

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**February 12, 2018 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Chair Joseph A. Lavalley; Commissioners Kip McFatrige 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 Community Development Committee Meeting was called to order by Commissioner and Chair Joseph A. Lavalley at 7:00 p.m.

**IV. Presentations/Announcements:**

- Commissioner Lavalley announced that prior to tonight's meeting the Board of Commissioners met in an Executive Session to discuss personnel issues.

**V. Roll Call:** Commissioners Lavalley and Spearing. Absent: Commissioner McFatrige. Members: Messieurs. Elsier and Purtell. Also present: David A. Dodies, Township Manager; Erik Garton, Township Engineer; Township Solicitors Sean P. Kilkenny, Esquire, and Jennifer L. Prior.

**VI. Approval of Minutes** – January 22, 2018 meeting minutes were unanimously approved as submitted.

**VII. Acceptance and Approval of the following reports:**

**A. Code Enforcement Department Reports:**

- Commissioner Spearing inquired on the status of drop-off donation bins in the Township. Mr. Purtell stated that three ordinances are used for enforcement: Zoning Code prohibits placement of a bin reserved for designated parking; Property Maintenance Code prohibits donations left outside of the bin, and Chapter 290 of Township Streets & Highways prohibits placement of a bin in the public right-of-way. If a donation bin overflows, Mr. Purtell contacts the property owner for immediate cleanup.

**B. Public Works Department Report:**

- Commissioner Spearing inquired on the status of flooding experienced over the weekend. Mr. Elsier stated that he had received one call from Police and dispatched a crew to the area of Route 611 and Dallas Road, but the water had subsided. Mr. Elsier checked Nixle alerts that reported flooding on Blair Mill Road, Masons Mill Park and Byberry Road, but was not called for assistance. Mr. Elsier contacted the State to request clean out of inlets along State highways.

**C. Public Works Recycling Report** - Nothing to report.

**D. Engineer's Report** - Mr. Garton of Gilmore & Associates highlighted the following items:

- A meeting is being scheduled to discuss plans and specifications for Masons Mill Park public water and sewer improvements to connect to a private forced main owned by Masons Mill Business Campus.
- JERC Partners XXXVIII, LLC, and J.G. Petrucci Co., Inc. development is progressing with issues that remain pending on the National Pollutant Discharge Elimination System permit by the Pennsylvania Conservation District.

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- Commissioner Scull inquired whether the meeting between Mason Mill Park and Masons Mill Business Campus could include negotiation on use of the Campus' parking lot. Commissioner Spearing stated that a separate meeting will be scheduled for this issue.
  - Commissioner Spearing inquired on the status of stormwater management at the YMCA development. Mr. Garton stated that no issues have been reported, and he will follow up further at the site.
- E. Landscape Architect's Report - Commissioner Lavalley reviewed items from McCloskey & Faber's report.
- F. Traffic Engineer's Report:
- Mr. Dodies stated that Joseph DeSantis of McMahan Associates and James Faber of McCloskey & Faber, PC, will attend a future Community Development Committee Meeting to provide updates and answer questions on various matters related to traffic issues, opportunities for grant applications and upcoming PennDOT projects.
  - Commissioner Spearing commented that the Township's Landscape Architect and Traffic Engineer should be invited to a future Community Development Committee Meeting to discuss upcoming plans for land development on the bridge replacement at Warminster Road.
- G. Upper Moreland School District – Construction/Other Items - Nothing to report.
- H. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property - Nothing to report.
- I. Environmental Advisory Council (EAC) - Lynette Saunders, Chair, reviewed the following items:
- Rain barrel for the Outdoor Environmental Education Center will be installed on the garage outside the window of the Caucus Conference Room at the Township Building.
  - Signage will be set up for the rain barrel, drainage swale, and at the Veterans Memorial Park rain garden.
  - Suggestions for the upcoming year include installing trees in the Township, encouraging residents to plant trees on their properties, community gardens, and environmental block parties.
  - A tentative date of March 12, 2018 is planned for storm drain labeling. Pennypack Ecological Trust will assist, and Public Works will provide neon safety vests for participants.
  - "Going Green" programs have been scheduled for 2018.
  - A respectful request was made to review a draft proposal for native plants.
    - Mr. Dodies will forward the draft proposal by the next meeting.
    - Commissioner Lavalley directed Ms. Saunders to email Mr. Dodies regarding the EAC's suggestions for adding trees in the Township, to discuss under "New Business" or during the monthly reports at a future Community Development Meeting.
    - Commissioner Lavalley offered the assistance of the Committee in circulating information on workshops to residents.
- J. Pennsylvania Review Advisory Council - Commissioner Lavalley reported the following:
- A Public Meeting is scheduled on Tuesday, February 13, 2018, 7th & Forster Streets, Labor & Industry Building, 1st Floor Conference Room, Harrisburg, PA, concerning updating the state-wide building code and fielding public comment on each code.

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- An advisory report is due May 1st to Governor Wolf's office regarding the 2015 Statewide Building Code.
- K. Upper Moreland Historical Commission - Commissioner Lavalley provided an update in Susan Worth La Manna's absence on the following:
  - The Commission is documenting and removing historical artifacts prior to the demolition and beginning of the downtown development of the Station at Willow Grove. J.G. Petrucci Co., Inc. was thanked for their interest and support on the inspection of artifacts scheduled for the beginning of March.

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

IX. **Old Business** - Nothing to report.

X. **New Business:**

- A. The Committee agreed to move for vote by the Board of Commissioners at their March 5, 2018 Regular Meeting, a Right of Way Use Agreement between Upper Moreland Township and Crown Castle.
  - Commissioner Spearing inquired on facilities that Crown Castle wants to apply in the State right-of-way. Ms. Prior, Township Solicitor, stated that Crown Castle must enter into separate agreements with PennDOT. Mr. Purtell stated that if it is in a PennDOT right-of-way, Crown Castle will still need construction permits along with a copy of the Right-of-Way Agreement.
  - Brian Shannon, a resident, asked if Ordinance No. 1685 will be referenced in the Agreement. Mr. Kilkenny stated that a clause could be included in the Agreement. The Committee thanked Mr. Shannon for his research into to the topic.
  - Mr. Dodies inquired to Mr. Kilkenny whether this Agreement should include a fee schedule and Mr. Kilkenny stated that a fee schedule will be considered in a separate Agreement.
- B. Richard Nalbandian, MRNenvironmental, Inc., and Derron LaBrake, Wetlands & Ecology, Inc., are seeking approval from the Committee to prepare and submit a grant application on behalf of the Township to the National Fish & Wildlife Foundation to obtain funding from the William Penn Foundation Delaware River Watershed Initiative. The Township is part of the Upstream Philadelphia Suburban Cluster and the focus is to pay for watershed improvements at Boileau Park. If the grant application is successful, the Township would be responsible for matching funds.
  - Messrs. Nalbandian and LaBrake agreed to provide a detailed project summary and the specific grant application materials to Mr. Dodies by February 23, 2018. The Committee agreed to move for vote at the March 5, 2018 Regular Meeting, approval by the Board for the submission of a grant application for this project.
    - Commissioner Lavalley asked Commissioner Scull to inform the Friends of Boileau Park on the discussion to submit the grant.
    - Commissioner Spearing commented that the Township anticipated this stormwater management project and it is fortunate that this grant application is available for this dedicated project.

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- Commissioner Scull inquired on the impact to residential properties from the work planned around the park area. Mr. Nalbandian stated that there would be expansion of the wetland into the meadow area while maintaining a buffer from residents' properties. The project disturbance area will be kept to less than an acre, thereby avoiding the need for a National Pollutant Discharge Elimination System permit, as well as the time and expense involved with the Department of Environmental Protection and the County Conservation District.

**XI. Other Items:**

- A. James Faber, McCloskey & Faber, P.C. – Preparing draft ordinance for proposed changes to the Township Landscape Ordinance with respect to the use of Native Plant Species. Mr. Faber will be in attendance at the March 12, 2018 Community Development Committee Meeting to discuss draft ordinance and recommendations with the Committee.
- B. Review of Veterans Memorial Park Fountain – Mr. Faber will be in attendance at the March 12, 2018 Community Development Committee Meeting to discuss status and recommendations with regard to a budget and design standpoint.

**XII. Redevelopment -** Karen Houck reviewed the following items:

- The regularly scheduled meetings of November and December were combined to one meeting on November 29, 2017. The January meeting was cancelled and postponed to February 28, 2018 at 7 p.m., to start a discussion of the Comprehensive Plan on future land use.

**XIII. Visitor Comments -** Nothing to report.

**XIV. Commissioner Comments:**

- Mr. Dodies announced that Representative Murt will host LEARN (Local Emergency Action & Response Network) in an "Interrupting Hate Workshop" on Saturday, February 17, 2018, from 3:30 p.m. - 5:00 p.m. The workshop will be held in the Council Room at the Township Building with a presentation by an Arcadia University speaker who will address fighting hate and methods to find inclusiveness among community members.

**XV. Adjournment -** There being no further business to discuss, the meeting was adjourned at 8:35 pm.

Respectfully submitted by Kathleen Kristire.