

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

COMMITTEE MEETING MINUTES

December 17, 2007

CALL TO ORDER – Comm. Crilly, President called a meeting of the Board of Commissioners of Upper Moreland Township to order at 7:05 p.m.

A MOMENT OF SILENCE WAS FOLLOWED BY THE PLEDGE OF ALLEGIANCE

PRESENTATIONS/ANNOUNCEMENTS:

Comm. Crilly announced that the Board conducted an Executive Session tonight from 6-7 p.m. to discuss legal matters.

PRESENTATION OF HISTORICAL PLAQUES:

Comm. Crilly, Member of the Historical Commission read their mission statement into the record: The Historical Commission is charged with the responsibility to promote, protect and facilitate the preservation of buildings, structures, sites, objects, and districts of historic significance and value that exist in the Township. Preservation of these resources is in the best interest of the prosperity and welfare of the people of Upper Moreland by enhancing property values, improving aesthetics of the built and natural environment, and creating the potential for heritage tourism.

Comm. Crilly said the main focus is the building and expansion of our resource inventory of property that would meet the criteria placed on the Historic Inventory. The Commission sends out letters to many residents who meet the criteria, and it is up to the property owner whether they want to place their property on the resource list. Many are asked, but few respond, and the Commission is grateful to those who respond to the letter. He introduced Dick Sayer, President of the Historic Commission.

Dick Sayer said the Historic Commission was established in 2002 under a Township Ordinance with the objective of identifying, preserving and protecting properties of historical significance. The Commission is made up of 15 people. One is a current Commissioner, an attorney, a real estate broker, an architect, someone from the APA, two members of the Upper Moreland Historical Society and eight members who are classified community at-large. We have slots open at the present time. Our mission is to identify, preserve and protect historically significant property. The criteria are that the home has to be 50 years old and the property has to be historically significant from a design or style standpoint. Also that something historical took place on that property. There are 85-90 properties in the Township that meet the criteria of 50 years or older. To-date, we have 32

on the inventory list. Joe Thomas and Millie Wince have done a tremendous job with the Historical Association in getting many properties on the inventory list. Another mission of the Commission is to educate residents on the historical significance on structures and property within the Township. This is something that we will address this coming year via the website, Township newsletter, etc. We also have a mission to advise and consult with other agencies within the Township. Such as: the Code Enforcement Office, the Zoning Hearing Board, the APA, etc. We do not have regulatory authority under the ordinance. We are not part of the formal approval process, but we would like to work with the other agencies to get some kind of interaction going.

Part of our responsibility is to issue historical certificates, plaques and inventory finders. He issued certificates to the following property owners:

Certificate No. 26 – Mr. and Mrs. Mark Snyder, 3209 Blair Mill Road, Upper Moreland Township. This home was built in the 1700's.

Certificate No. 27 - Mr. and Mrs. Vincent Romaniello, 122 Krewson Terrace, Willow Grove. This home was built in 1924.

Certification No. 28 – Mr. and Mrs. Gerard O'Donnell, 3335 Whitehall Drive, Willow Grove. This home was built in 1920.

Certificate No. 29 – Mr. Charles McManus, 100 Woodlawn Avenue, Willow Grove. This home was built in 1921.

Certificate No. 30 – Mr. Robert H. DiStefano and Richard Thomas, 17 Park Avenue, Willow Grove, This home was built in 1910.

Certificate No. 31 – Mr. and Mrs. Christopher Lundeen, 2320 Edge Hill Road, Huntingdon Valley. This home was built in 1730.

Certification No. 32 – Mr. and Mrs. Ronald Webb, 327 West Monument Avenue, Hatboro. This home was built in 1801.

Mr. Sayer noted that Comm. Crilly has been the representative from the Board of Commissioners for the last several years and still has one year left on his term as a Commissioner of the Historical Society, and he has agreed to stay on through the end of next year.

COMMUNITY DEVELOPMENT & PUBLIC WORKS COMMITTEE:

CALL TO ORDER – Comm. Martin called a meeting of the Community Development & Public Works Committee of the Board of Commissioners of Upper Moreland Township to order at 8:01 p.m.

ROLL CALL – Comm. Martin, Chairman took roll call. Present: Commissioners James Hotchkiss and Michael Crilly.

Others: David Dodies, Township Manager, Township Solicitor Robert Kerns, Paul Purtell, Director of Code Enforcement and Jack Snyder, Director of Public Works and Lonnie Manai, Township Engineer.

APPROVAL OF MINUTES:

Rebecca Emerson said the letter from her attorney was not attached to the minutes.

Mr. Dodies replied it is attached to the official copy of the minutes in his office.

Comm. Martin accepted the minutes of the November 26, 2007 Community Development & Public Works Committee into the record as submitted.

REPORTS:

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

Comm. Martin said he received a “thank you” letter to Mr. Snyder regarding the Township leaf collection.

OTHER ITEMS:

Upper Moreland High School Renovations:

Comm. Martin said this is a drainage issue and it was resolved. In a letter, dated December 14, 2007 by our Township Engineer, a revision was made to resolve a field conflict discovered by the Upper Moreland High School contractor. The conflict involved a 42 inch storm sewer pipe that was not shown correctly on the original plan. In order to avoid a conflict, an infiltration bed was relocated to run parallel with the storm drain. We will remove this item from the agenda.

UNFINISHED BUSINESS:

2105 Huntingdon Road:

Comm. Martin said our committee's main concern is that the subdivision follows the existing Township regulations and codes. We are also concerned about public health and safety issues that were discussed. The plan falls short on addressing our concerns about public health and safety and another concern is that whether Mr. Miller ever contributed to the cost of the development of the private road. The question is who has the right and privilege of using this private road for access to the new driveway, which needs to be addressed. Looking at the site plan, will the potential subdivision owner of Lot #2 have the right to extend their driveway and connect to the private lane as shown on the plan?

McMahon & Associates indicated the existing 40 foot right-of-way deed needs to be a minimum of 50 feet that fronts along the private lane. In addition, we have a letter, dated November 28, 2007 from our Township Engineer to Nick Rose, which he read into the record. One of the issues is drainage and they need to look into the design of erosion control, grading, stormwater management and landscaping for Lot #2. He asked Solicitor Kerns if he issued a review.

Solicitor Kerns replied no, because he thought this was going to be continued until January. It is up to the committee whether to take action on it.

Comm. Martin said our committee reviewed this application over a three-month period and we heard from our Traffic Engineer. There are concerns about the applicant's plans to not use the proper setbacks for right-of-way. Our Township Engineer raised concerns about the use of the land as an easement and there are a number of significant problems with this subdivision plan. He feels the plan deliberately did not show a right-of-way because of lot size problems on Lot #2. We heard from many residents who are opposed and have not heard from anyone who is in support of this subdivision. This road is a paper street for access. It is not large enough for current traffic flow let alone the increased traffic that may have to enter/exit once a home is built. The paper street is privately owned and not a dedicated Township road. It is a long driveway that is maintained by the residents who live along it.

This subdivision falls on the borderline of the law and commonsense. He feels our committee should make the recommendation to the full Board of Commissioners to deny this application due to public safety concerns. The full Board meets on January 14, 2008.

The committee agreed.

Comm. Martin asked for any public comments.

Rebecca Emerson thanked Comm. Martin for doing a fabulous job summarizing the issues that have been raised on this subdivision. The plan as submitted does not request the needed waivers to get around some of the legal issues. Mr. Miller's attorney said at the last meeting to look at the prior subdivisions that were approved. We do not need

another lot on our lane. The issues are about the lot size, the 50 ft. right-of-way, the historic and beautiful trees and drainage issues.

Comm. Martin asked Ms. Emerson if she has ever seen a fire truck on this lane.

Ms. Emerson replied a fire truck came to her house once on a false alarm. It is not just a fire truck, but the mail truck, UPS and FEDEX deliveries, etc.

Comm. Martin asked is this lane known as a paper street?

Ms. Emerson replied there is an easement, and the lots on one side of the lane were divided at one time and the lot on the other side was divided at a different time. The most recent subdivision that was approved that is right next to Mr. Miller's property was approved based on right-of-way and it had a full acre in addition to that right-of-way.

Comm. Martin said we will move this for action to deny.

VISITOR COMMENTS:

There were none.

COMMISSIONER COMMENTS:

Comm. Romaniello commented that we will miss Commissioners Martin and Crilly next year. Many projects have come through this committee such as: Giant Food Store, Settlement Music School, Progressive Insurance, etc. This committee worked very hard deliberating on developments of tremendous importance to the Township and she thanked them for it.

ADJOURNMENT: 8:16 p.m.

Respectfully submitted,

S. Elizabeth Vile