

UPPER MORELAND TOWNSHIP
Community Development Committee
March 12, 2018 - 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 Community Development Committee Meeting was called to order by Commissioner and Chair Joseph A. Lavallo at 7:00 p.m.

IV. Presentations/Announcements:

A. Joseph DeSantis, McMahan Associates, Inc. reviewed various matters related to traffic issues, opportunities for grant applications, and upcoming PennDOT projects.

- Mr. DeSantis stated that PennDOT's Multi-Modal Grant Program is open to receive applications until March 31, 2018 and is an ideal opportunity to widen Davisville Road at Byberry Road with a right turn lane at the cost of approximately \$450,000. He asked the Committee to consider drafting a Resolution for action at the Regular Meeting of the Board of Commissioners on April 2, 2018 to commit to a 30% match. Mr. DeSantis emphasized that the application should include a complete right-of-way agreement and engineering design for the best chance to be selected for an award. Related projects in the same vicinity include the YMCA improvements to the radius at the intersection on the southwest corner and, a pending grant approval to build pedestrian crosswalks on Byberry and Davisville Roads, connecting the sidewalk on the northeast corner to the southwest corner.
 - Commissioner Valenza requested PennDOT restripe the intersection of Terwood Road at York Road that is worn away from construction and lane reduction on the PA Turnpike and is also part of the YMCA traffic improvements. Mr. DeSantis stated that there is justification to approach PennDOT and have restriping done.
 - Commissioner McFatridge inquired on how the properties along the roadway will be marked. Mr. DeSantis stated that flags will be placed to indicate the road work.
 - Commissioner Spearing inquired on PennDOT's adoption of the 611 Corridor Study. Mr. DeSantis will research further, but believes the study is only a list of recommendations that would need approvals before implementation.
 - Commissioner Spearing inquired on the replacement of the Turnpike bridge. Mr. DeSantis stated that Montgomery County showed support; however, the project remains listed on the Transportation Improvement Program.
 - Commissioner Spearing commented disappointment with the Montgomery County Turnpike Corridor program intended to revitalize County business parks by adding slip ramps. Mr. DeSantis explained that the study was limited to business parks that are suffering decline and are seeking ways to attract redevelopment.

B. James Faber, McCloskey & Faber, P.C. reviewed the draft ordinance of Native Plant Species and also provided recommendations for Veteran's Memorial Park Fountain.

- Mr. Faber made a presentation on native plant materials.

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- Commissioner Spearing commented on bamboo and Commissioner Lavallo stated that it should be specifically outlined in the ordinance.
- Commissioner Spearing commented on honey locust trees in traffic parking lot islands. Mr. Faber stated that it is an adaptive plant and one of few that does well in islands.
- Commissioner Spearing inquired on tree species that are salt tolerant, heat resistant and can be confined to a three-inch caliber size. Mr. Faber stated that it is difficult to find a species that meets all requirements and will add language to the ordinance on native salt tolerant plants.
- Commissioner Lavallo commented on rain garden planning and if the Pennsylvania Stormwater Best Management Practices Manual provides enough direction relating to design. Mr. Faber stated that the BMP provides guidelines for developers on stormwater basin design.
- Commissioner Lavallo commented on species of shrubs that provide security and protection as alternatives to fencing and controlled access in and around buildings. Mr. Faber stated that options depend on the level of security required by the applicant.
- Lynette Saunders, Environmental Advisory Council, commented in favor of ideas that attract habitat, but cautioned that some adaptive plants are invasive. Smaller caliber native tree varieties are becoming more available at new, lesser known nurseries.
- Ms. Sanders stated that it is difficult for native trees to survive on hot, dry streets but suggested using 75% as softening buffers, some as screening buffers with no invasives, 100% in detention basins to encourage native bird habitat, and 100% as replacement trees allowing for smaller caliber trees.
- Commissioner Valenza inquired on proposed ordinance changes discussed between 2014 to 2016 relating to stormwater, garage parking lot landscaping, animals, beekeeping and daycare facilities. Commissioner Lavallo stated that these items are not related to the landscape ordinance and recommended presenting these issues to the Zoning Hearing Board. Sean Kilkenny, Township Solicitor, suggested setting up time to review these items with the Commissioners at a future Community Development Committee Meeting, as well as emailing the Solicitor's office, Mr. Purtell and Mr. Dodies to facilitate the agenda items.
- Commissioner Lockard confirmed with Mr. Faber, the list of recommended plants that satisfy State requirements on native and adaptive species.
- Commissioner Spearing inquired how to distinguish between an adaptive species that is acceptable and one that is invasive. Mr. Faber discussed the recommended plant list which indicates native and non-natives as well as adaptive and non-adaptive, however, it depends on how well they are maintained by the property owner. Mr. Faber suggested that incentives be offered to developers who choose smaller sized native plants with the practicality of what is readily available in this region.
- Commissioner Lavallo thanked Mr. Faber and the Environmental Advisory Council for their work on the draft ordinance.
- Mr. Faber reviewed options to improve the Veteran's Memorial Park Fountain.
 - Commissioner Spearing commented on mechanical flaws in the water line.
 - Commissioner Lavallo commented that there are design problems with the fountain and added that Pat Stasio of Parks & Recreation should be involved in further discussions.
 - Commissioner Spearing commented that he likes the appeal of a fountain and would like to receive feedback.

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- Commissioner McFatridge commented that he is in favor of the fountain, but there is a cost involved to repair its features.
- Commissioner Scull commented that Willow Grove Park was historically known for its fountains and that the Fountain would be a great amenity to the Township.
- Commissioner Whiting commented that the Fountain is "zing factor" for Willow Grove and could be enjoyed by everyone.
- The Committee directed Mr. Faber to research design, materials and costs involved to restore the Fountain for a discussion at a future Community Development Committee Meeting.

V. **Roll Call:** Commissioners Lavalley, Spearing and McFatridge. Members: Messieurs. Elsier and Purtell. Also present: Randall Schaible, Assistant Township Manager and Director of Finance attended in the absence of David A. Dodies; Erik Garton, Township Engineer; Township Solicitors Sean P. Kilkenny, Esquire, and Jennifer Prior.

VI. **Approval of Minutes** – February 12, 2018 meeting minutes were unanimously approved as submitted.

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

A. Code Enforcement Department Reports - Nothing to report.

B. Public Works Department Report:

- Commissioner McFatridge commended the Department for their long hours and hard work clearing snow during the recent storms.

C. Public Works Recycling Report:

- Commissioner Spearing inquired on the anticipated recycling changes. Mr. Elsier stated that the Spring Newsletter will announce the new Single Stream Recycling Program. A grant application to reimburse the Township for new recycling containers was previewed by the local Department of Environment Protection and is ready to be submitted in April.

D. Engineer's Report - Erik Garton, Gilmore & Associates, provided the following updates:

- Montgomery County 2040 Grant Application was submitted on March 1, 2018.
- JERC Partners XXXVIII and J.G. Petrucci Co., Inc. for The Station At Willow Grove groundbreaking is scheduled for April 19, 2018 at 3 p.m.

E. Landscape Architect's Report - James Faber, McCloskey & Faber, P.C., provided the following updates:

- The Station At Willow Grove has satisfied the technical review and on March 7, 2018 will provide an escrow estimate.
- YMCA is going through site changes that do not impact replacement trees and configuration.
- Gloria Day Memory Care will provide their "as built" drawing.

F. Traffic Engineer's Report: Joseph DeSantis, McMahan Associates, Inc., provided the following updates:

- The Station At Willow Grove is planning installation of a crosswalk and a meeting is anticipated with SEPTA.
- Willow Grove Train Station kick-off meeting is March 20, 2018 to review traffic impact and relocation of the train station.

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- Route 611 Bridge repairs will begin in June with temporary lane restrictions. Starting July 4, 2018 through Labor Day, permanent traffic lane restrictions will be in place. Cameras will assist to control traffic flow.
 - Hatboro Township received a Green Light Go Grant for Byberry and Warminster. PennDOT agreed to install a much-needed left turn lane, a thru lane and a right turn lane that will require Upper Moreland and Hatboro to partner and widen the road.
 - Grant opportunities for 2018 include Multi-Modal due in March, ARLE due in June, DCED due in July, Green Light Go - Summer/Fall, and Multi-Modal again in November/December. Mr. DeSantis will reiterate the list of grant opportunities at a future Community Development Committee Meeting.
- G. Upper Moreland School District – Construction/Other Items:
- Commissioner Lavallo announced the "Safe Schools Forum" to be held on Tuesday, March 13, 2018 at 7 p.m. in the Upper Moreland Middle School auditorium.
- 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) - Nothing to report.
- J. Pennsylvania Review Advisory Council - Commissioner Lavallo provided the following updates:
- Commissioner Lavallo was unable to attend the Public Meeting on Tuesday, February 13, 2018, in Harrisburg, PA, due to his attendance at a meeting in Washington, DC.
 - An advisory report is due May 1st to Governor Wolf's office regarding the 2015 Statewide Building Code.
 - There is major emphasis in the built environment at State and Federal levels related to disability, with a tremendous amount of research supported by the Americans with Disabilities Act, significantly altering environmental upgrades to internal and external building code.
 - Security code concerns have escalated and upgrades are being incorporated at State and Federal levels that address technical solutions within and around structures.
 - House Bill 1469 is being considered that initiates the opportunity for building permit applicants to use a third-party, certified inspector and planner in the Commonwealth to obtain comparative pricing. Commissioner Lavallo will provide a follow up and confirm whether the Township would be exempt from the effect of this legislation. Mr. Purtell clarified that the Bill specifically targets municipalities that use third-party agencies and does not target municipalities that have in-house code enforcement personnel.
- K. Upper Moreland Historical Commission - Susan Worth La Manna's, Member, provided the following updates:
- Reminded the Committee and public to speak clearly into the microphone to be able to understand conversations when listening on personal electronic devices.
 - In addition to the "Safe Schools Forum" on Tuesday, March 13, 2018, the students have organized the day's events in honor of the Parkland Massacre victims and will include a private period of time with no public access to the campuses, a "walk out" at the High School, and "walk-in" at the Middle School.
 - The Historical Commission and Historical Association met with Iron Hill Construction Management and Mr. Purtell on Monday, March 5, 2018 at the 1797 Post Office to document and remove artifacts prior to the demolition and beginning of the downtown

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development of The Station At Willow Grove. Jeff Worth was thanked for his assistance transporting items donated for recycling to Benjamin Franklin High School. The Commissioners were also thanked for their support on the project.

- Commissioner Scull stated that interior architectural items were unable to be removed; however, doors, hardware, and a cider press were salvaged, and thanked Paul Geisinger, Iron Hill Construction Management, for his assistance.

VIII. Land Development/Subdivision:

A. The Committee directed the Township Solicitor to prepare an amended resolution for action at the April 2, 2018 Regular Meeting of the Board of Commissioners on construction field changes proposed by the YMCA.

- Jonathan Grosser, Esquire, introduced Matthew Witters, Project Manager from Eustace Engineers, George Marks, Project Architect from Kramer Marks, and Sean Elliott, Vice President of Operations, Services, & Capital Projects at Philadelphia Freedom Valley YMCA.
- Mr. Witters reviewed field changes to the site and building:
 - Reduced overall gross square footage for the first phase of the building.
 - Reduced parking from 520 to 492 spaces with no impact on Township's parking requirements.
 - Elimination of exterior pool and pool area until future expansion is required.
 - Reduction of interior parking islands.
 - Reduction of parking lot trees with no impact on Zoning requirements.
 - Added street trees along the driveway.
 - Commissioner Lavalley inquired on the reduction of estimated use of the facility. Mr. Witters stated that future plans remain for a full build-out. Mr. Grosser clarified that the YMCA Board found errors in the feasibility study which resulted in \$10 million over budget and, thereby are taking measures to recover the deficit. Mr. Witters stated that the current projected use of the facility has been reduced.
 - Commissioner McFatridge inquired on the status of anticipated SEPTA service. Mr. Elliot stated that SEPTA has not provide official notice; however, the YMCA has made an official request for service at the site.
 - Commissioner Spearing inquired how the construction site managed during recent significant weather events. Mr. Witters stated that no issues were experienced.

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

X. **New Business:**

A. Request from JERC Partners XXXVIII and J.G. Petrucci Co., Inc. for the Station of Willow Grove development project, of a waiver of the time limit and number of units kept on site at any one time.

- The Committee agreed to direct the Township Solicitor to prepare a resolution for action at the April 2, 2018 Regular Meeting, to allow for one (1) office trailer for 18-months and up to five (5) dumpsters for 12-months.

B. Authorization to apply for Traffic Signal Improvements at Davisville and York Roads.

- The Committee authorized the Traffic Signal Improvements application and directed the

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Township Solicitor to prepare a resolution for action at the April 2, 2018 Regular Meeting, authorizing the submittal of the application.

XI. **Other Items** - Nothing to report.

XII. **Redevelopment:**

- Commissioner Lavallo attended a portion of the Redevelopment Meeting on February 28, 2018. Michael Narcowich, Principal Planner II, Montgomery County Planning Commission, attended and there was a presentation on the Comprehensive Plan; however, nothing significant was reported.

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

XIV. **Commissioner Comments** - Nothing to report.

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:00 pm.

Respectfully submitted by Kathleen Kristire.