

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

**COMMUNITY DEVELOPMENT & PUBLIC WORKS COMMITTEE  
MEETING MINUTES**

*February 11, 2008*

**CALL TO ORDER** – A meeting of the Community Development & Public Works Committee of the Board of Commissioners of Upper Moreland Township was called to order by Comm. Lavalle at 9:12 p.m.

**ROLL CALL:** Comm. Lavalle, Chairman, took roll call. Present: Commissioners James Hotchkiss and Kevin Spearing.

Others: David Dodies, Township Manager, Catherine Harper, Township Solicitor, Tim Poole, Township Engineer and Paul Purtell, Director of Code Enforcement.

**APPROVAL OF MINUTES:**

Comm. Lavalle accepted the minutes of the January 28, 2008 Community Development and Public Works Committee meeting into the record as submitted.

**REPORTS:**

There were no questions of the Code Enforcement Dept., Public Works Dept., or the Public Works Recycling reports.

**OLD BUSINESS:**

2440 Maryland Road:

Mr. Lavalle said we discussed this last month, and he asked if the applicant was present. The applicant was not present.

Mr. Purtell said the applicant came before this committee last month to see how they felt about their sketch plan, and the next step will be that they will need to go before the ZHB to get relief.

Comm. Spearing said the McMonagle family went before the ZHB for relief for height for their project and the medical building was an acceptable use for the zoning. Would that variance go with the property for the new applicant's proposed hotel? Is a hotel an acceptable use for this property?

Mr. Purtell replied it was not a variance for height as he first thought. The variances were for an undersized lot, reduction in parking and additional impervious surface coverage. A hotel use would need a variance from the ZHB.

Comm. Spearing asked for the status of the appeal from the ZHB regarding the abutting property of the PECO right-of-way.

Mr. Purtell replied he does not have that information at this time.

Mr. Dodies added that matter is still pending and has not been resolved.

Comm. Efkowitz asked does a height variance go with the land.

Solicitor Harper replied no.

Comm. Lavalley said we will remove this item from the agenda.

Mr. Spearing asked for an update on the Monument Avenue Bridge.

Mr. Dodies replied it is on the Public Works Department's list of projects to be done. The Township is responsible for maintenance of 50 feet for upstream and downstream of the bridge per PennDOT's permit.

2105 Huntingdon Road:

Comm. Lavalley said we will continue this matter until March 10<sup>th</sup> as we are waiting for a revised plan. Has the new plan been received?

Mr. Dodies replied no.

Solicitor Harper added that we received an extension.

Comm. Lavalley said we will continue this matter until next month.

**NEW BUSINESS:**

Update on Revisions to Titles 9 and 10 of Township Code:

Mr. Dodies said the Board directed the Montgomery County Planning Commission to do a comprehensive update of Titles 9 and 10 of the Township code. As part of our contract with the MCPC, there will be no charge to the Township. It is a long term project and 18-24 months is the estimated timeframe. Our Planner, Tolson DeSa has left the MCPC in October, and when it is ready a draft will come before this committee.

517 Moreland Road – Change in Zoning:

Comm. Lavelle replied the Township received an application for a change in zoning from R-4 Residential to P-Professional at 517 Moreland Road. We need to set a date for a Public Hearing and move to the full Board for approval to advertise.

Mr. Dodies said the suggested date is April 7<sup>th</sup> Regular Board meeting.

The Committee agreed on April 7<sup>th</sup>.

Mr. Spearing said the application for 517 Moreland Road says, “The size of the lot improvements now erected and proposed to be erected thereon.” There was no proposal to be erected included. Was there a plan for that?

Mr. Purtell replied in speaking with the applicant, they indicated that they had no plans to develop the property. They are just looking to change the zoning to make this property more marketable.

**VISITOR COMMENTS:**

Jack Tarman, resident, asked about regulations for appropriate locations for billboards.

Mr. Dodies replied our prior Solicitor worked on a draft for an ordinance defining districts for billboards.

Solicitor Harper said she will look into it.

**COMMISSIONER COMMENTS:**

Comm. Romaniello announced there is a corridor study being done by the Delaware Valley Regional Planning Commission along Rt. 611 and Rt. 263 from Philadelphia to Bucks County. A public meeting is scheduled for February 21, 2008 from 3 p.m. – 8 p.m. at Grace Presbyterian Church, 444 Old York Road, Jenkintown, PA. She would like this information to be placed on our website.

Comm. Lavallo announced that the Temple students will be here tomorrow night at 7 p.m. in this Boardroom with a presentation of their project for the redevelopment of Willow Grove. He invited everyone to visit our website [www.uppermoreland.org](http://www.uppermoreland.org) for revitalization downloads.

**ADJOURNMENT:** 9:35 p.m.

Respectfully submitted,

S. Elizabeth Vile