

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

**PUBLIC HEALTH & SAFETY COMMITTEE
MEETING MINUTES**

May 21, 2007

CALL TO ORDER – Comm. Hotchkiss called a meeting of the Public Health & Safety Committee to order at 8:46 p.m.

ROLL CALL – Comm. Hotchkiss, Chairman took roll call. Present: Commissioner Richard Booth. Absent: James McKenna

Others: John Crawford, Assistant Township Manager, Robert Kerns, Township Solicitor, Lt. Alex Levy representing the Police Department and Joseph O’Neill, Director of Emergency Services.

APPROVAL OF MINUTES:

Comm. Hotchkiss accepted the minutes of the April 9, 2007 Public Health & Safety Committee meeting into the record as submitted.

DEPARTMENTAL REPORTS:

Police Department:

Comm. Hotchkiss said he again noticed that there seems to be a rash of car thefts. He encouraged everyone to lock their cars when they are not present, and don’t leave any valuables visible. He also noticed a “strong arm robbery” occurred at a residence. What constitutes a strong arm robbery?

Lt. Levy replied a “strong arm robbery” is a robbery of a person without a weapon.

Emergency Services Department:

Comm. Hotchkiss said there was one call to the Fire Department that responded to a dwelling with an odor in the basement. The department found leaking propane cylinders. While ventilating the basement, the fire department also found cans of leaking pesticides for lawn and garden insect control. Some cans may have been over 10 years old. Due to the level of odor, the resident was not permitted to return to their home that evening until the materials were cleaned up.

Please remember to properly dispose of these products if you are no longer going to use them. The county has several collection sites throughout the year. The next collection day is Saturday, May 26th from 9:00 a.m. to 3:00 p.m. at the Hatboro/Horsham High School.

Comm. Efkwitz asked about mercury.

Comm. Hotchkiss replied it says to bring mercury containing devices.

Comm. Booth noted they do not take latex paint.

Tom McLaughlin, Mill Road, said fluorescent tubes contain mercury.

Comm. Hotchkiss noted they will also take any unknown substances.

Mr. O'Neill noted most homeowner insurance companies will not pay to clean up any hazardous materials.

FIRE PROTECTION

Fire Zone Designations:

Comm. Hotchkiss said we have a request for fire zone designations at various locations.

Mr. O'Neill said we have a section in the code that allows for designation of fire zones and no parking signs that can be enforced by the Fire Marshal's office. The following locations are as follows:

- Upper Moreland School Complex on Orangemans Road, 3980-4000 Orangemans Road. Modification due to access issues and changes in address.
- Village Green Apartments, 503 S. Warminster Road; Modified due to ongoing parking problems.
- Maple Village, 2815 Byberry Road; Modified due to new construction.

Comm. Hotchkiss asked for the Solicitor to prepare a resolution for the above designations to be moved for action at our next Regular Board meeting.

OLD BUSINESS:

Revised Title 7:

Revised Title 7 will be continued because it is under review by our Police Department.

Woodcrest Road cul-de-sac:

Comm. Hotchkiss said our Police Dept. and Public Works Dept. are continuing to meet and work with the Woodcrest Road residents. The cul-de-sac option has been ruled out due to the fact it would involve the demolition of up to six homes to meet the required turn radius needed in the Township ordinance. A final solution is being worked on by all parties involved to meet the need of the residents and the requirements of Township ordinances.

NEW BUSINESS:

Erection of proposed sign at York and Sampson Streets:

Comm. Hotchkiss said our police department recommended, for safety reasons, a new sign be erected on Sampson Road just before York Road. He visited the site and agrees there needs to be a sign there. It should not interfere with any of the homes on the street with regard to parking. The two properties on the corner are commercial in nature and both have a parking lot in the rear of their property. He asked the Solicitor to prepare an ordinance making the “No Parking Here to Corner” sign enforceable.

Comm. Booth asked Comm. Efkowitz if she will notify her residents about this.

Comm. Efkowitz replied yes.

Beechwood Road:

Comm. Hotchkiss said it appears from our records, a legal subdivision occurred sometime in 2003 of a property located at 605 Sampson Road. As per our Township records, the subdivision met all of our zoning and land use ordinances and did not have to go before the Commissioners or ZHB for approval. In June 2003, Permit # 0046547 was issued to the owner of record for the construction of a new single family dwelling and permits were issued for electric, and water sewer hookup.

On June 30, 2003 and on July 7, 2003, our Building Inspector visited the property and gave approval to pour the foundation. On August 2003, our inspector checked the framing. Finally, on October 5, 2004, the framing was checked and approved. This brings us to our current issue of stormwater runoff. A resident is here to speak on the matter that this new home is apparently causing a water issue with the neighboring properties.

Gene Welsh, 606 Beechwood Road, said his property backs up to the property at 607 Sampson. He wrote a letter to the Township about the construction of the new home at 607 Sampson Avenue. Erosion and drainage since that construction have been progressive and cumulative in its damage to his home. There is now a gulley running alongside the hedges that marks the boundary between my property and 604 Beechwood. Topsoil from erosion puddles at various spots in my back and side yards. The amount of topsoil from the gulley and other erosion had created silt deposits in the cul-de-sac and on the sidewalk. The water flow has lifted the concrete sidewalk in front of my house between my driveway and his neighbor's. He asked for the Township's help in this matter.

Comm. Efkowitz said this is being discussed in the Public Safety Committee because we have flooded homes with a public safety issue of mold and water damaged homes. Mr. Welsh and his neighbor, Barbara Boscoe have lived there for over 30 years and never had a problem until this subdivision was created. If the Township had an ordinance in place for a one property subdivision this would not have happened. We had the Public Works Dept. look at this problem and it is getting worse. She asked that our Township Engineer, John Chambers concur with us that this problem is coming from this subdivision, or not and, if so, suggest a viable solution.

Comm. Booth asked why wasn't this brought to the Community Development Committee when Jack Snyder and John Chambers were present?

Comm. Efkowitz said it is just a simple authorization for the engineer to look at the problem and suggest a solution. Mr. Dodies suggested discussing this at the Public Health & Safety Committee meeting because the water is flowing into the homes.

Comm. Romaniello said DEP's new stormwater ordinance requires water to stay on the property and they need to find a solution to keep that water on their property.

Comm. Hotchkiss said the project started in 2003 and finished in 2004 and we cannot change that fact. We must depend upon our very competent staff to visit, inspect and approve or disapprove of what has happened at this point. What has changed, if anything, due to the construction of the new home? What can be done to eliminate or alleviate the problem from occurring in the future, and is this a Township or civil matter? This should be moved to the Community Development Committee meeting.

Comm. Efkowitz said Jack Snyder, John Chambers and Paul Purtell looked at this over the last three years. We are looking for a solution to this problem not a band aid. Let our engineer tell us what the solution is.

Solicitor Kerns said they do not need the Board's approval to authorize Mr. Chambers to go to this property. If Mr. Chambers comes up with a solution that involves an expenditure of taxpayers' money then you need Board approval for that.

Mr. Crawford said he will ask Mr. Chambers to be prepared to speak on this matter at the next Community Development Committee meeting.

VISITOR COMMENTS:

Tom McLaughlin, Mill Road, said last Monday night there was an accident at the corner of Warminster, Mill and York Roads. The Fire Department, Second Alarmers and Pioneer Towing were there to assist and left the area immaculate.

Sam Valenza asked about the sign for the middle school. Does it apply to both sides of the road?

Mr. O'Neill replied one side.

COMMISSIONER COMMENTS:

Comm. Martin asked is there a stop light proposed at Bear and Terwood Roads?

Comm. Hotchkiss replied he does not know at this time.

Comm. Crilly said at the meeting with the School Board, there was some discussion about erecting a traffic light at that intersection, but it is still an unresolved issue.

Comm. Booth said the Pennypack House on Edge Hill Road will be torn down and he asked if our police and fire departments could use it for training purposes. They are willing to allow it; however, there are asbestos shingles on it and they are in the process of removing them first before it is used. He asked Mr. O'Neill if he is interested in using this house for training purposes.

Mr. O'Neill replied yes.

ADJOURNMENT: 9:20 p.m.

Respectfully submitted,

S. Elizabeth Vile