an open area for another amenity. Mr. Hersh stated that there could be a 10% reduction in the basin design only if the playground is located off of Skrobul Road, and he suggested that the open area could be utilized to make the basin design bigger.
  - Commissioner McFatridge suggested that only ground lighting be installed for security.
  - A resident of Lynne Avenue commented on additional parking spaces and suggested enforcing designated parking during athletic games. The resident agreed that a screening buffer would be a benefit.

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- Residents of 2001 Carton Road stated concerns about lights, noise from walkers on the trail, and additional traffic. The police have been called on several occasions regarding noise in the park at night. Commissioner Spearing recommended contacting himself or the Township Manager if problems persist. The resident reiterated that there were no past problems and does not agree on the need for another parking lot. The resident also commented safety concerns if the playground were to be located on the upper hill, it will be in the foul zone.
- The resident of 2001 Carton Road asked if property owners on Blair Mill Road were notified of the October meeting and tonight's meeting. Mr. Stasio and Commissioner Spearing stated that notices were provided to residents.
- Commissioner Lavalley stated that the playground will be ADA compliant with appropriate access, play options and equipment. Mr. Stasio stated that he will follow up on ADA compliancy for the walking trail to the playground.
- A resident requested that the playground be moved to the proposed parking lot area with two designated handicapped parking spaces on Carton Road.
- The resident of 2001 Carton Road questioned the availability of fields. Mr. Stasio stated that the Township tries to accommodate Upper Moreland youth groups upon request, and he can provide a copy of the policy. Commissioner McFatrige commented that municipal code states the necessity to provide athletic fields for recreational activities.
- Commissioner Spearing inquired about the next steps. Mr. Hersh stated that he needs defined limited disturbance calculations to continue with bid specs and move forward with National Pollutant Discharge Elimination System (NPDES) permitting. Mr. Hersh also stated that extensions will be requested on the grants and he anticipates completing the project in 2021.
- Commissioners Lavalley and McFatrige stated that an ADA compliant parking lot would be installed at either location in correlation with the playground.
- The Committee agreed to continue discussions at the Parks and Recreation Committee Meeting on January 27, 2020 and possibly at the February 10, 2020 Community Development Committee Meeting.

**VIII. Land Development/Subdivision** - nothing to report.

**IX. New Business:**

- A. Building Permit Application request by Michael and Michele Krause for the placement of a no dig decorative fence at 123 Krewson Terrace.
- Michele Krause discussed the details of a permit fee waiver request for a no dig decorative fence and related issues of the right-of-way.
  - Commissioner Lavalley stated that he is not in favor of doubling the amount of the permit fee.
  - The Committee directed the Solicitor's office to draft a Right-of-Way agreement with an outline of fee waivers and recommends the Board of Commissioners take action on the agreement at their February 3, 2020 meeting.

**X. Presentations:** None at this time.

**XI. Acceptance and Approval of the following monthly reports for December:**

- A. Code Enforcement Department Reports (December 2018 and 2019) - nothing to report.

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B. Public Works Department Report and Recycling Report:

- Commissioner McFatrige inquired on the status of recycling. Mr. Elsier stated that the older truck is having difficulty compacting cardboard and the hydraulics are being checked. Spare trucks have been sent out to catch up on collections. A new recycler truck is in the 2020 Budget and the old truck will be reserved as a spare.

C. Engineer's Report:

- Commissioner Spearing inquired on a one-way driveway into the Fairhill Commons student housing property. Mr. Hersh stated that the Conditional Use plan does not include access off of Fairhill Street. Mr. Purtell stated that there is an emergency access off of Fairhill Street and the primary entrance is off of 551 North York Road.
- Commissioner Spearing inquired about basins located at Mason Mill Park and at the YMCA. Mr. Hersh stated that the contractors are aware that both are holding water, and they will not receive a Temporary Certificate of Occupancy until they are converted to their final form.
- Commissioner Lavelle inquired on 2405 Maryland Road Apartments. Mr. Hersh stated that the site work is completed and buildings are being constructed.
- Commissioner Lavelle inquired on Station At Willow Grove. Mr. Hersh stated the project has moved into the 18-month maintenance period, and public art work is pending installation.
- Sue Worth-LaManna, a resident, inquired on the request for a subdivision at Cathedral Road. Mr. Kilkenny stated that the Committee is awaiting response from the applicant who asked for an extension regarding the right-of-way and easement.

D. Landscape Architect's Report: Commissioner Lavelle read items from McCloskey & Faber's monthly report.

- Commissioner Scull inquired on the Fountain House historical marker at Station At Willow Grove. Mr. Stasio stated that he will follow up with J. G. Petrucci Company.

E. Traffic Engineer's Report - Mr. Candland provided the follow updates:

- There will be road closures along Davisville Road related to the YMCA project starting February 17, 2020 to mid-May 2020.
- 2019 Green Light-Go grant application was submitted for intersection improvements along York Road, Warminster Road, Newington Road and Terwood Road.
- MontCo 2040 Grant Recommendations:
  - Mr. Candland stated that the application is due March 1, 2020 and he asked the Committee to consider two projects:
    1. Sidewalks along Computer Road from Maryland Road on the northwest side.
    2. Connecting sidewalks along Warminster Road in the area of Arionne Drive to Greenbelt Road.
  - Commissioner McFatrige recommended repairs to a makeshift sidewalk on Warminster Road in front of three properties in the area of Laurie Lane. Mr. Elsier stated that he had provided each property owner with citations.
  - Commissioner Lockard favors sidewalks along Warminster Road to York Road. She also recommended the Committee consider a Downtown fountain, trees and landscaping to align with this year's focus category of "downtowns and community destinations...to create or improve a public gathering area within the business district".
  - Commissioner Scull commented that funding is needed for a PennState/ Temple University stormwater basin project and new roofs at Farmstead Park. He added that the Montco 2040 Grant has been used by other townships for historical work.

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- The Committee agreed to submit an application for sidewalks on Warminster Road and then a second application would be discussed for a Downtown fountain, trees and landscaping.
  - Commissioner Spearing recommended the submission of a Transportation & Community Development Initiative (TCDI) Grant, due by February 24, 2020, for Warminster Road as part of the Warminster Bridge replace project.
- F. Upper Moreland School District – Construction/Other Items - nothing to report.
- G. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property - nothing to report.
- H. Environmental Advisory Council {EAC}: Lynnette Saunders discussed the following items:
- Samples of "Earth Day Fair" yard signs and banner. The Committee agreed to permit the EAC to hang a banner at the Town Center.
  - The Library is applying to an ADA improvement type grant to allow access to the Outdoor Environmental Education Center.
  - Options for energy efficiency and renewable energy programs that include: Zerocode, Sierra Club's Ready For 100, Sustainable Pennsylvania Community Certification, and LEED.
  - Commissioner Lockard thanked Ms. Saunders for creating a spreadsheet with the sustainable energy information and she highly recommended that the Township partake in the programs. Commissioners Lavalley and Spearing directed Ms. Saunders to keep the topic on her agenda for discussion at the next EAC meeting.
- I. Pennsylvania Review Advisory Council:
- Commissioner Lavalley stated that review continues on the 2018 International Code Council (ICC) codes and their potential adoption in the Commonwealth concerning the State-wide Building Code. There will be an Advisory Council meeting in February.
- J. Upper Moreland Historical Commission: Sue Worth-LaManna, Chairperson, provided the following updates:
- Close to 200 homes have been identified that are eligible to be on the Historical Inventory and the owners will be invited to learn more information on the history of their home.
  - The 2019 budget was not spent because there was not enough commitment to research the inventory of homes, and the online program timed out.
  - Banners will be hung in the Downtown by the Public Works Department, once the weather permits.
  - Requested permission to banner in front of the property proposed for Federation Housing. Mr. Purtell stated that the request can be discussed after a Land Development Application is filed.
  - Requested permission to banner the historical Victorian empire home in Ward 6, as well as the Victorian home owned by the Adams Family in the same vicinity.
  - Work continues to honor the Ferguson Tract and identify utility poles to banner the oldest section of land in the Township. Commissioner Spearing recommended developing another solution to identify that region with historical markers without the use of utility poles. Ms. LaManna requested that the Committee consider ideas to design a marker for street signs instead. Ms. LaManna also suggested that a marker could be given to home owners to display in the front of their properties.
  - Commissioner Spearing requested the Commission's assistance with editing and providing comments on the Historical Section of the 2040 Comprehensive Plan.

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- Commissioner Scull amended his comment about the Ferguson Tract and stated that Cherry Street is the first housing built for the workers in the park around 1890 or earlier.

**XII. Other Items** - nothing to report.

**XIII. Redevelopment:**

- Commissioner Lavallo stated that the 2040 Comprehensive Plan was presented and feedback will be received by the Montgomery County Planning Commission for the ratification of the report.

**XIV. Visitor Comments** - nothing to report.

**XV. Commissioner Comments:**

- Commissioner Lavallo stated that the Board of Commissioners will meet in an Executive Session at the adjournment of tonight's meeting to discuss real estate matters.

**XVI. Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:30 p.m.

Respectfully submitted by Kathleen Kristire.