

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
May 12, 2025 at 7:00 p.m.
AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

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please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

Community Development Committee Members: Commissioner and Committee Chair Demond Mullen, Commissioner and Board President, Kip McFatridge and Commissioner Nicholas Scull; Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

- I. Moment of Silent Meditation**
- II. Pledge of Allegiance**
- III. Call to Order**
- IV. Announcements**
- V. Roll Call**
- VI. Presentation**
- VII. Public Comments – Non-Agenda Items Only**
- VIII. Approval of Minutes – April 14, 2025 (attachment)**
- IX. Land Development/Subdivision**
- X. New Business**
 - A. 3320 Davisville Road Lot Line Rezoning (attachments)
- XI. Old Business**
- XII. Redevelopment**
- XIII. Acceptance and Approval of the following monthly reports (attachments)**
 - A. Code Enforcement Department Reports
 - B. Public Works Department Report and Recycling Report
 - C. Engineer's Report and Landscape Architect's Report
 - D. Traffic Engineer's Report
 - E. Environmental Advisory Council
 - F. Historical Commission
- XIV. Other**
- XV. Commissioner Comments**
- XVI. Adjournment**

**UPPER MORELAND TOWNSHIP
Community Development Committee
April 14, 2025 - Meeting Minutes**

Community Development Committee Members - Commissioner and Committee Chair Demond Mullen, Commissioner and Board President Kip McFatridge, and Commissioner Nicholas Scull. Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and 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 Mullen.
- IV. **Roll Call:** Commissioner and Committee Chair Mullen, Commissioners McFatridge and Scull, Mr. Elsier, and Mr. Purtell. Also present: James Hersh, Gilmore & Associates, Patrick T. Stasio, Township Manager, and Alex Baumler, Township Solicitor.
- I.,
- V. **Announcements/Presentations** – Nothing to report.
- VI. **Public Comments – Non-Agenda Items Only** – Nothing to report.
- VII. **Approval of Minutes** – March 10, 2025:
The Committee unanimously approved the minutes as submitted.
- VIII. **Land Development/Subdivision** – Nothing to report.
- IX. **New Business:**
 - A. Pennypack Ecological Restoration Trust – Pedestrian Crossings – Chris Mendel, Director, discussed the following:
 - Rendering showing enhancements to the public right-of-way along Edge Hill Road and Huntingdon Road, proposed signage, landscaping, retaining walls, changes to driveway grading, pedestrian crosswalk, and maintenance provided by PERT;
 - Vehicular entrance, parking, pedestrian circulation across Huntingdon Road to the June Fete fairgrounds;
 - Securing funds and a maintenance agreement with terms and conditions.Commissioner Scull commended the proposed work that will contribute to traffic calming. Sue Worth-LaManna, resident, commented to lower the 35-mph speed limit along Huntingdon Road transitioning from Masons Mill Road. Mr. Purtell advised contacting the Police Department.
 - The Committee recommends the Board of Commissioners approve at the May 5, 2025 Regular Meeting with conditions met and a Right-Of-Way Agreement.
 - B. Amendments to Ordinance No. 1754 – Mr. Purtell summarized the following:
Zoning Code amendments that were unintentionally changed/omitted during the comprehensive update that include:
 - R2 side yard setbacks;
 - Tents, temporary structures and display areas;
 - Impervious surface coverage;
 - Swimming pool definitions;
 - Keeping of fowl, poultry or livestock;

**UPPER MORELAND TOWNSHIP
Community Development Committee
April 14, 2025 - Meeting Minutes**

- Zoning Map correction to residential properties on Shoemaker Road to Jason Drive to Pileggi Park.

Montgomery County Planning Commission will review the changes.

- The Committee recommends the Board of Commissioners at the May 5, 2025 Regular Meeting authorize approval of an advertisement for a Public Hearing on June 2, 2025.

X. Old Business:

- A. Bid Award for Route 611/263 Traffic Signal System Upgrades:

The Township obtained a grant in the amount of \$557,000 with no match. Amour & Sons Electric, Inc. was awarded the bid at \$307,500. Bidding and inspections estimated at \$12,000, will be paid for by the Township's engineering fees budget.

- The Committee recommends the Board of Commissioners approve at the May 5, 2025 Regular Meeting.

XI. Redevelopment – Nothing to report.

XII. Acceptance and Approval of the following monthly reports:

- A. Code Enforcement Department Report:

Commissioner McFatridge thanked Mr. Purtell for his prompt response to issues that he reports in the Township.

- B. Public Works Department Report and Recycling Report:

- Commissioner McFatridge requested Mr. Elsier to contact PennDOT for a timeframe on paving York Road and Easton Road.
- Sue Worth-LaManna, resident, commented concern about flooding on Huntingdon Road. Mr. Elsier replied that the road does not have curbing and the area has been cleaned and trenched.

- C. Township Engineer and Landscape Architect Report – Nothing further to report.

- D. Traffic Engineer's Report – Nothing further to report.

- E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed the following:

- Activities have been scheduled for the Earth Day Event on Saturday, April 26th.
- A site has been selected to install a native plant pollinator garden at Masons Mill Park in May.
- A Going Green Talk will be held at the Library to discuss the importance of native trees. There will be a giveaway of native trees and a planting of one native tree with a planting demonstration.
- Proposing to hold a giveaway of free trees to residents. Costs to the Township range between \$10-\$20 per tree, depending on the species.
- Plans continue through May to replace weathered storm drain decals with new ones.

- F. Upper Moreland Historical Commission – Sue Worth-LaManna, Chair, discussed the following:

- Signage was agreed upon by the Historical Commission and the Historical Association, which will be provided to Dan Clark and Mr. Elsier.
- The property at 3110 Davisville Road is being demolished and records will be archived in the Historical Registry.
- A presentation is scheduled for April 22nd to discuss historical preservation of residential and business properties.
- Planning ideas at Farmstead Park; proposing an antique road show; a haunting program in

**UPPER MORELAND TOWNSHIP
Community Development Committee
April 14, 2025 - Meeting Minutes**

the American Legion Building; and flags hung on the Aaron Fort Building and block. Mr. Stasio will follow up regarding the flags.

- A list of buildings that exist from the Revolutionary War era will be provided to the Parks and Recreation Department. There are approximately 23 structures that remain standing.
- Encouraging residents to hang their historical registry plaques on their houses.

XIII. Visitor Comments – Nothing to report.

XIV. Other – Nothing to report.

XV. Commissioner Comments – Nothing to report.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 7:40 p.m.

Respectfully submitted by Kathleen Kristire.

TOWNSHIP OF UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

COMMISSIONERS

KIP McFATRIDGE
President
CHERYL LOCKARD
Vice President
ANTHONY BENVENUTTI
DEMOND MULLEN
BENJAMIN W. OLSZEWSKI
NICHOLAS O. SCULL
CHARLES M. WHITING



OFFICIALS

PATRICK T. STASIO
Township Manager
JOHN D. BATES
*Assistant Township Manager/
Director of Finance*
ALEX H. LEVY
Township Treasurer
SEAN P. KILKENNY, ESQ.
Township Solicitor

Agenda Summary

Community Development Committee Meeting – May 12, 2025

Agenda Item: **3320 Davisville Road Rezoning**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: Application, plans, MCPC review

Background/Analysis: The applicant has proposed to rezone the parcel at 3320 Davisville Road from RC to R2 and adjust the lot lines with 3330 Davisville Road in order to construct a new Single-Family Dwelling. Applicant has since reduced the request for only rezoning of the property at 3320 Davisville Road.

Fiscal Impact/Source: N/A

Alternatives: Do not rezone the parcel

Staff Recommendation: Consider request and determine if the Board would like to move forward with the rezoning request and if so, authorize Township Solicitor to schedule a Public Hearing.



Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Upper Moreland Township Change of Zoning Application

A copy of the deed for the property or properties in question, the required fee, and fifteen copies of a plot plan for the property or properties indicating the location, size of the lot, and the improvements now erected and those proposed to be erected thereon must accompany this application.

I. PROPERTY OWNER

Name	Veniamin Voshchilo	
Address	3330 Davisville Road	
Phone #	412-540-0159	
City, State, Zip	Hatboro, PA 19040	

II. PETITIONER

<input checked="" type="checkbox"/> SAME AS OWNER	
Name	Address
Phone #	City, State, Zip

III. LOCATION

Address	3320 Davisville Road	Parcel #	59-00-04411-00-3
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IV. DESCRIPTION

Current Zoning Classification	RC	Current Use	UNK
Proposed Zoning Classification	R-2	Proposed Use	Residential

Describe location of property and use(s) to be affected by proposed change of zoning

The owner/applicant desires to re-subdivide the subject parcel to create a compliant parcel to be used for a residence.

Petitioner believes the Board of Commissioners should approve this request because

The subject parcel was rezoned from R-2 to RC by the previous owner so that it could be used as part of the their YMCA. The subject parcel is a land-locked parcel surrounded by R-2 zoning.

V. NOTARIZATION

I, Veniamin Voshchilo, swear that the foregoing information is true and correct, and affix my signature hereto in the presence of a Notary Public.

Subscribed & sworn to me before this

22nd day of January, 2025

Signature of Notary Public

VENIAMIN VOSHCHILO

Print Name

V. Voshchilo

Signature of Petitioner

Sign only in presence of notary public

Commonwealth of Pennsylvania Notary Seal: _____

Irina Yarinch, Notary Public

Bucks County

My Commission Expires October 19, 2027
Commission Number 1237175

ZONING



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Zoning Change

ZC25-0007

Date Printed: 02/04/2025

Summary

Type: Zoning Change

Submittal Date: 02/04/2025

Description of Work:

The subject parcel was rezoned from R-2 to RC by the previous owner so that it could be used as part of the YMCA. The subject parcel is a land-locked parcel surrounded by R-2 Zoning

Applicant/Mail to:

VENIAMIN VOSCHILO & LESYA
3330 DAVISVILLE RD
HATBORO PA, 19040

Property Information

Address:	3320 DAVISVILLE RD PA (590004411003 079)	Tax ID:	590004411003
Owner:	VENIAMIN VOSCHILO & LESYA	Phone:	

Fee Details

Payment Information	Payment Type	Amount
Miscellaneous - Change of zoning	Check	\$175.00
	AMOUNT PAID	\$175.00
	BALANCE DUE	\$0.00

Additional Information

Decision Date:

Decision Description:

Hearing Date:

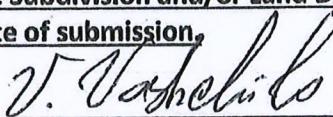
Hearing Time:

Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN

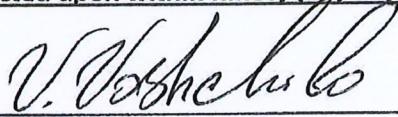
Submission date: 2-4-25 Application number 2C25-7

To the Board of Commissioners of Upper Moreland Township:

The undersigned hereby makes application for approval of a plan type as indicated below, under the provisions of the Code of Upper Moreland Township, Chapter 300, *Subdivision and Land Development*, and any supplements and amendments thereto.
Furthermore, the applicant hereby waives the requirement under Act 247, as amended, that the Subdivision and/or Land Development plan be acted upon within ninety (90) days from date of submission.



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Lot Line Change Plan

A. Plan Type:

Minor Subdivision
 Preliminary Major Subdivision
 Final Major Subdivision
 Preliminary Major SD&LD

Minor Land Development
 Preliminary Major Land Development
 Final Major Land Development
 Final Major SD&LD

B. Plan Identification

Plan Dated: 12-11-24 Engineer: Eustace Engineering

Plan Proposes: Brief narrative of the proposed activity. Commercial/Industrial/Institutional applications to include building square footage and specific uses; Residential applications to include number of lots and amount of dwelling unit types:

This plan proposes to consolidate/resubdivide/reconfigure two (2) adjacent lots located at 3320 and 3330 Davisville Road for the purpose of developing 3320 as a single residential parcel in the future.

C. Property Identification:

Address/Location 3320 & 3330 Davisville Road, Hatboro, PA 19040

(Continued on next page)

TPN: 59-00-04411-00-3 Block #: 59003 Unit #: 079
59-00-04405-00-9 59003 015

D. Applicant Identification:

Applicant: **Veniamin Voshchilo**

Address: **3330 Davisville Road, Hatboro, PA 19040**

Phone: 412-540-0159 Email (required): yijiamu@gmail.com

Land Owner: **Veniamin Voshchilo**

Address: **3330 Davisville Road, Hatboro, PA 19040**

Phone: 412-540-0159 Email (required): yijiamu@gmail.com

Engineer: **Eustace Engineering**

Address: **607 Easton Road, Building B, Willow Grove, PA 19090**

Phone: 717-260-3493 Email (required): mww@eustaceeng.com

Attorney: **N/A**

Address: _____

Phone: _____ Email (required) _____

Office Use Only

Fees received from applicant:

Application fee: _____

Review Escrow: _____

Total: _____

Fees acknowledged and application accepted as complete:

Eilda Maggio 2/3/25
Staff signature Date



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-04-01 to 2025-04-30 23:59:59

Date Printed: 05/02/2025

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	2	\$6,000.00	\$49.00
Bulk Pick Up	56	56	\$0.00	\$1,435.00
Trailer	0	0	\$0.00	\$0.00
Plumbing	17	14	\$171,110.00	\$1,404.00
Garage Sale	1	1	\$0.00	\$10.00
Public Works	11	11	\$34,494.00	\$364.00
Building	54	54	\$2,555,501.00	\$42,813.00
Commercial Zoning Use	20	18	\$0.00	\$1,350.00
Fire	7	42	\$93,000.00	\$11,934.50
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	1	\$15.00	\$30.00
Well	0	0	\$0.00	\$0.00
Electrical	30	28	\$854,466.00	\$21,751.00
Mechanical	13	11	\$1,657,228.40	\$32,894.50
Totals:	214	238	\$5,371,814.40	\$114,035.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	0	\$75.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	2	2	\$300.00
General-Contractor	8	5	\$975.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
Totals:	12	7	\$1,425.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	1	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	1	0	\$0.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	7	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-04-01 to 2025-04-30 23:59:59

Date Printed: 05/02/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	8	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections: 138

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	17	\$1,050.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	2	\$150.00
Recreational Trailer	0	2	\$15.00
Totals:	1	21	\$1,215.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$400.00
Public Hearing	3	\$1,650.00
Totals:	4	\$2,050.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	3
Exterior Maintenance	1
High Grass	1
Work Without Permit	1
Totals:	7

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
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Commissioners Report

For the period of: 2025-04-01 to 2025-04-30 23:59:59

Date Printed: 05/02/2025

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$118,725.00



Upper Moreland
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Commissioners Report

For the period of: 2024-04-01 to 2024-04-30 23:59:59

Date Printed: 05/02/2025

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	0	\$0.00	\$0.00
Bulk Pick Up	44	41	\$0.00	\$974.00
Trailer	1	1	\$0.00	\$40.00
Plumbing	15	14	\$107,805.00	\$1,098.00
Garage Sale	2	1	\$0.00	\$10.00
Public Works	6	6	\$35,410.00	\$215.00
Building	59	54	\$2,937,456.35	\$46,029.00
Commercial Zoning Use	4	7	\$0.00	\$525.00
Fire	8	45	\$64,111.00	\$11,413.50
Miscellaneous	2	4	\$0.00	\$400.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	1	1	\$5,565.00	\$0.00
Well	0	0	\$0.00	\$0.00
Electrical	18	14	\$547,835.00	\$13,958.00
Mechanical	18	14	\$150,538.80	\$2,203.00
Totals:	179	202	\$3,848,721.15	\$76,865.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	3	0	\$225.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	5	4	\$675.00
General Contractor	8	1	\$675.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	1	\$150.00
Totals:	17	6	\$1,725.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	8	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland
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117 Park Avenue
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19090

Commissioners Report

For the period of: 2024-04-01 to 2024-04-30 23:59:59

Date Printed: 05/02/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	9	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	107
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	8	29	\$1,850.00
Amusement License	1	0	\$150.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	2	\$15.00
Totals:	10	31	\$2,015.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$325.00
Public Hearing	0	\$0.00
Totals:	1	\$325.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	2
Misc	6
Exterior Maintenance	3
High Grass	0
Work Without Permit	8
Totals:	19

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2024-04-01 to 2024-04-30 23:59:59

Date Printed: 05/02/2025

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$80,930.50

To: Public Works Committee

From: David Elsier, Director of Public Works

Date April 2025

Re: **UMPW DEPARTMENTAL REPORT**



B

PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- Attended the Maryland road Culvert pre-construction meeting
- Attended a meeting at Cheltenham TWP with PennDOT and other Townships regarding maintenance
- Attended a zoom meeting to discuss the possible realignment of Computer Ave and Welsh rd
- Attended at joint MCCC/MCPWA meeting at Lower Gwyned Township
- **Vehicle Maintenance** - Township mechanics maintained all Township vehicles and equipment.
- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION

April 2025

During the month of April 2025, our Sanitation Division picked up 559 tons of compacted trash. For the same period in 2024 we collected 546 tons of compacted trash

Since the last report period we had 48 bulk pick-ups. For the same period in 2024 we collected 34 bulk items

We collected 110 tons of yard waste since the last report period. For the same period in 2024, we collected 210 tons of yard waste.

We collected 25 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 10 electronic items.



Public Works Department
April 2025

Summary of materials handled by Sanitation Division
(in tons)

Single Stream	177
Curbside Yard Waste	110
<u>Total recycling tonnage</u>	<u>287</u>
Trash tonnage	559
Tipping fee cost avoidance	\$ 21,232
Cost of Single Stream	\$ (179)
Percent of waste recycled	34%

	Single Stream	Yard Waste	Trash	
2025	177	110	559	34%
2024	154	187	546	40%
			2024	2025
		Bulk metal items	34	48
		E-cycling items	10	25



PROJECT	WORK PERFORMED LAST PERIOD (April 14 th to May 12 th)	WORK TO BE PERFORMED THIS PERIOD (May 12 th to June 9 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none">No work performed this period.	<ul style="list-style-type: none">Monitor project status and perform work as needed.
2. Misc. Consulting Services	<ul style="list-style-type: none">Coordination re: Farmstead Park Spring House bidding.Mill Creek Dam follow up with contractor.	<ul style="list-style-type: none">Respond to requests and perform work as necessary.
3. Woodlawn Park Redevelopment	<ul style="list-style-type: none">Stormwater design & NPDES permit package.Coordination meeting w/ Township Staff and Simone Collins.	<ul style="list-style-type: none">Work on construction plans for Woodlawn Park w/ Simone Collins for late 2025 bid.Work on bid plans for Mason's Mill field resurfacing for summer bid, fall 2025 construction.Coordination with Simone Collins and Township Staff.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none">No work was performed during this period.	<ul style="list-style-type: none">Project is in 18-month maintenance period which is set to expire in May 2025.
2. Federal Realty – Phase 3 Apartments / Retail	<ul style="list-style-type: none">No work was done during this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
3. Cloud 10 Carwash	<ul style="list-style-type: none">Construction observation.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
4. Executive Mews	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
5. 1130 Easton Road (Starbucks)	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
6. 2005 Pioneer Road	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
7. 2425 Maryland Road	<ul style="list-style-type: none">Land Development submission was made.Review LD plan.	<ul style="list-style-type: none">Review and issue LD plan review. Staff meeting with applicant scheduled for late May.



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- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: May 8, 2025
From: Adrienne Blank, R.L.A.
Reference: Monthly Project Summary - Upper Moreland Township
G&A Project No. 999100401

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months.

A. Landscape Architectural Plan Reviews

1. 4290 Davisville Road – Cloud 10
 - a. Review of waivers granted 2/15/2024.
 - b. **PENDING:** Review revised plans when submitted.
2. 2300 Computer Avenue – Executive Mews Conditional Use
 - a. Land Development Landscape Review 2 – 5/28/2024.
 - b. **PENDING:** Future plan submissions and reviews. Tree removal permit review anticipated soon.
3. Willow Grove Shopping Center Redevelopment – Federal Realty
 - a. Phase 3 (Multi-Family) Land Development Landscape Review 2 – 5/30/2024.
 - b. **PENDING:** Future plan submissions and reviews.
4. 1130 Easton Road – Starbucks
 - a. Review of waivers requested 6/27/2024.
 - b. **PENDING:** Future plan submissions and reviews.

5. 2005 Pioneer Road
 - a. Preliminary Subdivision Review 2 – Review letter issued 9/11/2024.
 - b. **PENDING:** Future plan submissions and reviews.
 6. 2425 Maryland Road (Willow Pointe II)
 - a. Land Development Landscape Review – currently under review
- B. Landscape Architectural Field Reviews
1. Chipotle Marketplace
 - a. **PENDING:** Inspection and confirmation once remaining landscape issue(s) have been corrected.
 2. Marshalls - LD Waiver
 - a. Inspection for escrow release 11/14-16/23. Clean punch list memo provided 11/20/23.
 - b. **PENDING:** Inspect additional landscaping and prepare punch lists as needed or requested.
 3. 102 Park Ave. – Willow Grove Shopping Center, Phase 1
 - a. Landscape inspection, punch list complete, 6/12/2024.
 4. 551 N. York Road – Fairhill Commons
 - a. Landscape inspection for escrow release 6/14/2023.
 - b. Landscape Inspection completed. All remaining landscape issue(s) have been corrected. A memo dated November 8th, 2024, was submitted confirming the Start of Maintenance.
 - c. **PENDING:** Additional landscape to be inspected once requested.
 5. 2402 Easton Road – Olive Garden
 - a. **PENDING:** SOM inspection as requested.
 6. 3827 Betz Road - Minor Subdivision
 - a. **PENDING:** Limit of Disturbance/Tree Protection Site Inspection, as requested.
 7. 28 N. York Road
 - a. **PENDING:** Review outstanding items once corrected/completed.

8. 432-514 Davisville Road - (Federation Housing)
 - a. End-of-Maintenance inspection, punch list complete, 6/25/2024.
 - b. Project closeout memo issued 8/7/24.

C. Township Projects

1. UMT Police Building
 - a. Revised land development plan submitted 4/17/2024.
 - b. **PENDING:** Revise land development submission as reviewed.
2. Davisville and York Landscape Enhancements
 - a. Conceptual Plans for Township feedback - 5/8/2024. Opinion of Probable Cost and Site rendering 6/5/2024.
 - b. **PENDING:** Design revisions as requested.

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
May 8, 2025

MORELAND AVENUE BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Moreland Avenue at Hatboro Borough border by County.
- Full road closure is required. Approximate 6 - 8 month closure.
- Project Awarded to Haines & Kibblehouse 2/20/2025

ROUTE 611 BRIDGE OVER TURNPIKE RAMP

- 2021 DCED MTF grant awarded for Design of Interchange Improvements.
- 2021 PennDOT MTF grant awarded for construction of ramp widening. **Grant withdrawn by PennDOT since funding through the TIP.**
- Preliminary design of roadway completed and preliminary bridge design has commenced.
- Project added to 2025 TIP includes project for full construction funding.
- Meeting held with DCED and PennDOT. Since project is now on the TIP, DCED funding could not be used for Preliminary Engineering. PennDOT to complete\fund remaining Preliminary Engineering, Final Design, and Construction
- **Township submitted for reimbursement from DCED for costs incurred to date for preliminary engineering.**

BLAIR MILL ROAD

- Project for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.
- DCED MTF Grant - **\$175,000 Grant Awarded for construction.**
- **2025 DCED MTF Grant Submission for Construction and Construction Inspection – Requesting \$650,000**

BLAIR MILL ROAD (HORSHAM PROJECT) – PHASE 1

- Project for widening along Blair Mill Road at Commerce Avenue\Witmer Rd and at Easton Road. Project be led by Horsham Township. Michael Baker is the designer.
- James D. Morrisey is the contractor. Roadwork Ongoing.

BLAIR MILL ROAD (HORSHAM PROJECT) – PHASE 2

- Project for widening along Blair Mill Road to provide 5-lane section from Welsh Road to Easton Road. Project led by Horsham Township. Michael Baker is the designer.

MARYLAND ROAD BRIDGE

- DCED MTF Grant awarded for \$897,375.00 for construction and construction inspection. No required match.
- Bid Awarded to Bi State Construction Company for \$680,079.25.
- Pre-construction Meeting held April 2. **Construction Began May 5 with installation of E&S measures.**

POWER LINE TRAIL

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Final trail alignment approved by PECO. New agreement provided by PECO for trail and parking lot.
- Project selected for TASA grant (\$2.4 million). Kick-off meeting held 2/22/24. This project must follow the PennDOT project delivery process due to federal funding.

MONTCO CTP GRANT – MARYLAND AND COMMERCE INTERSECTION IMPROVEMENTS

- Grant Award - \$354,685. Township match \$204,685.
- Design Completed. Need property owner sign-off from Jefferson Health and Finalize utility coordination.

2022 TRAFFIC SIGNAL TECHNOLOGIES AWARD

- Upgrades to 23 intersections along Route 611 and 263 to replace controller timers, install new radio communication, and connect to PennDOT's Traffic Management Center (TMC).
- Grant Award - \$557,000. Township match \$0.
- Preparing bid for Traffic Signal Upgrades. Estimated construction cost is \$250,000 - \$300,000.
- **Project Awarded May 5 by Township.**

2022 GREEN LIGHT GO AWARD

- Upgrades to 16 intersections along Route 611 and 263 to replace loops with radar\video detection.
- Grant Request - \$513,360. Township match \$128,340.

BONNET LANE PARK – PHASE 1 UTILITY RELOCATION

- Improvements to relocate existing overhead utilities. provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstans and Burnbridge, and installation of parking lot per Bonnet Lane Park master plan
- Grant Award \$250,000, for utility relocations.
- **Coordination Meeting held 5/2 with utilities to finalize relocation work. PECO, Verizon, and Comcast verifying\updating estimates.**
- **Work anticipated to occur in July 2025**

GRANT SCHEDULE

- DCED Multimodal Transportation Fund – July 2025
- TASA Grant – Possible round opening Summer 2025
- LSA Statewide – Fall 2025
- PennDOT Multimodal Transportation Fund – November 2025
- Green Light Go – November – December 2025

May 2025 EAC Report for CDC

At our May 4, 2025 meeting we discussed how the Earth Day Fair went in April. We felt that it went well in spite of the rain. We do hope to expand it in 2026.

We finalized our plans for the installation of a pollinator garden at Masons Mill Park. Several Girl Scout troops will be assisting us on May 17th. The garden will be in the triangular area with the little library.

We will be giving a talk at the library about how important trees, especially native ones, are to people and wildlife. We will then demonstrate how to plant a tree by adding a redbud to the Outdoor Environmental Education Center at the library. Free native trees will be given to all pre-registered attendees. The trees are complements of the PennState Extension Master Watershed Stewards.

We talked about the idea of the township becoming a member of The Partnership Transportation Management Association of Montgomery County. This is a nonprofit group that offers many services to help expand and enhance transportation options, ease traffic congestion, and educate and engage communities on issues of land use. They have programs for youth through seniors. Their website is ptma-mc.org

We became aware of several ways the township could install solar without any upfront costs through a lease or power purchase agreement (PPA). The township could lease the panels and generate some of its own electricity. The township would not receive SRECs. For the PPA option, panels would still be installed for free (perhaps on the library) and the township would be generating some of their own electricity. More money would be saved because the electricity that is still needed from the grid would be at a lower price than PECO and the price would not fluctuate during the year. There is an option to buy the system in eight years at a 'used' price. Once the township owns to system, they would receive the SRECs. Exact Solar could present the details. Three of us have used Exact Solar and highly recommend them.

We also decided on topics for the fall township newsletter.

Most unfortunately, Shawn Hopkins is stepping down from the EAC.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 05/12/2025

MEETING OF 05/06/2025

1. Report by Alan Sentman on the progress at Farmstead Park.
2. We continued with this discussion from April's meeting, in light of the addition of a car shed requested by the owners of 2600 Paper Mill Road. Susan Worth-LaManna visited with the owner today and brought pictures and plans to the attention of the entire Commission. Again, we will ask the owners to keep us aware of anything found during the digging process. Vote was to approve their request.
(From April's report: The Commission discussed the demolition request of Historical Inventory #025, 3110 Davisville Road. We will follow our Ordinance, but prioritize this property. Additionally, we will review each historical property and send notification to the Code Enforcement Office, so that all properties can be identified in their computer system. Assets that are removed from the Inventory for any reason will be archived, but will remain in the total Inventory with their original certification #.)
3. Spring 2025 Event on April 22nd, "Preservation of Historic Homes," only drew a small number of residents, but it was an excellent presentation. There was a great deal of effort put into reaching out to academic groups and other historically interested parties, so the overall response was disappointing. Ideas for future presentations were discussed.
4. The movie at the Farmstead, slated for May 16th, is cancelled, as the cost of the event increased due to licensing fees.
5. Discussion of Inventory plaques – encouraging Inventory members to hang these on their homes. The original design was made by Whispering Wood Studio. Bonnie MacDonald has reached out to the designer, and the price remains between 40-50 per plaque. We will continue to contact homeowners to be sure that they received one and to help them with installing it – as we acknowledge that placing them on certain surfaces (like stone) can present a challenge.
6. The projects for the 2025-2026 250th Birthday of America were discussed, including highlighting the homes that were here in the Revolutionary era and the Ehrenpfort Block area.

Our next meeting is June 3, 2025 in the Caucus Room of the Administration Building.

Respectfully submitted,

Susan Worth-LaManna, President
UMHC