

**Board of Commissioners Members:** Commissioner and President, Clifton "Kip" McFatridge; Commissioner and Vice President Cheryl Lockard; Commissioners Nicholas O. Scull, Kevin C. Spearing, Charles M. Whiting, Anthony S. Prousi, and R. Samuel Valenza.

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by Board President McFatridge.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President McFatridge, Commissioner and Board Vice President Lockard, Commissioners Spearing, Whiting, Scull, Valenza and Prousi were present. Also present were: Matthew H. Candland, Township Manager, Randy Schaible, Assistant Township Manager/Director of Finance, and Sean Kilkenny, Township Solicitor.

### **PUBLIC HEARING**

**PUBLIC HEARING #1961 – Ordinance No. 1739** – To receive public comment on an application for text amendment to the Upper Moreland Township Zoning Code filed by Federal Realty Investment Trust, in order to facilitate the redevelopment of land in the Town Center into a mixed use (Residential and Retail) complex (within the property known or formerly known as the Willow Grove Shopping Center) in keeping with the Willow Grove redevelopment and revitalization plans of the Township:

- Commissioner Spearing motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 to open Public Hearing #1961.
- Public Hearing #1961 was discussed and public comments were heard.
- Commissioner Spearing motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 7-0 to leave open and continue Public Hearing #1961 at the March 6, 2023 Regular Meeting.

#### **IV. Presentations/Announcements:**

- A. Woodlawn Park Master Plan Update - Presented by Peter Simone and Sarah Leeper of Simone Collins, Landscape Architecture Team:
  - Pat Stasio, Director of Parks and Recreation, introduced Peter Simone, RLA, FASLA and Sarah Leeper, RLA, from Simone Collins Landscape Architecture, who discussed in length the overall plan, its proposed elements and potential grants.
  - Dave Ferlaney, a resident of Schoolhouse Lane, questioned the ongoing costs of maintaining a recreational center building. Commissioner McFatridge replied that the amount needs to be determined.
  - A resident commented concerns about wheelchair accessibility, unwanted visitors, parking, and traffic cutting through the neighborhood. Ms. Leeper and Mr. Simone discussed details of ADA routes into the park and Commissioner Spearing commented that the plans include traffic calming devices.
  - Constantine Wozny, a resident living three blocks away, commented that at the public meetings, the concept favored omitted a baseball field. Commissioner Spearing stated that there is a yearly community demand for fields, which the Township cannot fulfill. Mr. Stasio replied that feedback obtained from public meetings and surveys determined that the park is part of the entire Township's integrated system, and should meet the needs of the community.

- Diane Lineback, a resident, commented favor for the plan and asked about other locations for a recreation center. The Committee replied that they are investigating realistic alternatives.
- A resident of Abbyview Avenue and Division Avenue commented concerns of speeding, the need to acquire feedback from ADA families and discussed parking details with regard to bused sporting events.
- Kim Thompson, a resident, commented about Division Avenue parking and access near the middle level of the Willow Grove Bible Church building, the emergency route, fencing around the baseball field, enforcing the noise ordinance, and security after park hours.
- Sandy Hoffman, a resident of Forest Avenue, shared issues from neighbors about stormwater, concerns about hours at a recreation center, noise, awaiting a spring survey, a plan indicating property lines, privacy, and additional parking.
- Michael Chauveau, a Steering Committee Member and a resident of Greyhorse Road, thanked Commissioner Scull for his sincerity and Mr. Simone for his openness and transparency. He commented that low-level lighting is included in the plan and strongly advocates a green space area without a costly recreation center.
- The Board of Commissioners stated that the draft plan is conceptual at this point.
- Lauren Hegard, resident of 320 Woodlawn Avenue, commented in support for green space and against a recreation center building with related costs.
- Mr. Stasio thanked Simone Collins, the Steering Committee, youth groups, organizations and neighbors for their time, work and feedback.
- Mr. Stasio explained that the draft plan will be posted for 30 days for public review.
- The Committee will continue a discussion at the March 20, 2023 Parks and Recreation Committee Meeting.

### **REGULAR MEETING**

#### **V. Public Comments:**

- Lauren Hegard, resident of 320 Woodlawn Avenue commented on the proposed 45-foot height of the front buildings at the Willow Grove Shopping Center. Commissioner McFatrige stated that zoning in the TC District allows for up to 65 feet.

#### **VI. Treasurer's Activity Report – January 2023:**

- Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0, the report as submitted.

#### **VII. Approval of Minutes – January 9, 2023 - Regular Meetings:**

- Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0, the minutes as submitted.

#### **VIII. Committee Recommendations:**

- A. **Finance & Administrative Committee – January 30, 2023** – The Committee recommends the Board of Commissioners approve of the following items:
  1. Appointments/Reappointments –
    - a. **Motion to Approve** the reappointment of **Michael Cavanaugh** as a **Ward 7** representative on the **Parks and Recreation Advisory Council**, to serve a new two-year term to expire on December 31, 2024.

- b. **Motion to Approve** the reappointment of **Dean Swedberg** as a **Ward 5** representative on the **Parks and Recreation Advisory Council**, to serve a new two-year term to expire on December 31, 2024.
  - c. **Motion to Approve** the reappointment of **David Kistner** as an **Upper Moreland Township representative** on the **Upper Moreland Hatboro Joint Sewer Authority**, to serve a new five-year term to expire on December 31, 2027.
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners voted 7-0 to approve the above reappointments.
  - d. **Motion to Approve** the reappointment of **Jaqueline Cherepinsky** on the **Historical Commission** to serve a new three-year term to expire on December 31, 2025.
  - e. **Motion to Approve** the reappointment of **Heather Flaherty** on the **Historical Commission** to serve a new three-year term to expire on December 31, 2025.
  - f. **Motion to Approve** the reappointment of **Michael Lovecchio** on the **Historical Commission** to serve a new three-year term to expire on December 31, 2025.
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners voted 7-0 to approve the above reappointments.
  - g. **Motion to Approve** the reappointment of **Arlene Rubin** on the **Historical Commission** to serve a new three-year term to expire on December 31, 2025. Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioners voted 7-0 to approve the above reappointments.
  - h. **Motion to Approve** the reappointment of **Jolie Price** on the **Human Relations Commission** to serve a new three-year term to expire on December 31, 2025.
  - i. **Motion to Approve** the reappointment of **Lynnette Saunders** on the **Environmental Advisory Council** to serve a new three-year term to expire on January 2, 2026.
  - j. **Motion to Approve** the reappointment of **Shawn Hopkins** on the **Environmental Advisory Council** to serve a new three-year term to expire on January 2, 2026.
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners voted 7-0 to approve the above reappointments.
  - k. **Motion to Approve Resolution R-2023-01**, reappointing **Peter O'Halloran** on the **Zoning Hearing Board** to serve a new five-year term to expire on December 31, 2027.
    - Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioners voted 7-0 to approve **Resolution R-2023-01** for the above reappointment.
  - l. **Motion to Approve** the appointment of **Christian Henderson** as a **Ward 6** representative on the **Advisory Planning Agency** to fill the vacancy left by Gerry Foley and serve the remainder of a two-year term to expire on June 1, 2024.
  - m. **Motion to Approve** the appointment of **Donna Rosenbaum** on the **Environmental Advisory Council** to fill the vacancy left by Henry Sokolowski and serve a new three-year term to expire on January 2, 2026.
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners voted 7-0 to approve the above appointments.
2. List of Bills Payable:
- Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.

3. Other Items:
  - a. **Motion to Approve Resolution R-2023-02** – Approving the Montgomery County Consortium Cable Franchise Agreement between the Township and Verizon Pennsylvania LLC:
    - The Board of Commissioners discussed the deduction of free services and edits in the Agreement to Exhibit A, item 1., to separate service provided to the Administration building from service provided to the Police Department building, and item 8. to correct the spelling of Davisville Road.
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved the Agreement by a vote of 7-0, with the changes to be reviewed by Mr. Candland.
  - b. **Motion to Approve** the revised Eastern Montco Interchanges Group Memorandum of Understanding:
    - Commissioner Spearing commented that the original Turnpike Corridor Study draft included the townships of Upper Merion, Whitpain, Whitemarsh and Plymouth, and intended to have four lanes of east and west travel on the Turnpike. He supports the Consortium, but recommends that these ideas and concepts continue to be represented at the meetings, i.e. the Welsh Road Interchange.
    - Commissioner Valenza stated that the cost to the Township per year is \$10,000.
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.
  - c. **Motion to Approve Resolution R-2023-06** – Certifying the active members of the Township’s Volunteer Fire Companies eligible to receive the 2022 Tax Credits pursuant to the Volunteer Service Credit Program:
    - Commissioner Prousi stated that this is an incentive to attract volunteers to join the Fire Department.
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
4. New Business – Nothing to report.

- B. **Community Development Committee – January 23, 2023** – The Committee recommends the Board of Commissioners approve of the following items:
  1. Code Enforcement – Nothing to report.
  2. Land Development/Subdivision Applications – Nothing to report.
  3. List of Upcoming Zoning Hearing Board Applications – February 9, 2023.
    - Commissioner Spearing read two applications to be heard by the Zoning Hearing Board on February 9, 2023.
  4. Other Items:
    - a. **Motion to Approve Ordinance No. 1739** – Granting approval of text amendments to the Upper Moreland Township Zoning Code filed by Federal Realty Investment Trust, in order to facilitate the redevelopment of land in the Town Center into a mixed use (Residential and Retail) complex (within the property known or formerly known as the Willow Grove Shopping Center):
      - Commissioner Valenza motioned, seconded by Commissioner McFatridge and the Board of Commissioners tabled by a vote of 7-0, Ordinance No. 1739 and to continue the Public Hearing.

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- b. **Motion to Approve Resolution R-2023-03** – Authorizing the execution of an intergovernmental agreement with Lower Moreland Township regarding a multi-municipal application to the Department of Environmental Protection for a Recycling Program Performance Grant:
  - Commissioner Spearing motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 7-0.
- c. **Motion to Approve Resolution R-2023-04** – Authorizing the Township Manager to execute required forms and documents for the FEMA/PEMA Buyout Program for two properties located on Surrey Lane and three properties located on Lori Lane as a result of Hurricane Ida:
  - A resident commented to plant more trees on these properties.
  - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- d. **Motion to Approve Resolution R-2023-05** – Adopting initiatives to be recognized as a Pennsylvania Audubon Council Bird Town and authorize the Environmental Advisory Council to serve as Upper Moreland Township’s agent for the Bird Town Pennsylvania processes:
  - Commissioner Spearing commented that this is an expansion of the program in which the Township has been participating in and he encouraged more residents to become members of Bird Town.
  - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- e. **Motion to Approve** and ratify the submission of a 2023 Green Light-Go Grant for signaling upgrades along Route 611 and Route 263 Corridors:
  - Commissioner Spearing commented that most lights are located along Easton Road and a few on York Road.
  - Commissioner Prousi stated that there is a significant match required from the Township’s budget, which will be paid out over a number of years.
  - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- f. **Motion to Approve** the KCBA Contract to provide design services for the renovation of the Township Building and construction of a new Police Station:
  - Commissioner Prousi thanked Mr. Candland for negotiating the contract and KCBA for accepting financial requests to save on costs to the Township.
  - Commissioner Spearing motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 7-0.
- g. **Motion to Approve** the Surveys and Cost Proposals of the Municipal Complex and Public Works Facility submitted by Gilmore & Associates, Inc.:
  - Commissioner Prousi commented that all the items are budgeted for either reconstruction of the campus or the studies for the Public Works facility.
  - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- h. **Motion to Approve** authorizing Gilmore & Associates, Inc. to advertise bids for Carson Simpson Streambank Stabilization Project:
  - Commissioner Spearing commented that the project is carried over from the YMCA construction and allocations made for streambank stabilization and stormwater management.

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- Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

**C. Public Health & Safety Committee – January 30, 2023:**

- Commissioner Whiting reported that Committee has no recommendations to the Board of Commissioners to approve at this meeting.

**D. Parks & Recreation Committee – January 30, 2023:**

- a. **Motion to Approve** the staging area request and Memorandum of Understanding between the Township and ALLAN MYERS, Inc. for the Warminster Bridge Repair project:

- Mr. Stasio reported that the following items can be added to the Memorandum of Understanding:

1. An erosion and sediment control plan is not required; however, a filtering sock fence will be installed around disturbed areas and stockpiles for stabilization, and a plan will be provided.
2. Assured that equipment and materials will be moved from the area if a storm flooding event is anticipated.
3. Temporary fencing will be installed around the area.

- Commissioner Scull motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

- b. **Motion to Approve** bid recommendations for the Farmstead Park Environmental Improvement project:

- Commissioner Scull motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

- c. **Motion to Approve** authorizing the Parks and Recreation Director to advertise bids for the structural improvements to historical buildings at Farmstead Park:

- Commissioner Scull motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

**IX. Commissioner Comments – Nothing to report.**

**A. Upcoming Township Meetings (based on current calendar):**

<b>Date</b>	<b>Subject</b>	<b>Location</b>	<b>Time</b>
February 7	Historical Commission	Library Community Room	7:00 PM
February 9	Zoning Hearing Board	Township Building – Council Room	7:30 PM
February 13	Community Development Committee	Township Building – Council Room	7:00 PM
February 15	Republican Committee	Library Community Room	7:00 PM
February 16	Advisory Planning Agency (APA)	Township Building – Council Room	5:00 PM
February 21	Township Building Closed – Presidents’ Day Observance		
February 22	Democratic Committee	Township Building – Council Room	7:00 PM

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February 23	Zoning Hearing Board	Township Building – Council Room	7:30 PM
February 27	Committee Meetings of the Board: Finance & Admin, Public Health & Safety and Parks & Recreation	Township Building – Council Room	7:00 PM
February 28	Historical Association	Township Building – Council Room	7:00 PM
March 1	Environmental Advisory Council	Zoom	7:00 PM
March 6	Regular Meeting of the Board of Commissioners	Township Building – Council Room	7:00 PM
March 7	Historical Commission	Library Community Room	7:00 PM
March 13	Community Development Committee Meeting	Township Building – Council Room	7:00 PM
March 14	Parks and Recreation Advisory Council	Township Building – Council Room	7:30 PM
March 15	Republican Committee Meeting	Library Community Room	7:00 PM
March 16	Advisory Planning Agency (APA)	Township Building – Council Room	5:00 PM

X. **Visitor Comments** – Nothing to report.

XI. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 10:30 p.m.

Respectfully submitted by Kathleen Kristire.