

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**July 13, 2020 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Chair Joseph A. Lavalley; 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 remotely, via audio call, by Commissioner and Committee Chair Joseph A. Lavalley.

**IV. Presentations/Announcements:**

- Commissioner Spearing announced that the Board of Commissioners met in Executive Session remotely, via audio call, to discuss legal matters.

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

**VI. Approval of Minutes** – June 15, 2020: The meeting minutes were unanimously approved as submitted.

**VII. Old Business:**

**A. Betz & Lukens Stormwater Improvements:**

- Mr. Hersh discussed the background of the project and the concept plan.
  - Commissioner McFatridge commented that the plan provides a great solution and is significantly cost effective.
  - Commissioner Lavalley inquired on the level of resurfacing and recontouring of the road. Mr. Hersh replied that there is no recontouring and restoration would follow the requirements.
  - Commissioner Spearing commented that repaving of Lukens Lane could offer the neighboring properties an opportunity to repave.
  - Commissioner Scull inquired on the cost and Mr. Hersh replied that it would be \$25,000 with a contractor.
- The Committee recommends that the Board of Commissioners take action at the August 3, 2020 Regular Meeting, on the Betz & Lukens Stormwater Improvements.

**B. Maryland/Commerce/Blair Mill Road Improvements – Phase II**

- Anton Kuhner, McMahon Associates, identified the Willow Grove Turnpike Interchange area improvements would be at the intersection of Blair Mill Road and Easton Road and, the intersection of Maryland Road and Commerce Avenue.
  - Commissioner Lavalley inquired on coordinating with Horsham Township. Mr. Kuhner stated that the first step is to submit joint grant applications for Phase I and Phase II.
  - Commissioner Spearing commented that areas of Blair Mill Road and Easton Road are ready to begin construction and Mr. Kuhner confirmed that Horsham Township has received grant funding intended for work to begin in 2021.
  - Commissioner Spearing requested that utilization of the powerline trail be included in the plan.

- Commissioner Lavelle inquired on the design concepts and Mr. Kuhner confirmed that the three design concepts are: dedicated re-striping of Commerce Avenue, reconstruction of the triangular traffic islands, and the installation of a multi-use trail along Commerce Avenue.
  - Commissioner Spearing commented concerns about 10-foot versus 12-foot lanes on Maryland and Commerce Avenue to accommodate truck traffic. Mr. Kuhner replied that lane widening on Commerce Avenue is planned for Phase II of the project.
  - Commissioner Spearing suggested that United Parcel Service support funding as well.
  - Mr. Kuhner recommended applying for the upcoming County Transportation Program (CTP) and the Multimodal Transportation Fund (MTF).
  - The Committee approved the grant application to the CTP due by July 31, 2020.
  - The Committee recommends that the Board of Commissioners take action at the August 3, 2020 Regular Meeting, to formally approve grant applications to CTP and to MTF. (Editorial Note: The Board of Commissioners will take action on the MTF at the September 14, 2020 Regular Meeting.)
- C. 2018 ARLE Grant for Traffic Signal Upgrades on Blair Mill/Horsham Roads – Out-for-Bid Options:
- Mr. Kuhner stated that the 2018 ARLE Grant funding was received. PennDOT approved the design and is requesting to review the construction plans and bid documents.
  - Commissioner Spearing requested that Township-wide LED upgrades be included. Mr. Elsier replied that he will coordinate the work with Mr. Schaible and Mr. Kuhner.
  - The Committee recommends the Board of Commissioners take action at their August 3, 2020 Regular Meeting, on the construction plans and bid documents.

#### **VIII. Land Development/Subdivision:**

- A. 551 N. York Road (Fairhill Commons) Land Development Resubmission:
- Michael Yanoff, Goldstein Law Partners, clarified that the housing constructed at 551 N. York Road will be for students' use, but not limited to the same.
  - The Committee discussed the June 11, 2020 SALDO waivers and stormwater waivers with Brian Focht, P.E., at C2C Design Group.
  - Vicki Kushto, Esquire, representing Green Willow Run, commented on the following:
    - Response was not provided to items under "Access Recommendation" in the letter from Bogia Engineering of May 15, 2020 to the report of Horner and Canter Associates, the traffic engineer for Green Willow Run Access.
      - The applicant's engineer replied that a driveway already exists which served Winter Sports, the site distance is correct to the left and right, and there have been no problems with traffic exiting at the same location.
    - York Road is indicated as being the preferred access rather than Fairhill Road.
    - Inquired on investigations to be conducted regarding vehicle interaction with Green Willow Run access driveway and, provision of a shared access with the site driveway on North York Road
      - The applicant's engineer replied that investigations will be done when the Highway Occupancy Permit application is submitted.
    - Inquired on correspondence between the applicant and PennDOT to date
      - The applicant's engineer replied that permit applications are being prepared and they are awaiting the State to announce the Green Phase of COVID and reopen offices.

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**July 13, 2020 - Meeting Minutes**

- Requested copies of all HOP Plans, comments and response letters between the applicant and PennDOT to Green Willow Run
    - Commissioner McFatrige stated that the information will be available at the Township.
  - Comments and issues were not adequately addressed in the report prepared by Horner & Canter Associates.
  - Concerns over curb cuts on the opposite side of North York Road with conflicting traffic across the street are reasons that access is preferred on Fairhill Road.
  - Concerns over traffic volume interaction with other driveways on York Road.
  - Mr. Yanoff replied that all comments from Green Willow Run are PennDOT's issues. He requested that the Committee provide specific direction because the applicant has accommodated the concerns of Green Willow Run's residents by offering an alternative for traffic.
    - Commissioner Spearing replied that Green Willow Run's concerns should be addressed. Commissioner McFatrige stated that he will recuse himself from voting on the decision, but acted as a facilitator for tonight's discussion. Commissioner Lavalley stated that the issues need to be analyzed and understood before moving forward.
  - The Committee agreed to continue discussions at the August 10, 2020 Community Development Committee Meeting.
- B. 4121 Blair Mill Road Subdivision:
- Nick Rose, P.E., Protract Engineering, and the Committee discussed issues related to sidewalks and stormwater drainage.
  - Joanne Hartshorne, the applicant, stated difficulty with clearly hearing the presentation and disagreed with requirements of sidewalks.
  - The Committee recommends the Board of Commissioners take action at their August 3, 2020 Regular Meeting, on the subdivision and waivers for 4121 Blair Mill Road.

**IX. New Business:**

- A. Carson Simpson Farm Streambank Stabilization Project:
- Mr. Hersh discussed the design proposal and cost estimate.
  - Commissioner McFatrige inquired about construction costs. Mr. Hersh stated that his estimate was comparable with nearby streambank stabilization projects.
  - Commissioner Spearing inquired if a Department of Environmental Protection (DEP) permit is included and Mr. Hersh confirmed that it is included along with a waiver of permit.
  - The Committee recommends the Board of Commissioners take action at their August 3, 2020 Regular Meeting, on the cost design estimates as well as directing the Solicitor to prepare a temporary construction easement and maintenance agreement for the streambank stabilization project.
- B. Consider an amendment to the Zoning Ordinance regulating movie theater use in Township:
- Brian Regli, New Century Associates, discussed details of the proposed drive-in movie facility located at the Marketplace.
  - Commissioners McFatrige and Spearing commented concerns about noise, reflection of lights, traffic around the fire house, radio transmission, air conditioning, pedestrian access delivering food to cars and, the sale and use of alcohol.

- The Committee agreed to support a trial basis to determine how well the site will be managed.
- Commissioner Lavalley commented concerns about occupant load and ADA access. Mr. Regli replied that CDC guidelines will be followed and that the theater is ADA accessible.
- Commissioner Scull inquired about movie ratings and FM radio transmission. Mr. Regli replied that the FM radio transmitter only travels 300 feet and the movie content would have ratings of G, PG and possibly R.
- The Committee directed the Solicitor and Mr. Purtell to prepare a resolution for temporary use of a drive-in theater under the authority of COVID-19 emergency declaration, and recommended the Board of Commissioners take action at their August 3, 2020 Regular Meeting.

X. **Presentations** - nothing to report.

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

- A. Code Enforcement Department Reports - Nothing to report.
- B. Public Works Department Report and Recycling Report - Nothing to report.
- C. Engineer's Report - Nothing to report.
- D. Landscape Architect's Report - Nothing to report.
- E. Traffic Engineer's Report - Nothing to report.
- 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} - Dr. Lynnette Saunders, Chair, provided the following updates:
  - Invasive vines were removed from Veterans Park on July 11, 2020 and there are plans to remove invasive vines from the Dog Park in August.
  - On September 5, 2020 an information giveaway will be held at Masons Mill Park while practicing social distancing. A limited number of copies of the book, "Nature's Best Hope" by Doug Tallamy will be given away.
  - The Council is requesting to create a Facebook page. Commissioner McFatrige replied that a policy would need to be drafted.
- Commissioner Spearing requested that the EAC partner with the Middle School to incorporate their raingardens into the curriculum.
- I. Pennsylvania Review Advisory Council - Nothing to report.
- J. Upper Moreland Historical Commission - Nothing to report.

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

XIII. **Redevelopment** - nothing to report.

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

XV. **Commissioner Comments:**

- Commissioner Lavalley stated that there will be a dedication of the Korean War Memorial on July 25, 2020.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
July 13, 2020 - Meeting Minutes**

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 11:15 p.m.

Respectfully submitted by Kathleen Kristire.