

UPPER MORELAND TOWNSHIP
Community Development Committee
September 17, 2018 - Meeting Minutes

Community Development Committee Members - Commissioner and Chair Joseph A. Lavalle; 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 meeting was called to order by Commissioner and Committee Chair Joseph A. Lavalle at 7:45 p.m.

IV. Presentations/Announcements:

- Commissioner and Committee Chair Lavalle announced that the Board of Commissioners met in Executive Session at 6:00 p.m., prior to the commencement of the Community Development Committee Meeting to discuss legal and personnel matters. Commissioner Lavalle apologized for the late start of the meeting.

V. Roll Call: Commissioner and Committee Chair Lavalle and Commissioner Spearing. Absent: Commissioner McFatrige. Members: Messieurs Elsier and Purtell. Also present: David A. Dodies, Township Manager; James Hersh, P.E., Township Engineer; Patrick Hitchens, Township Solicitor.

VI. Approval of Minutes – July 16, 2018 meeting minutes were unanimously approved as submitted.

VII. Acceptance and Approval of the following reports:

A. Code Enforcement Department Reports - Nothing additional to report.

B. Public Works Department Report:

- Commissioner Spearing stated that residents tend to confuse the Township's road repaving project with Aqua's road repaving from utility work. Aqua tries to coordinate with all utilities doing work in the roadway.
- A resident and landscape business owner in the community, commented that residents leave piles of grass clippings laying in streets and on sidewalks. Commissioner Spearing commented that improper disposal of grass clippings effects water inlets. Commissioner Lavalle stated that conditions are not properly defined in the Property Maintenance Code.
 - Don Warner, a resident, seconded the previous resident's comments stating that debris clogs storm drains, effects water quality and community aesthetics. He asked the Committee to create an Ordinance plan to specifically address these issues.
 - Commissioner Lavalle commented that leaf season is approaching and asked for recommendations on where to pile leaves for collections. Mr. Elsier stated that recommendations are listed in the Fall Newsletter, but overall it is a difficult task because some locations do not have curbs or sidewalks.
 - Mr. Purtell recommends language on disposal of grass clippings not be stated in the Property Maintenance Code and suggested placing language in Chapter 290 - Streets and Highways, under Obstructions, to make it enforceable by the Police. Mr. Dodies

UPPER MORELAND TOWNSHIP
Community Development Committee
September 17, 2018 - Meeting Minutes

agreed that it is not a Property Maintenance issue and should be defined under Obstructions in the Right-of-Way.

- Mr. Hitchens will work with Mr. Purtell to craft language amending the Ordinance to be considered at a future Community Development Committee meeting.
- Commissioner Lavallo stated that the language should include a sensitivity to creating hazardous conditions in the public right-of-way.
- Commissioner Lavallo stated that the public can track these topics and participate in discussions at a future Community Development Committee meeting by checking the Township website calendar, Township television news channel or staying in touch with the Commissioners.

C. Public Works Recycling Report:

- Commissioner Spearing asked for an update on purchasing recycling containers and automation for recycling pickup. Mr. Elsier stated that results from the grant applications will be provided in October.

D. Engineer's Report:

- Commissioner Lavallo inquired on the status of Station At Willow Grove.
 - Mr. Hersh stated that the parking garage is complete, work continues on the medical office and residential portions of the building, and the loop road has been paved.
- Commissioner Lavallo inquired on the status of the YMCA.
 - Mr. Hersh stated that work continues on the retaining walls and paving the entrance. Constructing the streambank stabilization will begin soon.
- Commissioner Lavallo inquired on the status of the culvert under Davisville Road.
 - Mr. Hersh stated that once a joint permit is obtained, the YMCA is allowed to maintain the streambank in perpetuity without going back to the Army Corp of Engineers for another permit. The Stormwater Maintenance Agreement states that if a permit is not obtained, the YMCA will need to return to the Township for a permit.
 - Mr. Hitchens will follow up on the permit and will also make a review of the Stormwater Maintenance Agreement along with the Stormwater Plan to clarify that the Township has the authority to monitor the YMCA's maintenance of the streambank on the property.
 - Commissioner Valenza commented that streambank stabilization was also planned for the east side of Davisville Road because the flow of water would encroach on the Carson property.
- Commissioner Spearing commented that the Environmental Advisory Council and Parks & Recreation Advisory Council attended a site meeting that he coordinated at Fair Oaks Park on Tuesday, September 11, 2018 to address residents' concerns on plans to build a basin. He advised residents to attend future Community Development Meetings.
- Mr. Hersh stated that the Growing Greener Grant from Department of Environmental Protection and a National Fish & Wildlife Foundation Grant have been submitted.

E. Landscape Architect's Report:

- Commissioner Lavallo reviewed the list of updates provide by McCloskey & Faber.

F. Traffic Engineer's Report:

- Commissioner Lavallo reviewed the list of updates provided by McMahon & Associates.
- Mr. Dodies stated the following additional updates:

UPPER MORELAND TOWNSHIP
Community Development Committee
September 17, 2018 - Meeting Minutes

- PennDOT will open bids on October 4, 2018 for improvements at Easton Road and Blair Mill Road, and Easton Road and Fitzwatertown Road, to be funded by the 2015 Green Light-Go Grant.
 - Multi-Modal Grant from DCED was submitted on July 31, 2018 for improvements at Byberry and Davisville Roads and the award announcement is expected in November 2018.
 - PennDOT will advertise a project with a bid opening on October 4, 2018 for improvements proposed at Byberry and Warminster Roads funded by the Green Light-Go Grant.
 - PennDOT responded to the Township on August 27, 2018 that a southbound left turn advanced phase is not warranted at York Road and Warminster Road/Mill Road.
- Commissioner Spearing commented on a meeting held a week ago with PennDOT regarding capital projects and specifically the southbound Route 611 ramps onto the Turnpike. He suggested that another opportunity to discuss the project would be during the PA Turnpike Study Public Open House on September 20, 2018 from 5-7 p.m., hosted by Delaware Valley Regional Planning Commission (DVRPC) and Montgomery County Planning Commission (MCPC) at Fort Washington Fire House. Commissioner Lavelle stated that PennDOT's next meeting for selecting priorities will be in October 2020. Mr. Dodies stated that PennDOT and Montgomery County made it clear that one of the top three priorities for funding on the 12-year plan was the Willow Grove interchange once funding becomes available again.
- 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:
 - Commissioner Lavelle stated that Representative Murt sent a letter requesting Governor Wolf visit contaminated sites in the Montgomery/Bucks County areas. Commissioner Spearing stated that there were multiple hearings held in Horsham, Cheltenham and Abington. Legislation is being sponsored by Representative Murt regarding levels of PFOs & PFOS. There has been considerable amount of interaction with the Department of Environmental Planning on constructing granulated carbon filters.
- I. Environmental Advisory Council (EAC): Lynette Saunders, Chair, reviewed the updates in the August and September reports:
 - Earth Day activities are being planned for April 13-19, 2019 to include a variety of exhibitors with workshops relating to rain barrels, electric car demonstrations, wildlife education with live animals, birdhouse building, home insulation ideas, poster and essay contests with awards, prizes, music and food. The idea is to promote community involvement and understand energy efficiency.
 - A new grant application is being submitted for the Outdoor Environmental Education Center to include a fence and a stage to make presentations.
 - A new rain garden is being proposed at Mill Creek Park near the new basketball court to infiltrate stormwater and educate visitors.
 - The Council proposes to increase energy efficient lighting throughout the Township by installing LED lights in buildings and parking areas.

**UPPER MORELAND TOWNSHIP
Community Development Committee
September 17, 2018 - Meeting Minutes**

- The Council asked the Committee to recommend that SEPTA install solar panels at the new train station, which can also be used to educate the public.
 - Commissioner Lockard commented that she highly supports all these new ideas and suggested researching the Sustainable Pennsylvania Community Certification Program that was presented at the Pennsylvania State Association of Township Commissioners Conference held in June 2018. She stated that the certification could help when applying to other grants.
 - Don Turner, a resident, inquired on the status of the LED light program throughout the Township. Mr. Dodies stated that the original program involves a cooperative effort from a number of municipalities to accomplish the task and promote cost efficiency. The project's proposed start is in 2019.
 - Sue Worth-LaManna, a resident, suggested establishing a "Shade Tree Commission" to manage, educate and assist residential property owners with removing old trees and establishing new tree plantings.

J. Pennsylvania Review Advisory Council:

- Commissioner Lavalley stated that the updated State Building Code will be implemented on October 1, 2018. The next Code training session will be held September 27-28, 2018 in Pittsburg, PA, which will be live-streamed and on-demand. Contractors, architects, design professionals can contact Commissioner Lavalley through the Township for more information.

K. Upper Moreland Historical Commission - Sue Worth LaManna provided the following updates:

- Tickets for the Educational Event on Sunday, September 23, 2018 at 1 p.m. are sold out. Maps are being printed and will be available for the public to pick up from the Township Building for self-guided tours.
- Bannering of the polls in the historic downtown area is the next project for review with the 2019 budget.

VIII. **Land Development/Subdivision:**

- Commissioner Lavalley stated that there are no new land development/subdivision applications to report.

IX. **Old Business:**

- A. James Faber, McCloskey & Faber, P.C. - Update on draft ordinance of Native Plant Species – Mr. Faber will submit new information and present at a future Community Development Committee Meeting.
- B. James Faber, McCloskey & Faber, P.C. - Update on recommendations for Veteran's Memorial Park Fountain - Mr. Faber will submit new information and present at a future Community Development Committee Meeting.

X. **New Business:**

- A. The Committee directed Township Solicitor to draft a resolution for action at the October 1, 2018 Regular Meeting of the Board of Commissioners to set a date for a Public Hearing on November 13, 2018 to consider adopting the 2015 Edition of the International Property

UPPER MORELAND TOWNSHIP
Community Development Committee
September 17, 2018 - Meeting Minutes

Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures.

- Mr. Purtell recommended adoption of the Property Maintenance Code to align with the State-wide Code.

- Commissioner Lavalley stated that the only significant changes in the Property Maintenance Code relate to:
 - Minimum area requirements for occupancy.
 - Fire safety, fire suppression, fire department connections, notification of when a fire department accesses a facility and location of the connection and, specific and comprehensive locations of single and multi-station smoke alarms within new structures and existing buildings.

- Mr. Purtell stated that the Fire Marshall is in the process of proposing adoption of the 2015 International Fire Code Administrative Provisions and the Operational Permit section. An amendment is included in the Fire Code for Fire Department connection delineation signage. The 2015 Residential Code omits the requirement of sprinklers in single family dwellings, however, some municipalities have local amendments in place prior to 1999.

- Commissioner Lavalley stated that Property Maintenance Code is not part of the State-wide Building Code and is the responsibility of individual municipalities to consider its adoption and the year of the version they adopt. It is not required in the report to the Governor's office.

XI. Other Items:

- A. The Committee directed the Township Administration staff to retain a 3rd party consultant to evaluate the noise level coming from the air conditioning units on the roof of the Regency Towers and provide independent analysis for consideration by the Township.
- Mr. Dodies stated that a meeting was held with the management company at Regency Towers and it was the Regency's opinion that the unit is operating properly, within reason, considering the size and structure of the cooling units. With concerns of the residents in mind and nothing in the Ordinance specifying a decibel limit, the Township directed Regency Towers to have the unit checked by the manufacturer for any faults; however, the manufacturer stated that it is working within normal ranges.

 - Commissioner Spearing asked the age of the unit. Mr. Dodies stated that it was constructed in 2012.

 - Commissioner Spearing asked if this has been a consistent complaint since the unit was installed.

 - Elizabeth Kalinowski, a resident 510 Gilpin Road and representative for the residents of Gilpin Road, stated that she reported complaints from when the unit was initially installed, started a log of dates on noise issues and this year there have been over 20 days when noise was an extreme issue. She stated that the previous units were contained in an encasement. She stated that the noise keeps her up at night and she cannot enjoy being outside, all of which affects the quality of her life.

 - Commissioner Whiting commented that he supports the efforts to have a third-party consultant evaluate the noise issue.

XII. Redevelopment - Karen Houck, Chair, provided the following updates:

UPPER MORELAND TOWNSHIP
Community Development Committee
September 17, 2018 - Meeting Minutes

- There have been no meetings the past few months.
- Ms. Houck received an update from Michael Narcowich at Montgomery County Planning Commission (MCPA) who stated that the review of individual chapters of the Comprehensive Plan has been completed. MCPA is working internally on the draft document with peer review, content, graphics and formatting.
- Thanked Mr. Purtell for his assistance in working with Mr. Narcowich.
- Looking for aerial imagery of the Maryland Road interchange area specifically the cancer center, and is seeking assistance to acquire high level area photographs.
- A Joint Master Trail Plan is being coordinated for review on updated summary data and maps. Some recommendations will be to consider working with Horsham to attract the correct types of business enterprises to the area.
 - Commissioner Spearing commented on cooperative venues with other municipalities and confirmed with Mr. Dodies that a grant application was submitted for trail planning with Horsham.
 - Commissioners Spearing and Lavalley thanked the Task Force for their work on the Comprehensive Plan.

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

XIV. **Commissioner Comments:**

- Commissioner Spearing asked the EAC to consider a timeframe for the April 2019 Earth Day event in order to obtain approvals and secure land use from Pat Stasio, Director of Parks & Recreation, as soon as possible.
- Commissioner Spearing commented that there has been discussion regarding business with the Sewer Authority on issues concerning potential for injection pumps, laterals in the right-of-way, fire protection, and contamination of water and suggested budgeting for a 537 Plan in 2019. Mr. Dodies stated that there are grants available and opportunities can be sought for funding.
- Commissioner Lavalley announced that there will be a dedication ceremony of the new helicopter at Veterans Memorial Park on October 13, 2018 at 10 a.m.
- Commissioner Lavalley stated that the Board of Commissioners will meet in Executive Session immediately following the adjournment of the Community Development Committee to discuss legal and personnel matters.

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:25 p.m.

Respectfully submitted by Kathleen Kristire.