

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

REGULAR MEETING MINUTES

June 4, 2007

CALL TO ORDER: A Regular meeting of the Board of Commissioners of Upper Moreland Township was called to order by the President of the Board of Commissioners, Michael Crilly, at 7:01 p.m.

A MOMENT OF SILENCE WAS FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Commissioner Lisa Romaniello presented David Morris with a commendation in recognition of achieving his rank of Eagle Scout of the Boy Scouts of America and for his hard work and assistance in improving the entrance to the proposed multi-purpose courtyard at the Boileau Farmstead. She congratulated him on his many accomplishments and wished him continued success.

ROLL CALL: David Dodies, Township Manager took roll call. Present: Commissioners Michael Crilly, President; Richard Booth, Vice President; Stacey Efkwitz; James McKenna; James Martin; James Hotchkiss; and Lisa Romaniello.

Others: David Dodies, Township Manager, and Richard S. Watt, Township Solicitor.

PUBLIC COMMENTS – NON-AGENDA ITEMS ONLY:

There were no additional comments.

TREASURER'S ACTIVITY REPORT:

Commissioner Booth made a MOTION, seconded by Commissioner James McKenna, to approve the Treasurer's Activity Report for May, 2007.

MOTION was ADOPTED 7-0.

APPROVAL OF MINUTES:

Commissioner Efkwitz made a MOTION, seconded by Commissioner Booth, to approve the minutes of the May 7, 2007 Regular Meeting.

There were no additional Commissioner or Public comments.

MOTION was ADOPTED 7-0.

FINANCE & ADMINISTRATIVE COMMITTEE:

Appointments:

Commissioner McKenna made a MOTION, seconded by Commissioner Romaniello for the reappointment of William Seiberlich, Jr. to the Advisory Planning Agency for a two-year term to expire on 6/1/09 (Ward 5).

Commissioner comments:

Commissioner Hotchkiss commented that Mr. Siberlich had been serving for Ward 7 and he was an excellent asset and he highly recommends him.

Commissioner Booth also commented that Mr. Seiberlich was a Commissioner on this Board for 20 years, retiring a few years back, with a wealth of knowledge regarding the Township, hence, enabling him to do a good job.

There were no public comments.

MOTION was ADOPTED 7-0

List of Bills Payable:

Commissioner James McKenna made a MOTION, seconded by Commissioner Efkwitz to approve the list of bills payable as follows:

General Funds Checks:	Beginning Check	
#81782		
	Ending Check	
#82082		
General: \$834,536.30		
Debt: \$ <u>2,095.15</u>	(Check #s 81782; 81783)	
Total: \$836,631.45		
Voids: #81993		
 Escrow Fund Checks:	Beginning Check	#6708
	Ending Check	
#6726		
Total: \$11,620.06		
Voids: None		
 Liquid Fuel Fund Checks:	Beginning Check	#1708
	Ending Check	
#1713		
Total: \$46,943.43		
Voids: None		

Revolving Funds Checks:

Beginning Check #1710
Ending Check

#1715
Total: \$11,744.13
Voids: None

There were no Commissioner or public comments.

MOTION was ADOPTED 7-0.

OTHER ITEMS:

Resolution No. 2007-11:

Commissioner McKenna made a MOTION, seconded by Commissioner Efkowitz, to approve Resolution 2007-11 to participate in Routes 611 and 263 Corridor Study.

Commissioner Booth had a comment that the amount to be contributed was to be included in the resolution. He asked if the resolution could be amended including the agreed upon amount of \$2,000.00 a year for two years totaling \$4,000.00.

Solicitor Watts suggested that he correct the language and forward it to the Manager's Office. The resolution can be voted on currently with the proposed amendment forthcoming.

Commissioner McKenna made a MOTION, seconded by Commissioner Romaniello, to amend the Resolution to add a last sentence to Resolution No. 2007-11 that the said participation to be paid out will be \$2,000.00 per year for a period of two years.

There were no additional Commissioner or public comments.

MOTION was ADOPTED 7-0 to adopt the amended resolution.

Resolution No. R-2007-12:

Commissioner McKenna made a MOTION, seconded by Commissioner Hotchkiss, to approve Resolution No. 2007-12 for inclusion of properties on the Upper Moreland Historical Inventory as follows:

- 3335 Whitehall Drive, Willow Grove, Pennsylvania
- 100 Woodlawn Avenue, Willow Grove, Pennsylvania
- 17 Park Avenue, Willow Grove, Pennsylvania

There were no Commissioner or public comments.

MOTION was ADOPTED 7-0

COMMUNITY DEVELOPMENT & PUBLIC WORKS COMMITTEE:

Resolution No. R-2007-13:

Commissioner Martin made a MOTION, seconded by Commissioner Romaniello, to approve Resolution No. R-2007-13 Waiver from Subdivision Requirements – Blair Mill and Commerce Roads.

Commissioner Martin had a comment that there is a land conveyance requirement where a narrow strip of land must be handed over by the current owner to the Commonwealth, specifically PENNDOT for road widening. Our Township Engineer reviewed this request and he recommends that the waiver be approved and the Committee recommends approval as well.

There were no additional Commissioner or public comments.

MOTION was ADOPTED 7-0

Resolution No. 2007-15:

Commissioner Martin made a MOTION, seconded by Commissioner Booth to approve Resolution 2007-15 – 2900 Terwood Road, Upper Moreland School District Land Development Plan. A waiver from the provisions of Section 5.04C of the SALDO requiring a screen buffer of predominately evergreen perimeter landscape plantings provided Applicant pays to the Township the sum of \$9,350.00, in lieu thereof, as provided by Section 5.09 of the SALDO.

Commissioner Martin commented that he is opposed to charging our own School District a fee. It is normally charged to commercial developers for any trees that are removed from the site due to construction for any waived screen buffers and the money is then used to install replacement trees somewhere in the Township. He proposes that the fee be paid, however, that it could be used for any type of landscaping on School District property located at the high school and be utilized by the School District for athletic field improvement. During the Committee Meeting, this was agreeable to all parties.

Commissioner Martin proposes that the language be amended in Resolution R-2007-15 to reflect that the Applicant pay to the Township the sum of \$9,350.00 as a fee to be used for high school athletic field improvements, tree plantings or soil replacement.

Commissioner Efkwitz had a question regarding the landscaping along Brook Street. Will the landscaping be eliminated all along Brook Street?

Mike Braun from the School District stated that there will be a tree line and fence, however, the trees will not be evergreens. They would like the neighbors to see the children on the fields.

Commissioner Efkwitz commented that the language regarding the waiver is not worded properly. The Township Solicitor, Richard Watt, explained that there will be a buffer, just not a predominately evergreen-buffer, therefore, the language does comply.

Mike Braun also commented that they are seeking grants to move the woods in line a little bit stronger since the \$9,350.00 probably will not be enough to achieve this.

Commissioner Romaniello does not agree that soil replacement or grading should be included. It should be kept to trees and plantings only.

The Township Solicitor, Richard Watts, will amend the Resolution as follows: A waiver from the provision of Section 5.04C of the SALDO requiring a screen buffer provided Applicant utilizes the sum of \$9,350.00, in lieu thereof, for landscaping on the high school property.

Commissioner Martin stated that the overall plan can now be voted on. Commissioner Efkwitz suggested that No. 1 be changed to reflect the waiver that was just approved.

Commissioner McKenna made a MOTION, seconded by Commissioner Efkwitz to approve Resolution R-2007-15 as amended.

Commissioner Booth said he would like to work with the School District on the continuation of this project.

Commissioner McKenna will vote for the construction to take place but this is not an endorsement of the type of construction taking place. He spoke to several people over the weekend who voiced their opinions that the children's education should come first rather than construction of new administrative offices.

Commissioner Martin said there was a committee meeting on the subject and some of the points that Commissioner McKenna brought up were discussed and if anyone would like a copy of the discussion points, the notes would be available at the Township Manager's Office.

Mr. Braun, on behalf of the School Board and School District, thanks the Commissioners for their help.

No further Commissioner or public comments.

MOTION was ADOPTED 7-0

Resolution R-2007-14:

Commissioner Martin made a MOTION, seconded by Commissioner Hotchkiss, to approve Resolution R-2007-14 -- 318 Davisville Road, Settlement Music School, Land Development Plan as follows:

1. A waiver from the provisions of Section 4.04(1)(c) of the SALDO to allow a portion of the concrete walk along Davisville Road to provide less than the required four-foot grass strip between curb and sidewalk.

GRANTED X DENIED

2. A waiver from the provisions of Section 5.04D(1)(b) of the SALDO so as to allow 7.7% parking area landscaping.

GRANTED X DENIED

3. A waiver from the provisions of Section 4.05A(7) of the SALDO so as to allow proposed curb within the property to have a 6-inch reveal in lieu of the required 8-inch reveal.

GRANTED X DENIED

4. A waiver from the provisions of Section 7.03(3)(a) of the SALDO requiring that the plans show location, names, widths and service conditions of existing roads and proposed road ultimate right-of-way width within 400 feet of the tract boundary.

GRANTED X DENIED

5. A waiver from the provisions of Section 7.03(4)(d) of the SALDO requiring that the plans show tentative grades to the existing roads to a point 400 feet beyond the boundaries of the property being subdivided or developed.

GRANTED X DENIED

6. A waiver from the provisions of Section 5.04B of the SALDO requiring a softening buffer of mixed perimeter landscape planting along the perimeter property lines.

GRANTED X DENIED

7. A waiver from the provisions of Section 5.06A of the SALDO requiring replacement of removed trees with the provision that Applicant agree to pay a fee of \$6,900.00 in lieu of tree replacement as provided in Section 5.09 of the SALDO.

GRANTED X

DENIED

8. A waiver from the provisions of Title 8, Chapter 3, Section 1.05(a) of the Upper Moreland Township Code requiring a maximum driveway width of 35 feet so as to allow a width of 47 feet for both proposed driveways at the curb line.

GRANTED X

DENIED

9. A waiver from the provisions of Section 4.01(6)(g) of the SALDO requiring minimum curb radii at intersections of 35 feet for secondary roads so as to allow proposed curb radii for driveway entrance and exit equal to 30 feet.

GRANTED X

DENIED

There were no further Commissioner or public comments.

MOTION ADOPTED 7-0

Commissioner Martin said this concludes the waiver requests and the overall plan may now be voted on. However, he has a question for the Solicitor re the wooden fence. Condition No. 2 states that the Applicant must comply with the March 13 review letter from the Montgomery County Planning Commission. The Applicant would rather put up a metal fence. Township Solicitor, Richard Watts, suggested adding the language, excluding a wooden fence. Gary Tilman from Settlement Music School said there will be an aluminum and chain link fence at the rear and sides of the property. The aluminum will look like wrought iron. Commissioner Romaniello questioned whether it would be within Code. The fence will be set back off to the right-of-way. There will be sidewalk enhancements with benches. All will comply within the Township Codes.

Commissioner Efkowitz commented that she very excited to have Settlement Music School, however, she is disappointed about the fence and all the waivers requested by the Applicant regarding the landscaping. She would like to see the properties close to the redevelopment area to fall more in line with our Town Center Zoning.

Commissioner Crilly had a question of Commissioner Martin about striking No. 2 which is removing the requirements of the review letter from the Planning Commission. He questioned whether we were losing anything that we would want to imply otherwise.

Jonathon de Jonge replied to Commissioner Crilly's question. The Applicant has met with these conditions. Mr. de Jonge wanted the entrance to be welcoming as it is close to the redevelopment area and the Applicant was very accommodating and came back with additional changes to make it more welcoming.

Commissioner Booth remarked that it is a great project with meeting rooms that can be made available to the public as well as for concerts from time-to-time. The school will make a fine contribution to the culture of Upper Moreland Township as well as generate some foot traffic for the downtown area.

Commissioner Romaniello happily commented that the music school will bring back growth and vitality to the community. She also noted that it is a perfect business model and the amenities will draw other business interest into the area and she thanks them for choosing Willow Grove.

There were no further Commissioner or public comments.

Commissioner Crilly made a MOTION, seconded by Commissioner Hotchkiss, to approve Resolution No. R-2007-14.

MOTION approved 7-0.

List of Zoning Board Applications:

There were no upcoming Zoning Board Applications.

Commissioner Martin made a MOTION, seconded by Commissioner Booth, to approve holding a Public Hearing regarding the adoption of a new Zoning Map to be advertised for 8/6/2007 at 7:00 p.m.

Commissioner Romaniello had a question as to whether we previously had a public hearing to decide on those properties. David A. Dodies, Township Manager, explained that it is a two-step process. The Ordinance was adopted which effectively changes the zoning to RC on the eight Township Parks and there were several other clean-up items that were incorrect, however, the map was never formally adopted. The Solicitor's office is recommending that we formally adopt the map. It is a housekeeping item.

There were no further Commissioner or public comments.

MOTION was APPROVED 7-0

PARKS & RECREATION COMMITTEE:

Commissioner Efkowitz made a MOTION, seconded by Commissioner Hotchkiss, to award the bid to Bedrock Construction in the amount of \$234,880.00 and a bid to Jones Turf Management in the amount of \$19,465.00 for the Boileau Field Expansion Project. (\$22,000 will be funded from the "fees in lieu of open space/planting" account in the escrow fund)

Commissioner Efkowitz commented that this will be part of Phase I and we are a little over budget because the project was delayed and additional parking was added and additional landscaping was also added at the request of the neighbors that surround the park. This will be a great improvement to Boileau Field and will raise awareness of the farmstead and the area and add to the recreation needs in our community.

Commissioner Romaniello remarked that we are \$70,000 over budget. Commissioner Romaniello knows that it is important, however, she suggests we get the field completed this year and postpone the additional work until 2008. There will then be time to put the field in and also work within the budget.

Commissioner Hotchkiss noted that it is better to do it all at once so that there will be ample parking and a property buffer. If there is not proper parking, it will be dangerous to get to the field. He feels we should do it all now. It will be more costly if we wait. Also, a commitment was made to the neighbors that their properties would be properly buffered.

Commissioner Efkowitz commented that the Committee did discuss this and wondered whether we should scrap the project and decided to go forward. Delaying the establishment of the parking and landscaping will only increase the prices of the project.

Commissioner Romaniello said she did not support this decision. She wanted the bid to be reworked and stabilized. Phase I was to improve the existing playfield to regulation size and build the soccer field. The master plan calls for how much parking was needed and is a Phase II Project. She reiterated that we need to be fiscally responsible.

Commissioner Booth remarked that we originally came up with an estimation figure of \$200,000.00. It is hard to know what would happen a year and a half after the bid was made, for instance, how the price of asphalt had skyrocketed. The question is, do we want to build this field or not. There are many events scheduled at Boileau Field and we will need the parking area and the irrigation system to be completed.

Commissioner Crilly is also in favor of doing the project now. The reasons for the additional money are valid and well documented.

Jonathan de Jonge had concerns about the parking lot. After doing much research, he suggests we put in an pervious surface instead of a retention basin. Commissioner Efkowitz stated that would be very costly. Jonathon de Jonge replied that the cost may be more initially, however, we would save money on the long-term maintenance.

Commissioner McKenna brought up the fact that impervious surface versus a retention basin takes up acreage. He thinks we should leave the parking lot out of the equation.

Director of Parks & Recreation, Pat Stasio, commented that through the processing they did look into different surfacing. Currently, it will be a stone parking lot not black top. Our consultant said that the ultimate surface would be 3 to 4 times more expensive than when initially discussed, six to eight months ago. His recommendation is what we have in front of us.

Commissioner Romaniello pointed out that Phase I was to be the completion of the field and Phase II was to be the installation of a parking lot. The budget from 2006 was \$200,000.00. She voted specifically for those items and she wants the Board to stay within the budget she originally voted for and recommends that they entertain that idea.

Commissioner McKenna made a MOTION to table the Motion on the floor, seconded by Commissioner Romaniello, to continue with Phase I as defined in the Parks and Recreation Plan. The Motion tabled failed by a vote 4 to 3. Commissioners Crilly, Hotchkiss, Efkowitz, and Booth opposed the Motion to table and, therefore, the Motion to table was defeated.

Discussion then resumed on the Motion.

Commissioner Efkowitz stated that this was project (Phase I) was supposed to be completed in 2006. The project has already been delayed a year. When would we complete Phase II, parking and landscaping? If the fields are completed, the landscaping and parking will be needed and it should not be put off until next year. The residents expect the landscaping as promised.

Commissioner McKenna was shocked with the bids. He does not agree to go over budget.

Commissioner Efkowitz made a MOTION, seconded by Commissioner Hotchkiss, to continue with the project.

MOTION passes 4-3. Commissioners McKenna, Martin and Romaniello were opposed to the Motion.

PUBLIC HEALTH & SAFETY COMMITTEE:

There were no action items at this time.

REDEVELOPMENT COMMITTEE:

Resolution No. R-2007-10

Commissioner Romaniello made a MOTION, seconded by Commissioner Martin, to approve Resolution R-2007-10 concerning the War Memorial Park Entrance Driveway Project.

Commissioner Romaniello commented that the Township has created an entrance driveway to Memorial Park Drive that leads into the park. There will be acquisition to a few properties. The Solicitor is authorized to prepare and advertise a condemnation ordinance.

Solicitor Watts commented that it would formally start the process for the desirability of the entrance way that has been designed by the Township Engineer and forms the basis for following the condemnation ordinance.

No were no Commissioner or public comments.

MOTION was passed 6-1. Commissioner Booth voted *present*.

NEW BUSINESS:

Commissioner Romaniello had a comment about previous remarks with regard to committee meetings on redevelopment made behind closed doors. The remarks are not true. The current picture of redevelopment has a very solid foundation to support growth. That foundation has to be credited somewhat to Kise Straw and Kolodner, the planning firm that was hired by the Board last year. For the past 14 months, they have been working on what the community wants and needs. The redevelopment should reflect the heartbeat of the community. She realizes that the progress of the Committee, the truth versus the facts, are not reaching the public at large and she plans on addressing the public relation issues through Committee over the next few months.

ADJOURNMENT: 8:25 p.m.

Respectfully submitted,
Cynthia Heinemann