

**UPPER MORELAND TOWNSHIP
Community Development Committee
February 8, 2021 - Meeting Minutes**

Community Development Committee Members - Commissioners Kip McFatridge and Kevin Spearing; Paul E. Purtell, Director of Code Enforcement; 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 Kip McFatridge.

IV. **Presentations/Announcements:**

Commissioner McFatridge stated that the Board of Commissioners met in an Executive Session prior to the commencement of tonight's meeting to discuss legal and personnel matters.

V. **Roll Call:** Commissioners McFatridge, Spearing; Mr. Elsier and Mr. Purtell. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Alex Baumler, Township Solicitor.

VI. **Approval of Minutes** – January 11, 2021: The meeting minutes were unanimously approved as submitted.

VII. **Other Items:**

A. **Building Permit Fees - Request by Acme Corrugated Box:**

- Acme Corrugated Box was not present and Mr. Purtell will send them a notification to pay all building permit fees.

B. **Library Improvement Proposal:**

- James Faber, McCloskey & Faber, P.C., discussed the existing conditions and the landscape design concept plans for the outside plaza area and entrance to the Community Room.
- Commissioner McFatridge suggested waiting to review designs from Federal Realty for the Willow Grove Shopping Center proposed to connect and compliment the area directly across the street from the Library.
- Margie Peters, Library Director, reminded that the timeline to submit finalized design plans to the Keystone Grant is May 31, 2021.
- Dr. Lynnette Saunders, Chair, Environmental Advisory Council, commented favor with increasing greenspace, which reduces stormwater runoff and positively effects people.
- Commissioner McFatridge will contact Federal Realty and provide a follow up.
- The Committee agreed to continue discussions at the March 8, 2021 meeting on McCloskey & Faber's designs and the proposed designs from Federal Realty for the Willow Grove Shopping Center.

C. **On-Street Bike Facilities Installation Proposal on Davisville Road between York and Terwood Roads:**

- Matthew Edmond, on behalf of Montgomery County Planning Commission (MCPC), offered condolences on the loss of Commissioner Joseph Lavalley.
- Mr. Edmond, Matthew Popeck and Clair Warner discussed details of a proposed surface treatment program, adding bicycle facilities and the next step to submit a letter of interest to PennDOT by the end of February.

**UPPER MORELAND TOWNSHIP
Community Development Committee
February 8, 2021 - Meeting Minutes**

- Commissioner McFatrige inquired about boundaries and using shoulders as bicycle lanes. Mr. Edmond replied that the Township can set limitations on the length of the bike path and stated that bicycle lanes end where ample room for a shoulder is not possible.
 - The Commissioners discussed location of bike lanes, parking and safety concerns and suggested that the north-bound side of Davisville Road would better accommodate a bike lane.
 - Commissioner Valenza commented about the need to repave Davisville Road from the Turnpike to the railroad bridge and the section from the YMCA to Terwood Road. Mr. Edmond stated that PennDOT plans to repave the entire length of Davisville from Route 611 to County Line Road.
 - Commissioner Lockard inquired about parking accommodations for residents. Mr. Edmond replied that MCPC will work with PennDOT to resolve parking and safety concerns regarding the south-bound side.
 - Commissioner Whiting commented that parking is essential for residents on the south side.
 - The Committee supports adding bike lanes while also recognizing the need to accommodate residential parking, and directed Mr. Edmond to follow up with PennDOT for a design on the north-bound side and possibly sharrow signs in the south bound lane.
- D. Road Access Improvements - Request by property owner of 2475 Byberry Road:**
- Anton Kuhner explained that the resident is having difficulty accessing their driveway and the solution is to widen the driveway.
 - The Committee held a lengthy discussion concerning costs, design and safety.
 - The Committee agreed to pay for labor and half of the PennDOT Highway Occupancy Permit (HOP) costs on the condition that the property owner pay for materials and the other half of the HOP permit costs. Mr. Candland will speak with the property owner and see if these terms are agreeable.
 - The Committee recommends the Board of Commissioners take action at a future Regular Meeting.

VIII. Land Development/Subdivision - Nothing to report.

IX. New Business:

A. Review the Township Zoning Ordinance and Timeline:

- Mr. Purtell explained that zoning in the 2040 Comprehensive Plan requires review and recommended that the Advisory Planning Agency (APA) provide a review of all the changes in the Plan.
- Commissioner McFatrige commented concerns about the zoning review timeline. Mr. Purtell explained that an aggressive timeline has been set and the Zoning Ordinance chapters have been identified by Ms. Warner. Therefore, Montgomery County Planning Commission (MCPC) should lead the process with recommendations provided by the APA, and Ms. Warner will prepare a section of the Zoning Ordinance each month for review. Completion of the review is anticipated by the end of 2022 with a possible adoption of the Plan by the Board of Commissioners in 2023.
 - The Committee recommends that the APA work with MCPC to develop recommendations.
 - Mr. Purtell and possibly Ms. Warner will provide quarterly reports at the Community Development Committee meetings on behalf of the APA.
 - Mr. Purtell will inform the APA of the Committee's recommendation.

X. Old Business:

A. Wayfinding & Signage Steering Committee's Recommendations:

- Mr. Purtell and Mr. Candland presented a 3'x4' pedestrian sign with directional points of interest and a 2'x3' pedestrian sign for the Board's decision.
- The Committee agreed on the 2'x3' sign with "1711 Settled" added to the top center of the sign, utilizing one one-directional arrow for each group of destinations, rather than an arrow for each destination.
- The Committee recommends the Board of Commissioners take action at the March 1, 2021 Regular Meeting.

B. Architectural Services Proposal for Township Building Improvements:

- Mr. Candland reviewed the Request for Proposals (RFP) process and reminded that discussions were held at previous Committee meetings.
- Commissioner Lockard requested that Green Building recommendations be included in future RFPs.
- Commissioner Whiting requested that a minority contractor be included in the bid.
- Margie Peters, Library Director, requested that the Library be included for improvements and Commissioner McFatrige reiterated that the current focus is to receive proposals from architectural firms.
- Mr. Candland, Matt Hocker, Director of Information Services & Facilities, and Mr. Purtell will meet and compile the RFP list for submission to architectural firms.
- The Committee recommends the Board of Commissioners take action at a future meeting.

C. Update on Montco 2040 Grant:

- Mr. Candland stated that a meeting was held with Montgomery County and their recommendation was to submit both an application for Warminster Road sidewalks and an application for Farmstead Park roof replacement.
- The Committee directed Mr. Kuhner to prepare an application for the Warminster Road sidewalks and, Pat Stasio, Director of Parks and Recreation, to prepare an application for the Farmstead Park roof, which will be submitted by the March 1, 2021 deadline.
- Commissioner Lockard commented that the addition of sidewalks on Warminster Road increases focus of social equity and inclusion by connecting a large apartment community with access to nearby amenities.
- The Committee recommends the Board of Commissioner take action at the March 1, 2021 meeting.

XI. Presentations - Nothing to report.

XII. Acceptance and Approval of the following monthly reports for September:

A. Code Enforcement Department Reports:

- Commissioner Spearing commented concerns about New Century Associates Group's zoning application regarding the outdoor movie theater screening area.
- Commissioner Lockard reminded residents in Ward 7 to send comments to the Zoning Hearing Board prior to the meeting on February 11, 2021.
- Mr. Baumler explained that the covenant issue in the Deed will be discussed with the applicant's attorney.

UPPER MORELAND TOWNSHIP
Community Development Committee
February 8, 2021 - Meeting Minutes

- Mr. Baumler will relay the possibility of whether there will be an extension of the Emergency Declaration.
 - The Committee agreed that the applicant can operate under the Emergency Declaration and suggested that their zoning request be postponed to the Fall. Mr. Baumler will follow up on the status of the application.
- B. Public Works Department Report and Recycling Report:
- Commissioner McFatrige commended the Public Works' crew for an excellent job plowing.
 - Mr. Elsier and Commissioner McFatrige asked the public to be understanding about plowing curb to curb in order to keep the roads clear.
 - Commissioner Whiting commended the Public Works' crew for a job well done.
- C. Engineer's Report:
- Mr. Hersh explained that a Change Order, not to exceed \$44,000, was submitted by the contractor on the Fair Oaks Basin project regarding removal of a significant sized rock throughout the entire length of excavation, in order to relocate the sanitary line.
 - The Committee recommends the Board of Commissioners take action at the March 1, 2021 meeting.
- D. Landscape Architect's Report - James Faber, ASLA, reviewed items contained in the report.
- Commissioner Spearing inquired on the status of work at Acme Corrugated Box and Mr. Faber replied that there are no issues.
 - Commissioner Spearing inquired on tree substitution at Fair Oaks Park. Mr. Faber replied that they are searching to find Sassafras and trying to source-out other species in time to dig and plant by late March through middle of May.
- E. Traffic Engineer's Report - Anton Kuhner highlighted the following items:
- The fiber interconnect operation for the Welsh Road Adaptive Traffic Signal System is being coordinated with PECO for installation on utility poles, which is expected by November 2021.
 - Commissioner McFatrige inquired about the status of utility poles laying on the side of Byberry Road and Davisville Road. Mr. Kuhner replied that they are awaiting a response on PECO's schedule for installation.
 - Commissioner Spearing commented about including the Route 611 Bridge over the Turnpike on the Transportation Incentive Program (TIP) and concerns about increased traffic on Commerce Avenue and Maryland Road. Mr. Kuhner replied that a follow up meeting will be set up with the Pennsylvania Turnpike Commission.
- F. Environmental Advisory Council {EAC} - Mr. Elsier provided updates in the absence of Dr. Lynnette Saunders:
- Copies of the children's book, "The Puddle Garden", were ordered and will be distributed at EAC events.
 - A request continues to establish a Shade Tree Commission in the Township, which would include requiring a permit and provide education on how to safely remove trees.
 - Planning continues for the Earth Day Event on April 24, 2021.
 - An online book discussion on "Nature's Best Hope" will be held on March 21, 2021 at 2 p.m. and on March 23, 2021 at 7 p.m. Pre-registration is required online at the Upper Moreland Free Public Library website.
 - Commissioner McFatrige commented that homeowners and business owners are responsible to hire contractors with proof of insurance to remove trees.

**UPPER MORELAND TOWNSHIP
Community Development Committee
February 8, 2021 - Meeting Minutes**

- Commissioner Spearing reminded that there will be a presentation on the Shade Tree Commission at the March meeting.
- G. Upper Moreland Historical Commission - Mr. Elsier provided updates in the absence of Sue Worth-LaManna, Chair:
 - There was no meeting in February and the next meeting on Zoom will be March 2, 2021 at 7 p.m.
 - The banners are being replaced along Memorial Drive and York Road by the Public Works crew, who will ensure that the hardware is properly installed.
 - Information about the Historical Commission can be found on the Township website and the Upper Moreland Historical Commission's Facebook.
 - Anyone interested in filling a vacancy on the Commission should submit a letter of interest with a resume to Mr. Candland.

XIII. **Redevelopment** - Nothing to report.

XIV. **Visitor Comments** - Nothing to report.

XV. **Commissioner Comments:**

- Commissioner Spearing inquired about an update on the Moreland Avenue bridge in Hatboro. Mr. Popeck replied that subsurface utility work was performed in the summer and a conference call was held to discuss location of utility poles. Mr. Edmond will also provide further follow up.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:30 p.m.

Respectfully submitted by Kathleen Kristire.