

UPPER MORELAND TOWNSHIP
Community Development Committee
February 10, 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 legal, personnel and real estate matters.

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

VI. Approval of Minutes – January 21, 2020 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 held a lengthy discussion on a sketch plan created from results of the January 21, 2020 Community Development Committee Meeting and the January 27, 2020 Parks and Recreation Committee Meeting for a playground and additional parking.
 - Mr. Dougherty, a resident, commented concerns about stormwater runoff, drainage and he would like to visit residents who live near basins with similar designs. Mr. Hersh replied that a gutter line will be maintained with appropriate grading, and this basin has a unique design that complies with Department of Environmental Protection regulations for the future of controlling storm water.
 - A resident of 2715 Lynne Avenue inquired on the inlet on Carton Road and leveling the bank adjacent to properties on Lynne Avenue. Mr. Hersh stated that the inlet is a steel stormwater grate that drains to the basin and easements will need to be obtained for properties along Lynne Avenue to soften the bank.
 - A resident stated that there are only three properties that will need regrading, which will not be difficult.
 - Carolyn, a resident of 201 Carton Road, commented on the location of the playground, size of the parking lot, handicapped parking spaces, removal and replacement of trees, taxes and property values.
 - Elaine Dougherty, a resident, commented concerns on the bottom parking lot and a path across her property to the athletic fields. Mr. Hersh will reference the Landscape Architect that screening be included for Ms. Dougherty property.

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- Lynnette Saunders, Chair of Environmental Advisory Council, reminded the Committee about including native plants and bird habitat in the design plans.
 - Mr. Hersh stated that he will have a landscape plan created before the project goes to bid.
 - Mr. Dougherty thanked the Commissioners for their patience and understanding with his comments and requests.
 - Mrs. Carver commented concerns on the decision process for the location of the playground.
 - The Committee recommended the Board of Commissioners take action at their March 2, 2020, on the modified parking lot plan and authorization for the Township Engineers, Gilmore & Associates, Inc. to proceed with engineering designs.
- B. Review of the revised Draft Comprehensive Plan by Mike Narcowich and Claire Warner - Montgomery County Planning Commission.
- Mr. Narcowich reviewed all edits relating to remarks taken at previous Committee meetings.
 - Commissioner Spearing suggested that emphasis be placed on the Town Center's vision of walkability and evaluation of vehicles and pedestrians.
 - Commissioner Scull inquired on the historical section. Mr. Narcowich reviewed the updated section on History of Upper Moreland and will add events, activities and correct references of Boileau Park to the renamed Farmstead Park.
 - Mr. Narcowich stated that he will make changes mentioned in tonight's comments.
 - The Committee agreed to move forward with the distribution of the Draft Comprehensive Plan to the appropriate contiguous municipalities, school districts and the Montgomery County Planning Commission for review and comment.
- C. Fulmer Heights Stormwater Management – Discussion of Township Funding Commitment:
- Mr. Hersh explained the Best Management Practices (BMP) and benefits in the concept plan, which proposes utilizing a bioswale, a series of raingardens, riparian buffer restoration, and an underground basin.
 - Chris Mendel, Director of Pennypack Ecological Restoration Trust, requested a letter of support to secure the National Fish and Wildlife Foundation grant.
 - The Committee directed Mr. Candland to provide a letter of support for the Pennypack Ecological Restoration Trust to secure an application to the National Fish and Wildlife Foundation grant.
 - Francis Carver, a resident of Davisville Road, commented concern on the Township contributing to the private property for the project.
 - Commissioner Spearing stated that these are regional improvements that must meet the Department of Environmental Protection BMP reduction mandates. He explained that if Mr. Carver were to make stormwater improvements to his property that benefited the community, then the Township would also consider contributing to the project.
 - Commissioner McFatrige stated that the project would improve flooding problems at Fulmore Train Station and behind the YMCA.
 - The Committee recommends the Board of Commissioners take action at their Regular Meeting on March 2, 2020, the Township's funding commitment of \$20,500 related to this project.
- D. Farmstead (Boileau) Park Stormwater Management Project – Project Description:

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- Pat Stasio, Director of Parks and Recreation, discussed and requested permission to apply to grant opportunities to fund improvements to the parking lot, water quality and stormwater issues.
 - Mr. Mendel described the relationship between the grand bay window in the original farmhouse and a proposal for plantation technology that recreates a grove of Willow and other trees, which reduces water pollution, sediments, nutrient loads and manages storm water.
 - Mr. Hersh reviewed a summary of the improvements in the concept plan.
 - Mr. Sentman discussed reroofing the buildings and chimney restoration, which are estimated at \$250,000. He stated that the Friends of Boileau is seeking support from the Township to pursue the Montco 2040 Implementation Grant for \$100,000 and will also be applying to the Historical & Museum Commission Keystone Grant for \$100,000 with a \$50,000 match, as well as fundraising \$50,000.
 - Commissioner Lavelle directed Mr. Stasio to email the Environmental Advisory Council with updates on the project and funding.
 - The Committee directed Mr. Stasio to move forward with the submittal of grant applications.
- E. Continued discussions on the Police Department renovations by Matt Hocker and Arthur Adams, AHAdams & Co.:
- Mr. Candland stated that there was a follow up meeting with Mr. Adams to obtain an acceptable estimate.
 - Matt Hocker, Director of Information Systems & Facilities, and Arthur Adams discussed the revised scope of renovations that will meet requirements for accreditation.
 - Mr. Hocker requested that a Change Order be submitted to revise the drawings and rebid the project.
 - Commissioner Lavelle commented concerns about fire suppression and mechanical. Mr. Adams stated that the scopes must be written by an engineer.
 - The Committee recommended removing mechanical and HVAC work from the plan and submitting a Change Order to be reviewed at a future Committee meeting.
- F. MontCo 2040 Grant – Determine Project to be included in application:
- Mr. Candland stated that the application is due March 1, 2020 and projects need to be decided for the submission.
 - Commissioner Spearing inquired on additional funding sources for sidewalks on Warminster Road. Mr. Candland suggested Multi-modal grants, incorporating a portion of the work into the Warminster Bridge project, or deferring to the next year's MontCo 2040 Grant.
 - Commissioner Scull commented on the responsibility of property owners for sidewalks. Commissioner Spearing stated that only a courtesy trail exists and there is no safe pedestrian route during construction of the Warminster Bridge.
 - Commissioner McFatridge stated that he supports sidewalks on Warminster Road, which has been a safety issue.
 - Karen Houck, Chair of the Revitalization Task Force, offered a reminder that the Gateway and Wayfinding program is a Task Force item for the MontCo 2040 Grant.
 - The Committee recommended moving forward consideration of a resolution at the February 24, 2020 Finance & Administrative Committee Meeting, the MontCo 2040 Grant

applications for the following projects: the sidewalks on Warminster Road and stormwater management at Farmstead Park.

VIII. Land Development/Subdivision:

- A. Review of proposed subdivision and land development for the property located at 3140 Pennypack Road:
- Brian Milnes, Susan Frederick and Ryan Frederick discussed their request for a lot line change and waivers.
 - The Committee recommended moving forward consideration of a resolution by the Board of Commissioners at the March 2, 2020 Regular Meeting that includes conditional waivers and an ultimate Right-of-Way dedicated along Pennypack Creek to facilitate installation of a future trail.
- B. Review of proposed subdivision and land development for the property located at 1845 Byberry Road:
- Nick Rose, P.E. ProTract Engineering, Inc., explained the proposal for a storage area and discussed waiver requests made by the applicant, Total Turf Golf Services.
 - Lynnette Saunders, Chair of the Environmental Advisory Committee, commented on the parking lot that was built in a flood plain.
 - Mr. Mendel commented that while the project meets building code, land use, health and human safety standards, the codes lack the interest to protect drinking water and he requested that future planning be communicated with the Pennypack Restoration Trust.
 - Commissioner Spearing commented on including an ultimate right-of-way dedication for a potential trail and a riparian buffer along Southampton Creek. Mr. Rose stated that the applicant will work with the Township Engineer.
 - Commissioner McFatridge commented his support for the impervious surface walkway and a 10-foot right-of-way for future improvements.
 - Commissioner Lavalle commented his support for sidewalks and Commissioner McFatridge suggested posting an escrow.
 - The Committee agreed on requiring an ultimate right-of-way dedication for a potential trail and sidewalks.
 - The Committee recommended moving forward consideration of a resolution by the Board of Commissioners at the March 2, 2020 Regular Meeting with conditional waivers.

IX. New Business - nothing to report.

X. Presentations - nothing to report.

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

- A. Code Enforcement Department Reports (January 2019 and 2020):
- Commissioner McFatridge inquired on Stations At Willow Grove. Mr. Purtell stated that the development is doing well and they have residents moving in every day.
- B. Public Works Department Report and Recycling Report:
- Commissioner Spearing inquired about the inlet improvements on Blair Mill Road. Mr. Elsier stated that bicycle grates will be installed next week.

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- Commissioner Spearing commented on the "No Turn On Red" at Blair Mill Road and County Line Road. Mr. Elsier stated that he will follow up on the permit.
- C. Engineer's Report - Commissioner Lavalley inquired on the following projects:
 - Stations At Willow Grove - Mr. Hersh stated that the project is in the 18-month maintenance period.
 - Apartments on Maryland Road - Mr. Purtell stated that Building 1 is occupied. Final inspections have been completed on Building 2 and it is awaiting a Certificate of Occupancy. Commissioner McFatrige stated that the developer commended the Code Enforcement Department on their inspection process.
 - YMCA and the Davisville Road detours - Mr. Candland stated that work is on schedule and the Township is in process of finalizing a land acquisition in which letters of notification were sent out and feedback is being received.
 - Blair Mill Village Self Storage - Mr. Hersh is recommending an escrow release.
- D. Landscape Architect's Report: Commissioner Lavalley read items from McCloskey & Faber's monthly report.
- E. Traffic Engineer's Report - Mr. Candland provided the follow updates:
 - The Township is in process of scheduling a meeting with SEPTA regarding the relocation of Willow Grove Station. Commissioner Spearing recommended submitting a Multi-modal grant application in partnership with SEPTA.
- 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:
 - Requested permission to offer a food truck, an animal show, and a water refill station near the restrooms at the Earth Day Fair. The Committee recommended consideration by the Board of Commissioners at the April 6, 2020 Regular Meeting, the request to have a food truck and animal show at the Earth Day Fair.
 - Requested permission to apply to the Sustainable Cities Program, which is free and provides points for grants. The program provides the Township with a list of qualifications to advance to the next level of sustainability. The Committee agreed that the EAC will initiate the program and discuss the recommendations at a future Community Development Committee meeting.
 - Inquired on the next step to implement Zero Code. Commissioner Lavalley stated that amendments are needed in the existing Ordinance or the creation of a new Ordinance. Commissioner Spearing commented that Zero Code will be part of the 2040 Comprehensive Plan.
 - Patrons of the new YMCA have reported that the building glass is killing birds. Commissioner Spearing suggested having a meeting with the Audubon Society and the YMCA to discuss solutions.
 - Commissioner Lavalley stated that the Committee will continue to involve the EAC in discussion of land developments.
- I. Pennsylvania Review Advisory Council:
 - Commissioner Lavalley stated that there is a meeting scheduled on March 10, 2020.
- J. Upper Moreland Historical Commission: Sue Worth-LaManna, Chairperson, provided the following updates:

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- Considering banners near the new development along Davisville Road.
- Suggested adding information about maintaining buildings and preservation to Chapter 4 of the 2040 Comprehensive Plan.
- Upper Moreland Historical Association suggested including site information in the 2040 Comprehensive Plan.

XII. Other Items:

- A. Consider recommending to the Board of Commissioners to take action at their Regular Meeting on March 2, 2020, the application and resolution required by PennDOT for the installation of a Traffic Control Signal at the intersection of Easton Road and Blair Mill Road:
- The Committee recommends the Board of Commissioners take action at their March 2, 2020 Regular Meeting on the application and resolution required by PennDOT for the installation of a Traffic Control Signal at the intersection of Easton Road and Blair Mill Road.

XIII. Redevelopment - nothing to report.

XIV. Visitor Comments:

- Ms. Worth-LaManna inquired on the status of an easement for hydrant water at 1880 Cathedral Road. Mr. Kilkenny stated that negotiations have not been finalized.

XV. Commissioner Comments - nothing to report.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 11:00 p.m.

Respectfully submitted by Kathleen Kristire.