

UPPER MORELAND TOWNSHIP
Community Development Committee
March 9, 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** - nothing to report.

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** – February 10, 2020 meeting minutes - Commissioner Spearing made the following corrections:

- under Section VII, A, the first, fifth, and eighth comment, the spelling of "Dougherty".
- under Section VIII, B, the third comment to read, "...along Southampton Creek.", and the minutes were unanimously approved as amended.

VII. **Old Business:**

- A. Consider recommending to the Board of Commissioners to take action at their April 6, 2020 Regular Meeting, a Change Order Request #2 by AHAdams & Company, to modify construction contract documents for the interior renovation of the Police Station to eliminate Mechanical, Plumbing and Sprinkler construction from the scope of the construction project.
- Commissioner Lavallo discussed the automatic suppression unit, and rejection of the bids.
 - Mr. Candland and Commissioner Spearing stated that previous bids received were too high, inadequate, and needed an engineering supplement, according to Arthur Adams, Architect.
 - Mr. Candland suggested including a field change for the wall, bidding the project again, and only rejecting the parts that are too expensive. He also suggested the option to hold a meeting with AHAdams to negotiate the product and cost.
 - Commissioner Lavallo also disagreed that an engineering supplement was necessary and that the bid specs were adequate to include the suppression fitting changes according to an industry professional.
 - Commissioner Lavallo requested the portal information, and a statement from AHAdams detailing the changes and additional costs.
- The Committee agreed to continue discussions at a future Community Development Committee Meeting.

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

IX. **New Business** - nothing to report.

UPPER MORELAND TOWNSHIP
Community Development Committee
March 9, 2020 - Meeting Minutes

X. Presentations - nothing to report.

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

- A. Code Enforcement Department Reports (February 2019 and 2020):
 - Commissioner Spearing inquired if computers and other electronic devices are included under "Bulk Pick Ups". Mr. Purtell confirmed that they are included.
- B. Public Works Department Report and Recycling Report:
 - Commissioner McFatridge inquired on issues with the new trash cans. Mr. Elsier stated that Justa Farms and Fulmore Heights are being monitored to ensure residents are placing cans in the correct areas for trash days. Mr. Elsier stated that the system and staff are working more efficiently.
- C. Engineer's Report:
 - Commissioner Spearing inquired about Fair Oaks Park. Mr. Hersh stated a design is being finalized, the National Pollutant Discharge Elimination System (NPDES) permit was submitted, and the project is going out to bid. The bid documents and finalized plans will be presented at a future Committee meeting.
 - Commissioner McFatridge inquired about work approved for Betz Road. Mr. Hersh stated that an existing features design survey was completed, and he met with Mr. Elsier at the site to review the location for the pipe, which is now in the design stage. The design will be presented at a future Committee meeting.
 - Ms. Saunders, Chair of the EAC, requested to review the plans for Fair Oaks Basin before they go out for bid. Commissioner Lavelle stated that they will be available.
- D. Landscape Architect's Report: Commissioner Lavelle read items from McCloskey & Faber's monthly report.
- E. Traffic Engineer's Report - Mr. Candland provided updates.
 - Commissioner Lavelle inquired on the status of the Davisville Road construction and detours. Mr. Candland stated that it is less disruptive now since drivers are finding alternative routes.
 - Roadwork at Byberry Road and Davisville Road is moving along and thanked residents for their patience.
 - The MontCo 2040 Grant application was submitted for sidewalks at Warminster Road.
 - Discussions will continue regarding the SEPTA Willow Grove Train Station relocation.
 - Mr. Carver inquired on when Aqua will run the water line along Davisville Road. Mr. Purtell stated that PennDOT will instruct Traffic Planning and Design, Inc. when the site is ready for the water line.
 - Maureen Kund inquired about JERC Senior Housing. Commissioner Spearing stated that JERC Partners are owners of the development at Davisville and York Roads. Ms. Kund asked about the relationship between the Korean Church and JERC. Commissioners McFatridge and Spearing stated that the Korean Church owns the church and they have no information that JERC is involved.
 - Commissioner Scull commented that an agreement of sale was found on Facebook between JERC and the Korean Church. Commissioner McFatridge stated that it is false information.
- F. Upper Moreland School District – Construction/Other Items - nothing to report.

UPPER MORELAND TOWNSHIP
Community Development Committee
March 9, 2020 - Meeting Minutes

- G. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property:
- Commissioner Spearing commented that Governor Wolf approved new legislation for funding at State and Federal levels to clean up all of the sites.
- H. Environmental Advisory Council {EAC}: Lynnette Saunders discussed the following items:
- Planning continues for the Earth Day Fair on April 25, 2020 from 10:00 a.m. to 2:00 p.m. at Masons Mill Park. Briar Bush Nature Center will have a live animal presentation, food provided by Golden Bears Food Truck, information booths will be set up by Audubon Nature Center, Pennypack Trust, as well as other organizations.
 - Cleanup from trash and invasive species is being coordinated for the wetland area in the Dog Park and invasive vines will be removed from trees in Veterans Memorial Park.
 - Working on an application to Sustainable Cities.
 - Investigating areas where to best add tree canopy and promote habitat for birds. Commissioner McFatrige requested that the EAC provide the Committee with mapped locations to consider funding by the Township's tree fund. Ms. Saunders stated that she will check with WikiWatershed and Montgomery County for maps. Mr. Candland recommended initially checking along waterways and riparian buffers. Commissioner Spearing suggested the replacement of trees in Fair Oaks Park.
- I. Pennsylvania Review Advisory Council:
- Commissioner Lavalley stated there is a meeting in Harrisburg on March 10, 2020. He stated that Robert Rosser, Code Enforcement Officer, is a member on the Technical Advisory Committee and is very instrumental in supplementing the Council.
- J. Upper Moreland Historical Commission: Sue Worth-LaManna, Chairperson, provided the following updates:
- The Commission will fund a historical re-enactment at Farmstead Park on May 2, 2020.
 - "Paint The Town" event will be held on October 11, 2020.
 - The Commission is seeking members to fill positions and anyone interested can send their resume to the Mr. Candland who will then forward to the Board of Commissioners for their consideration.
 - Research continues on homes in the area and will also utilize the Philadelphia Historical Society.
 - Research is ongoing about the historical mineral spring baths. Commissioner Spearing asked for recommendations that will enhance the area and Ms. Worth-LaManna stated that both the Commission and the Historical Association will be involved. Commissioner Scull suggested that the Parks and Recreation Department maintain and protect the area.

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.

UPPER MORELAND TOWNSHIP
Community Development Committee
March 9, 2020 - Meeting Minutes

XIII. Redevelopment:

- Commissioner Lavalle has been in communication with Mike Narcowich who is editing the draft 2040 Comprehensive Plan, and a final draft should be available for review again soon.

XIV. Visitor Comments:

- Cathleen Carver commented that the Commissioners lack concern for neighborhoods when making decisions on the YMCA development and the North Willow Grove Park. Commissioner Spearing stated that he agrees with many of her comments, and added that improvements in front of her house on Davisville Road are consistent with the improvements done from the Pennypack Creek up to the railroad crossing.
- Francis Carver commented that he did not understand why the Land Swap Agreement discussion was held by the Board of Commissioners before holding a discussion at the level of a Community Development Committee meeting. Mr. Kilkenny explained details on the process.
- Mr. Carver inquired on proposing a Community Center. Commissioner McFatrige stated that there had been several discussions and appraisals, but the idea never had consensus and grants were subject to conditions. Commissioner Lavalle stated that the Commissioners will continue to do their research and make informed decisions.
- Ms. Worth-LaManna inquired on the status of adding a hydrant in the area of Cathedral Road and Tower Road. Commissioner Spearing stated that the Board voted in favor of a lot line change, but a second easement is required for the Tower Road cul-de-sac to ease the process to install water and sewer mains in those streets.

XV. Commissioner Comments:

- Commissioner McFatrige stated that he, Commissioner Spearing and Mr. Candland met with SEPTA this morning to discuss proposed plans for the train station between the years 2021 through 2024. The improvements will benefit traffic flow and Emergency Services' response time.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 8:40 p.m.

Respectfully submitted by Kathleen Kristire.