

Board of Commissioners Members: Commissioner and President, Kevin C. Spearing; Commissioner and Vice President Charles M. Whiting; Commissioners R. Samuel Valenza, Joseph A. Lavalle, Kip McFatrige, Nicholas O. Scull and Cheryl Lockard

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by the President of the Board of Commissioners, Kevin C. Spearing at 7:00 p.m.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President Spearing; Commissioners Lavalle, Lockard, McFatrige, Whiting, and Valenza. Absent: Commissioner Scull. Also present were David A. Dodies, Township Manager, and Sean Kilkenny, Township Solicitor.
- IV. **Presentations/Announcements:**
 - A. Commissioner McFatrige thanked Willow Grove Cub Scout Troop 59 for meeting with him to discuss their requests and issues in the Township.
 - B. Commissioner Spearing announced that the Board of Commissioners met in an Executive Session prior to commencement of tonight's Regular Meeting to discuss personnel, real estate and legal matters.
 - C. Mr. Dodies announced that the Township was awarded a \$165,500 grant from the PA Growing Greener Program to help fund the construction of a storm water management improvement project in Fair Oaks Park. The Township has now received \$561,500 from three different grant programs to fund this project which is nearly all of the money needed to pay for the estimated construction cost of \$600,000.
 - D. Mr. Dodies announced that the Township received a \$390,000 grant from PennDOT to pay for road improvements and widening at the intersection of Davisville and Byberry Roads. Along with planned traffic signal and pedestrian improvements, which the Township has already received state funding for, this improvement project will make the intersection both safer for pedestrians and more efficient for motorists.
 - E. Police Chief Michael Murphy, introduced Police Officer Randy T. Czerviski and announced his swearing in to the Upper Moreland Police Department by District Justice Paul Leo.
 - F. Police Chief Michael Murphy, introduced Police Officer Christopher M. Hens and announced his swearing in to the Upper Moreland Police Department by District Justice Paul Leo.
 - Judge Leo commended Officers Czerviski and Hens for being outstanding students in his class and stated that they will make excellent Officers in the Township.
 - G. Commissioner Spearing announced a brief recess at 7:12 p.m.
 - H. Commissioner Spearing made a motion, seconded by Commissioner Whiting to open Public Hearing #1942 at 7:15 p.m. The Board of Commissioners approved by a vote of 6-0, to open Public Hearing #1942.

PUBLIC HEARING

PUBLIC HEARING #1942 was held and closed.

REGULAR MEETING

Call to Order: The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by the President of the Board of Commissioners, Kevin C. Spearing following the

Public Hearing at 7:36 p.m.

- V. **Public Comments – Non-Agenda Items Only** - Nothing to report.
- VI. **Treasurer’s Activity Report – January 2019** - The Treasurer's Activity Report was unanimously approved as submitted.
- VII. **Approval of Minutes - January 7, 2019:** The Regular Meeting minutes were unanimously approved as submitted.

VIII. **Committee Recommendations:**

A. **Finance & Administrative Committee:**

1. **Appointments/Reappointments:**

- a. The Board of Commissioners approved by a vote of 6-0, the reappointment of Michael J. Cavanaugh as a Ward 7 representative and member of the Parks & Recreational Advisory Council to serve a new two-year term that will expire on December 7, 2020.
- b. The Board of Commissioners approved by a vote of 6-0, the reappointment of Dean Swedberg as a Ward 5 representative and member of the Parks & Recreational Advisory Council to serve a new two-year term that will expire on December 7, 2020.
- c. The Board of Commissioners approved by a vote of 6-0, the reappointment of Bonnie Lynn MacDonald as member of the Upper Moreland Historical Commission to serve a new three-year term that will expire on December 31, 2021.
- d. The Board of Commissioners approved by a vote of 6-0, the reappointment of Udo Maron as a member of the Upper Moreland Historical Commission to serve a new three-year term that will expire on December 31, 2021.
- e. The Board of Commissioners approved by a vote of 5-0 (Commissioner McFatridge abstained), the reappointment of Michelle Young as member of the Upper Moreland Historical Commission to serve a new three-year term that will expire on December 31, 2021.
- f. The Board of Commissioners approved by a vote of 5-0 (Commissioner McFatridge abstained), the reappointment of Robert Young as member of the Upper Moreland Historical Commission to serve a new three-year term that will expire on December 31, 2021.
- g. The Board of Commissioners approved by a vote of 6-0, the reappointment of John Massucci as a member of the Environmental Advisory Council to serve a new three-year term that will expire on January 4, 2022.
- h. The Board of Commissioners approved by a vote of 6-0, the reappointment of Karl Pfizenmayer as a member of the Environmental Advisory Council to serve a new three-year term that will expire on January 4, 2022.
- i. The Board of Commissioners approved by a vote of 6-0 **Resolution R-2019-01** for the appointment of Anthony Prousi as a member of the Zoning Hearing Board to complete a five-year term that will expire on December 31, 2023 and the appointment of Peter O’Halloran as an alternate member of the Zoning Hearing Board to complete a five-year term that will expire on December 31, 2023.
 - Emily Graupner, a resident, commented concerns about the absence of participation by Mr. Prousi and Mr. O’Halloran in past Zoning Hearing Board meetings, and expressed the need for diversity on the Hearing Board.

2. **List of Bills Payable** - The Board of Commissioners approved by a vote of 6-0, the List of Bills as submitted.
3. **Aqua General Funds Bills** - The Board of Commissioners approved by a vote of 5-0 in favor and one (1) abstention (abstention by Commissioner Spearing, Aqua employee).
4. **Other Items:**
 - a. The Board of Commissioners approved by a vote of 6-0 **Resolution R-2019-02**, authorizing the submission of a grant application for the 2019 Round of the MONTCO 2040 Implementation Grant program for Wayfinding and Signage.
 - Commissioner Lavalley stated that the Wayfinding and Signage Master Plan was executed in 2013 with grant money. Cloud Gehshan Associates and Pennoni designed the concept for directional signage specifically in the Town Center Zoning area and throughout the Township. He commended the Revitalization Task Force for taking the lead to facilitate the study and concept design.
 - Commissioner Spearing stated that it is a good time to pursue this grant opportunity and the Wayfinding and Signage Master Plan complements the development work that has already been completed.
 - b. The Board of Commissioners approved by a vote of 6-0, the preparation of the MONTCO 2040 Implementation Grant for Wayfinding and Signage Improvements by Marian Hull, AICP/PP of AECOM, on behalf of the Township for a fee not to exceed \$8,000.
 - Commissioner Lavalley stated that Marian Hull has the skills and knowledge to prepare and submit the grant application with the best interests of the Township.
 - c. The Board of Commissioners approved by a vote of 6-0, the appointment of Clifton Larson Allen to provide auditing serves for the 2018 Audit.
5. **New Business** - Nothing to report.

B. Community Development Committee:

1. **Code Enforcement** - Nothing to report.
2. **Land Development/Subdivision Applications:**
 - A. **Resolution R-2019-03** - Motion to approve request from Blair Mill Associates for a waiver of land development with conditions as outlined in the Township's Engineer and Landscape Architect's review letters, to construct a Community and Laundry Building and a Storage Unit Building.
 - James Garrity, Attorney for Blair Mill Associates, stated that tenants of Blair Mill Village requested a laundry building and self-storage building and discussed details of the Waiver of Development and Landscape Plan Review.
 - The Board of Commissioner approved by a vote of 6-0 **Resolution R-2019-03**, approving the request from Blair Mill Associates for a waiver of land development with conditions as outlined in the Township's Engineer and Landscape Architect's review letters, to construct a Community and Laundry Building and a Storage Unit Building.
3. **List of Upcoming Zoning Hearing Board Applications:**
 - Commissioner Lavalley stated that there are no applications to be considered on February 7, 2019 and the next Zoning Hearing Board meeting is scheduled for February 28, 2019 at 7:00 p.m.
4. **Other Items:**

- a. **Ordinance #1694** – Motion to approve the rezoning of the property located at 230 Fairhill Street from S Small Limited Industrial to C-2 Commercial, to construct "Fairhill Commons".
 - Michael Yanoff, Attorney for the Applicant, stated that he will answer questions and also requested approval on the project.
 - Commissioner Lockard inquired if Mr. Yanoff can confirm whether the new buildings will be three stories or four stories. Mr. Yanoff stated that he can confirm the height of the buildings.
 - Commissioner Lavalley provided an overview of S Small Limited Industrial Zoning Code.
 - The Board of Commissioners approved by a vote of 5-0 (Commissioner McFatrige abstained) **Ordinance #1694**, approving the rezoning of the property located at 230 Fairhill Street from S Small Limited Industrial to C-2 Commercial, to construct "Fairhill Commons".
 - Commissioner Valenza stated that a Public Hearing will be scheduled to discuss the conditional use and land development plans.
 - b. Motion to approve the Conditional Use Application of CLEB Properties, LLC to convert an existing dwelling at 28 N. York Road to a four-unit apartment building.
 - Commissioner Lavalley commented on recommended pedestrian connectivity between the parking lot and the apartment building with reference to Gilmore & Associates letter of December 20, 2018. Paul Fellman, Esquire, stated that the Applicant will comply.
 - The Board of Commissioners approved by a vote of 6-0, the Conditional Use Application of CLEB Properties, LLC to convert an existing dwelling at 28 N. York Road to a four-unit apartment building.
5. **Commissioner Comments** - Nothing to report.
- C. **Parks & Recreation Committee** - Commissioner Lockard presented the following item:
1. **New Business:**
 - A. Motion to approve the appointment of Gilmore & Associates, Inc. to draft the Master Trail Plan on behalf of the Township.
 - Commissioner Lockard stated that she highly favors implementing a trail plan that will connect to many of the other major trails in the area. The Township has received nearly all the funding for the project from grants.
 - Commissioner Lavalley stated that Gilmore & Associates is the Township Engineer and designers of the streambank restoration project along Memorial Park Drive. They have provided guidance on substantial projects that were implemented on all of the Township's land development applications. Gilmore & Associates are recipients of environmental awards issued by the Montgomery County Planning Commission.
 - Commissioners McFatrige and Spearing commented that Gilmore & Associates have extensive experience and have worked favorably with Hatboro and surrounding municipalities.
 - The Board of Commissioners approved by a vote of 6-0, the appointment of Gilmore & Associates, Inc. to draft the Master Trail Plan on behalf of the Township.
 2. **Commissioner Comments** - Nothing to report.
- D. **Public Health & Safety Committee:**

1. **Resolution R-2019-04** – Approval to submit an application to the Pennsylvania Department of Transportation for Traffic Signal Improvements at the intersection of Davisville and Terwood Roads.
 - The Board of Commissioners approved by a vote of 6-0 **Resolution R-2019-04**, approving the submission of an application to the Pennsylvania Department of Transportation for Traffic Signal Improvements at the intersection of Davisville and Terwood Roads.
2. **Resolution R-2019-05** – Approval to submit an application to the Pennsylvania Department of Transportation for Traffic Signal Improvements at the intersection of Davisville and Byberry Roads.
 - The Board of Commissioners approved by a vote of 6-0 **Resolution R-2019-05**, approving the submission of an application to the Pennsylvania Department of Transportation for Traffic Signal Improvements at the intersection of Davisville and Byberry Roads.
3. **Resolution R-2019-06** – Approval to submit an application to the Pennsylvania Department of Transportation for a new Traffic Signal at the main entrance of the new Willow Grove YMCA development at Davisville Road.
 - The Board of Commissioners approved by a vote of 6-0 **Resolution R-2019-06**, approving the submission of an application to the Pennsylvania Department of Transportation for a new Traffic Signal at the main entrance of the new Willow Grove YMCA development at Davisville Road.
4. **Resolution R-2019-07** – Approval to establish a handicapped parking space adjacent to 250 Dallas Road.
 - The Board of Commissioners unanimously approved by a vote of 6-0 **Resolution R-2019-07**, approving the establishment of a handicapped parking space adjacent to 250 Dallas Road.

IX. **New Business** - Nothing to report.

X. **Commissioner Comments:**

- Commissioner McFtridge stated that he met with Willow Grove Cub Scout Troop 59 prior to tonight's meeting and primarily discussed drivers ignoring Stop signs.
- Commissioner Spearing commented that he appreciated comments about having a diverse committee of any kind within the Township, and thanked Ms. Graupner for her service to the community. He added that Zoning Hearing Board appointments are a serious task of the Board of Commissioners that benefit the community as a whole.
- Commissioner McFtridge stated that Michelle and Bob Young's request for an extension to demolish a barn on Bonnie McDonald's property was approved and the work was completed.

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

XII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 8:25 p.m.

Respectfully submitted by Kathleen Kristire.