

**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 Spearing in an effort to start the meeting on time while allowing Commissioner and Committee Chair Joseph A. Lavallo time to resolve technical issues.

IV. **Presentations/Announcements:**

- Commissioner Spearing stated that the Board of Commissioners held an Executive Session prior to the start of tonight's Committee meeting to discuss legal and personnel matters.

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

VI. **Approval of Minutes** – July 13, 2020: The meeting minutes were unanimously approved as submitted.

VII. **Old Business:**

A. ***Land Development Resubmission for property located at 551 N. York Road (Fairhill Commons):***

- Michael Yanoff, Goldstein Law Partners, stated that zoning appeals were withdrawn and he discussed language regarding student housing versus non-student housing use of the property on York Road.
- Mr. Baumler clarified that the language allows for flexibility with use of the property.
- Brian Focht, C2C Design Group, reviewed their revised waiver letter.
- Gregg Bogia, Bogia Engineering Inc., reviewed their responses to letters received from Horner and Cantor Associates and Green Willow Run.
- Vicki Kushto, Clemens Richter and Reiss, P.C., read comments on behalf of Green Willow Run concerning a second access on Fairhill Road, traffic delays, traffic impact study review, Fire Marshall's review, traffic accessing driveways, use of the property, SALDO requirements, and PennDOT review.
- Commissioner Lavallo suggested and the applicant agreed that the PennDOT Highway Occupancy Permit (HOP) application be made available for public review.
- The Committee recommends the Board of Commissioners take action at their Regular Meeting on September 14, 2020.

VIII. **Land Development/Subdivision:**

A. ***Land Development request by JLLH-WR, LLC for property located at 2255 Wyandotte Road:***

- Commissioner Lavallo stated that the waiver request letter was not received by the Committee and directed the applicant to provide the waiver requests for a future Committee meeting.
- Gavin Lebowski, Labowski Law, explained the project and use of the proposed building for detailing and storage of vehicles.

- Commissioners Whiting and McFatrige discussed emergency access to the area while delivery trucks are parked along the dealership.
- Richard Stoneback, Charles E. Shoemaker, Inc., discussed non-compliant waiver items in the review letters provided by Gilmore & Associates and McCloskey & Faber, with no objections from the applicant.
- Commissioner Spearing commented about the easement for sanitary and public water with regard to emergency access. Mr. Lebowski stated that the applicant is committed to provide an easement on the property to accommodate water and sewer.
- Commissioner Spearing and Mr. Stoneback discussed the easement along the Turnpike designated for parking.
- Commissioner Lavalley and Mr. Stoneback reviewed the stormwater management at the site.
- Mr. Hersh, Gilmore & Associates, stated that revised plans for stormwater requirements would meet compliance issues.
- Commissioner Spearing inquired on the ownership of a pipe on the property line. Mr. Stoneback replied that the pipe will be clarified.
- Commissioner Lavalley requested that the applicant provide the waiver letter, include wayfinding signage on the site for the Township, and directed the Solicitor to prepare the appropriate decision or resolution.
- Commissioner McFatrige and Mr. Purtell suggested that the Board of Commissioners move for action at the September 14, 2020 Regular Meeting, conditioned upon receipt of an outline of waiver requests, which the Township concurs with the applicant.
- The Committee recommends the Board of Commissioners take action at their Regular Meeting on September 14, 2020.

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

X. **Presentations** - Nothing to report.

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

A. Code Enforcement Department Reports

- Commissioner McFatrige inquired about construction signs on Davisville Road. Mr. Purtell stated that the signs are "Design Build", posted by Petrucci, for a proposed age-restricted housing project, which an application is being prepared for submission of land development with an estimated start of the project for April 2021.
- Commissioner Lavalley inquired about the Department's revenue and Mr. Purtell stated that revenues are slightly down but comparatively higher than last year at this time and are doing well.

B. Public Works Department Report and Recycling Report:

- Mr. Elsier discussed Lower Moreland Township's change in services and leaving the compost facility.

C. Engineer's Report:

- Commissioner Spearing requested an update on the Fair Oaks Basin for the next Committee Meeting. Mr. Hersh replied that property lines were staked, an update on the bid will be provided, and the National Pollutant Discharge Elimination System (NPDES) water quality permit is awaiting approval.
- Commissioner Lavalley requested an updated set of drawings from Mr. Hersh.

D. Landscape Architect's Report:

- Commissioner Lavalley reviewed items in the report.

- E. Traffic Engineer's Report - Mr. Candland discussed:
  - Improvements and easements at Davisville Road and Byberry Road are progressing toward completion.
  - The Montgomery County Transportation Program grant application was submitted and a letter of support was received from Horsham Township.
- 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} - Mr. Elsier reviewed updates in the absence of Dr. Lynnette Saunders, Chair.
  - On September 5, 2020 from 10:30 a.m. to 1 p.m., an information table will be available at Masons Mill Park covering topics on stormwater, rain gardens, native plants, Bird Towns and other items. Copies of the book, Nature's Best Hope by Doug Tallamy will also be given away.
  - Dr. Saunders inquired on ways to get mosquito sprayers to follow guidelines. Mr. Purtell replied that Montgomery County generally sprays once or twice a year with four to six weeks' notice, anyone who applies pesticides must have a license from the EPA, and permits are not required. Commissioner Spearing stated that there will be a follow up at a future Committee meeting.
- I. Pennsylvania Review Advisory Council:  
Commissioner Lavalley stated that reports on recommendations to the legislature and Governor's office regarding adoption of 2018 ICC Codes in the Commonwealth of Pennsylvania are ongoing.
- J. Upper Moreland Historical Commission - Nothing to report.

**XII. Other Items:**

- A. Consider request by Beth Sheehan for waiver of double permit fees:
  - The Committee denied the request to waive double permit fees.
- B. Draining issues/proposed solution for 2000 Paper Mill Road, Huntingdon Valley, PA (Paul Hoffman):
  - Mr. Candland explained that a 2-3-inch asphalt berm would be installed by the Public Works crew at the driveway entrances of Mr. Hoffman's property to improve stormwater issues. Mr. Hoffman agreed to pay for all materials and equipment and perform all maintenance. Mr. Hersch suggested that the Solicitor draft a waiver of responsibility for any damages incurred to vehicles from the work.
  - The Committee denied the proposed solution for draining issues.

XIII. **Redevelopment** - Nothing to report.

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

**XV. Commissioner Comments:**

- Commissioner Whiting reminded all citizens to conform to requests by the CDC and Governor's office, and to wear masks and stay safe.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:15 p.m.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
August 10, 2020 - Meeting Minutes**

Respectfully submitted by Kathleen Kristire.