

UPPER MORELAND TOWNSHIP
Community Development Committee
September 16, 2019 - 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 Elsler, Director of Public Works

I. Moment of Silent Meditation:

- Commissioner Lavalley, on behalf of the Board of Commissioners, remembered the many victims and families in honor of the anniversary of the September 11, 2001 attacks against the United States.

II. Pledge of Allegiance

III. Call to Order - The meeting was called to order by Commissioner and Committee Chair Joseph A. Lavalley at 7:00 p.m.

IV. Presentations/Announcements:

A. Presentation of LED Street Light Conversion project by Michael Fuller, President, Keystone Lighting Solutions

- Mr. Fuller, who presented the final project specifications and proposal, discussed benefits of LED streetlights, financial savings and answered questions.
- Randall K. Schaible, Director of Finance and Assistant Township Manager, stated that financing would be through DeVal and the application deadline is the end of September. A meeting is scheduled on September 20, 2019 with PennDOT's District 6 Manager, Tim Greco, to discuss the potential use of Liquid Fuels funds to help finance the project.
- Sue Worth LaManna, a resident, inquired about the new downtown LED lights and their color. Commissioner Lavalley stated that the lights are LEDs and would need to confirm the color with the site plan.
- Karen Houck, Chair of the Revitalization Task Force, inquired on how the color temperature was determined. Mr. Fuller stated that the American Medical Association's guidelines regarding blue light effects on humans is misapplied to street lighting. Selecting street lighting is a standard decision for municipalities and is mostly subjective to what aesthetically looks best for the community.
- Commissioner McFatridge stated that 5000K or 6000K on a plow truck makes it difficult to see in snow and creates a whiteout; 3000K provides better definition and stated that brighter is not always better.
- Brian Shannon, a resident, inquired on internet requirements, costs and training. Mr. Fuller stated that it is a mesh network and there is no internet height. From the gateway, communication is LTD or cellular up to the cloud, hosted by the manufacturer, so there is no internet hyperband width required. Mr. Fuller stated that an annual fee is included in the financial analysis for the first 20 years which would remain ongoing.
- Commissioner Lockard inquired on cost savings after the first 20 years. Mr. Fuller stated that additional savings will continue beyond 20 years and the reasonable life of the fixtures is 30 to 40 years.
- Commissioner Lockard discussed the decorative inventory with Mr. Fuller.
- Commissioner Lockard asked if the Commissioners are in favor of the control nodes and Commissioner Spearing and Mr. Dodies replied that they are in favor of the controls.

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- Lynnette Saunders, Chair of the Environmental Advisory Council, commented concerns on leakage of light that can confuse migrating birds. Mr. Fuller stated that the cobra head fixture design projects 0% light above the fixture.
- Commissioner Lavalley commented on the next step to move forward, additional research on different lighting intensities and options in the payback period.
- Mr. Schaible recommended that the Committee move forward the proposal for consideration at an upcoming Regular Meeting of the Board of Commissioners. He advised that it is a good time to install the network with the costs stretched out over a longer period of time.
- Commissioner Spearing questioned the kilowatt charge for the metered system. Mr. Fuller answered that the two primary components are: usage and service location charger fees at the tap. PECO applies rate changes for various reasons and has decided to lower the service tap fees to offset increases in usage that result in a \$10,000 per year cost savings.
- Commissioner McFatrige inquired on the cost of a photocell fixture compared to a photocell Wi-Fi. Mr. Fuller stated that they are approximately \$100 more per fixture. The products have 10-year warranties and there is a one-year warranty on labor.
- Commissioner McFatrige inquired on flickering lights. Mr. Fuller stated that is because the driver usually needs replacement. The network control system tracks data on power.
- Commissioner Lavalley asked if there are other contractors performing the same work as Keystone Lighting Solutions. Mr. Fuller stated that other contractors perform both the design and installation. Keystone focuses on the design work.
- Commissioner Lavalley inquired if Keystone is currently involved in any technology upgrade projects. Mr. Fuller stated that there are small efficiency gains in LED technology from year to year which has pretty-much leveled out.
- Commissioner Lavalley asked about municipalities that have pursued grants and if Keystone provides assistance with applying for grants. Mr. Fuller stated that Keystone does not assist with applications and that Trappe Township and South Coatesville Borough have obtained grants.
- Commissioner Spearing inquired on the timeline to decide on the temperature of the fixtures. Mr. Fuller stated that a decision should be made within a week from the Board of Commissioner's approval of the lighting system.

V. **Roll Call:** Commissioner and Committee Chair Lavalley, Commissioners Spearing and McFatrige. Members: Mr. Elsier and Mr. Purtell. Also, present: David A. Dodies, Township Manager; Jim Hersh, Township Engineer; Sean Kilkenny, Township Solicitor.

VI. **Approval of Minutes** – August 12, 2019 meeting minutes were unanimously approved as submitted.

- Commissioner Spearing commented that he was impressed with the minutes and especially with the presentation.

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

A. Code Enforcement Department Reports - nothing to report.

B. Public Works Department Report:

- Commissioner Spearing inquired on the status of paving. Mr. Elsier stated that paving is complete.

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C. Public Works Recycling Report:

- Mr. Elsier stated that Otto Environmental is working to complete delivery of cans and residents are to start using them on Tuesday, September 19, 2019. Residents who have not received a container are advised to contact the Public Works Department. If they do not receive a new container before the next trash day, they should use their old container. Residents can also request a smaller container by calling the Public Works Department and the change takes about a week.
- Commissioner McFatridge clarified that the Township received a grant to cover most of the cost of the containers, employees will not be laid off, it is timesaving and a safer situation for employees.
- Commissioner Spearing asked about placement of the container for access by the trash truck. Mr. Elsier stated that the metal bar should face the street.
- Ms. Houck asked about labeling the container. Mr. Elsier recommends that residents label the container using a waterproof marker. Old containers are to be placed out with the trash for removal.

D. Engineer's Report - nothing to report.

- Commissioner Spearing commented that residents of Mansfield Road have issues regarding silting and the maintenance agreement of Silver Lake. He stated that there has been no communication from PECO to the property owners about installing new poles in their front yards and Mr. Dodies has contacted PECO for a response.
- Commissioner Lavalley stated that buildup of silt has been addressed in the past; however, there are jurisdiction issues.
- Mr. Dodies stated that the Lake was evaluated by the Department of Environmental Protection and it was determined that DEP will not take an active role to bring the conditions of the waterway into an appropriate state. Two different letters have been sent to encourage property owners to fulfill their maintenance obligations. Mr. Dodies will discuss remedies with the Township Solicitor, including the option to assess property owners for the Township's intervention of the site.

E. Landscape Architect's Report:

- Commissioner Lavalley reviewed items provided in McCloskey & Faber's report.

F. Traffic Engineer's Report - Mr. Dodies reviewed the report and highlighted the following items:

- Road and signal improvements are progressing at the Station At Willow Grove.
- Road improvements associated with the YMCA development at Terwood Road, Byberry Road and Davisville Road are slowly advancing.
- Byberry Road Bridge construction has been completed.
- A 2015 Green Light Go Grant to install video detection at the intersection of Blair Mill Road, Sycamore Avenue and Route 611 is complete.
- Work continues on a Hatboro Borough 2015 Green Light Go Grant for traffic signal upgrades at an intersection of Byberry Road in which Upper Moreland Township is performing the road work to facilitate the project. Mr. Elsier stated that Hatboro wants to move the control box back from the right-of-way and it is taking additional time to acquire the necessary easements.
- A 2018 ARLE Submission Grant was awarded to the Township in the amount of \$106,500, requires no match and will be utilized in 2020 for signal upgrades to Blair Mill Road and Horsham Road.

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- An announcement is awaiting on the 2018 Green Light Go application for upgrades to the signals from Davisville Road to Easton Road and adjacent intersections.
 - A 2019 PennDOT Multi-Modal Grant application is due early in November. Mr. Dodies stated that the Township has substantial commitments and he recommends finishing current road work projects before seeking additional funding. He stated that McMahon Associates is working with Horsham Township for opportunities to strengthen the traffic flow on Blair Mill Road and add to their Phase II improvements.
 - Commissioner Lavelle commented on the value of the presentation made by Horsham Township. Commissioner Spearing stated that it was a worthwhile meeting which requires follow up. He suggested that Horsham and Upper Dublin provide letters of support for the Route 611 Bridge over the PA Turnpike.
 - Commissioner Spearing agreed with Mr. Dodies comments to hold off on a Multi-Modal Grant application for November.
 - Commissioner McFatridge commended the improvement made to the left-hand turn lane at the intersection of Davisville Road and York Road.
 - Commissioner Spearing inquired on the status of road improvements in the area of the YMCA development on Davisville Road. Mr. Dodies stated that the discussion will be continued at a future Community Development Committee meeting. There are two grant awards for that area and regulations of the programs vary, which complicates the work to be performed.
- 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 - nothing to report.
- I. Environmental Advisory Council {EAC}: Lynnette Saunders, Chair, provided the following updates:
- Labeling of 200 storm drain labels in the Township is complete.
 - Thanked Commissioner Lockard for sending out an announcement on the Native Plants Presentation and Native Plant Giveaway to be held on September 28, 2019, which Pennypack Ecological Trust will provide coupons for free native plants.
 - Working to hang banners for the 2020 Earth Day Fair annual event.
 - Continuing work on Bird Safe building features, Zero Net Energy, Green Points and Green Rewards programs.
 - The number of plantings at Masons Mill Park were less than anticipated, lacked native species, and a Bird Town feature with signage. She suggested planting Oaks, Silky Dogwoods, native grasses and wildflowers that promote a significant habitat.
 - Commissioner Spearing requested that Ms. Saunders provide a list of native plant species that the EAC would like to include in future projects starting with Fair Oaks Park.
 - Mr. Stasio stated that he received Ms. Saunders email request on plantings which was forwarded to McCloskey & Faber and they confirmed that the plantings installed met the Township Ordinance requirements. Commissioner Spearing stated that the Parks and Recreation Department is committed to planting trees across the Township.
 - Commissioner Spearing commended the EAC for monitoring the Township's environmental aspects and for providing education on ecological issues in the community.

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- Ms. Houck suggested that the EAC offer a specific plant list with details of characteristics that the Task Force can include in the Comprehensive Plan.
- Sue Worth-LaManna, a resident, suggested creating a Shade Tree Committee that will address issues such as aging infrastructure and removal of trees by private property owners. Commissioner Spearing stated that there will be a presentation at a future meeting regarding a Shade Tree Committee.

J. Pennsylvania Review Advisory Council:

- Commissioner Lavalley stated that the next meeting in Harrisburg will be in October when new the technical advisory committees will be instated. A highly qualified member of the Township staff has applied for a position within the technical advisory committees.
- Commissioner Lavalley announced that he was reappointed for another three-year term to the committee on the Statewide Building Code by Governor Wolf.

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

- “Paint The Town” event held on September 15, 2019 at Farmstead Park was a success and will be planned again for next year.
- Station At Willow Grove made a request for the September 26, 2019 Zoning Hearing Board Meeting to utilize two of the Township's light poles to hang advertisements. The Commission requests that the Board of Commissioners deny approval.
 - Commissioner Spearing agreed that the poles are to be used to reflect the community and not private advertisements.

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

IX. **Old Business:**

A. Application and Resolution required by PennDOT for the installation of pedestrian flashing warning devices with construction of the replacement bridge over Pennypack Creek on Warminster Road in 2020:

- Mr. Dodies stated that a pedestrian flashing beacon was requested by the Committee when Joseph L. O’Neil, PE, Whitney Bailey Cox & Magnani, LLC (WBCM) and Judith R. Arena, Pennsylvania Department of Transportation (PennDOT) were present to discuss the replacement of Warminster Road Bridge over the Pennypack Creek at the April 8, 2019 Community Development Committee meeting. PennDOT has requested the Township execute resolutions for a sidewalk and a beacon to include in the design features on the project.
 - Commissioner Spearing stated that resolutions for the sidewalk and beacon are necessary to achieve amenities and commented that the scope of the project should be expanded toward York Road, with improvements to the span of the bridge and the nearby grade.
 - Commissioner Lavalley stated that the bridge was built 7-1/2 feet under the 100-year tidal, is prone to flooding, and should not be placed back at the same level.
 - Commissioner Spearing stated that he has asked SEPTA to support the Township's request to PennDOT to replace the bridge that could save lives during flooding events.
 - Commissioner Spearing asked about the status of the sidewalk agreement and Mr. Dodies stated that BOC tabled the item. Commissioners Spearing and Lavalley recommended that the sidewalk agreement be considered at the October 7, 2019 Regular Meeting.

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- The Committee recommends the Board of Commissioners move for action at their Regular Meeting on October 7, 2019, the application and resolution required by PennDOT for the installation of pedestrian flashing warning devices with construction of the replacement bridge over Pennypack Creek on Warminster Road in 2020. The Board of Commissioners will also take action on the Sidewalk Maintenance Agreement for the bridge.
- B. Application and Resolution required by PennDOT for Traffic Signal Improvements at Davisville and Byberry Roads:
- Mr. Dodies stated that McMahan Associates prepared the design plan for signal improvements at this intersection in conjunction with the construction of the YMCA and he recommends that the Board of Commissioners move for action at the Regular Meeting on October 7, 2019.
 - Commissioner McFatrige inquired on the status of the YMCA opening. Mr. Dodies stated that he anticipates that the YMCA will not complete the offsite improvements before providing a formal request to the Township to open the facility.
 - The Committee recommends the Board of Commissioners move for action at their Regular Meeting on October 7, 2019, the application and Resolution required by PennDOT for Traffic Signal Improvements at Davisville and Byberry Roads.
- C. Request for Release of Letter of Credit by YMCA:
- Mr. Dodies stated that PennDOT requested the YMCA provide a letter of credit for offsite improvements within their Right-Of-Way. In turn, the YMCA has made a request to the Township to release its letter of credit for the same improvements for the purpose of avoiding any overlap/duplication.
 - Mr. Dodies and Mr. Kilkenny have not experienced any previous requests of this nature. Commissioner McFatrige commented on the Township's need to hold a letter of credit and that the YMCA cannot open their facility without fulfilling conditions outlined in the Conditional Use Application.
 - Commissioner Lavelle stated that the letter of credit held by the Township is essentially a safety policy to ensure that the improvements will be executed.
 - The Committee denied the request for release of Letter of Credit by YMCA and directed David Dodies to communicate their decision to the YMCA.
- X. **New Business -**
- A. Sketch Plan of Potential Parking Lot adjacent to Carton Road:
- Mr. Hersh thanked residents from the neighborhood of Fair Oaks Park for attending and stated that the next step on the basin project is to provide a final design and apply for a National Pollutant Discharge Elimination System (NPDES) permit. The playground structure will be relocated to another area in the park and a 26-space parking lot is proposed to incorporate in the full project.
 - Mr. Stasio stated that he and Commissioner Spearing spoke with residents during a meeting last year and discussed additional parking.
 - Wendy Salear, a resident, questioned the additional lot especially because there are mostly walkers to the park. Commissioner Spearing stated that on-street parking is currently used for athletic events and there is a need to accommodate overflow from large softball events. Mr. Stasio stated that the Township is anticipating additional events at the park as well as ADA parking near the playground.

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- Dan Ammazzalorso, resident at 2001 Carton Road, stated that he has not seen a soccer game played at the field in the past 15 years. He asked if all the neighbors were informed of the proposal for a parking lot. Commissioner Spearing stated that he contacted the neighbors by knocking on doors. Mr. Ammazzalorso asked about a decrease in his property value as a result of a parking lot. Mr. Kilkenny stated that the Township does not guarantee property values. Commissioner Spearing stated that the Township will address issues that can protect property values.
- Mr. Ammazzalorso stated that he calls the Township to maintain trash, weeds, poison ivy and insects in the area around the Park. He also asked about stormwater drainage and Mr. Hersh responded that the entire area currently drains into the basin and further improvements would be made with slight regrading of the naturally existing areas. Commissioner Spearing stated that this is an opportunity to address concerns and enhance the conditions around in the Park.
- Mrs. Ammazzalorso, resident at 2001 Carton Road, stated concerns about lighting the parking lot. Commissioner McFtridge stated that there will be no lights and gave an example of Veterans Memorial Park which is monitored by the Police which has resolved issues.
- Mrs. Ammazzalorso suggested paving the walkway to the playground instead of installing a parking lot. Commissioner Lavalley discussed the Americans with Disabilities Act (ADA) that requires provisions be made to access to the playground and there are specifications that would need to be included to pave the walkway. Commissioner Spearing stated that the plan includes a planting a buffer which can be selected by the neighbors.
- Mrs. Ammazzalorso asked about the next step. Commissioner Spearing stated that he will be in contact to organize a meeting at the Park with the neighbors before the Board of Commissioners moves for action on the project. Commissioner McFtridge suggested taping off the proposed area to get an idea of how it will appear.
- A resident commented that visitors park at random locations in neighborhood and access the path in the Park. He supports improvements but is concerned about the size of an additional parking lot, buffering and security, and the impact on property values. Commissioner Spearing stated that buffering will not hide the lot from view and will be planted for residential properties located next to the lot. Commissioner Spearing discussed in detail the importance for the Township to make improvements and protect the overall environment that adds value to the community. Commissioner Lavalley suggested that alternative ideas could change the design of the parking lot but still remain ADA compliant.
- Mr. Ammazzalorso inquired on Upper Moreland's baseball leagues or teams that utilize the Park. Mr. Stasio stated that the Parks and Recreation Department does not run any leagues at the Park. Commissioner Spearing stated that every team that uses the Township athletic fields must have 75% members in order to get a permit. There is no charge for groups that are residents and non-resident groups are not permitted use of the fields.
- Mr. Ammazzalorso asked about the projected cost and Mr. Hersh stated that it would be approximately \$100,000. Mr. Ammazzalorso commented that \$100,000 could be used to pave streets and improve infrastructure. Commissioner McFtridge stated that streets are paved approximately every 12 years and the schedule can be checked for his street.

XI. Other Items - nothing to report.

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XII. Redevelopment:

- Karen Houck, Chair of the Task Force, stated that she is working with Montgomery County Planning Commission to finalize the Comprehensive Plan and provide a draft presentation to the Committee. Mr. Dodies stated that the Township received today a document from the MCPC that needs to be reviewed.

XIII. Visitor Comments:

- Ms. La-Manna commented on items for consideration in the 2020 budget that include: a dry-hydrant in Ward 6-2, top priority for safety and security of the Township building and employees, and the deterioration of the Woodlawn School building.

XIV. Commissioner Comments:

- Commissioner McFatrige commented on the proposed development of 432-514 Davisville Road regarding the applicant's request for parking relief and he recommends a requirement of 1.5 parking spaces per a two-bedroom unit as opposed to the applicant's request for one parking space per unit.
 - Ms. Worth La-Manna commented that the applicant is Federation Housing who intends to provide one parking space for a social worker, which is insufficient parking for additional caregiving staff and those visiting the residents.
 - Ms. Houck commented concerns on the decision process that determined parking requirements for this type of development.
 - The Committee directed Mr. Kilkenny to represent the Board at the next Zoning Hearing Board Meeting regarding the parking issue.
- Commissioner Spearing stated that Weinrich's Bakery celebrated 100 years of business on September 7, 2019.
- Commissioner Spearing stated that American Legion 308 is celebrating 100 years of business and he will present them with a plaque in honor of Veteran's Day.

XV. Adjournment - There being no further business to discuss, the meeting was adjourned at 11:00 p.m.

Respectfully submitted by Kathleen Kristire.