

UPPER MORELAND TOWNSHIP
Community Development Committee
February 14, 2022 - Meeting Minutes

Community Development Committee Members - Commissioner and Committee Chair Kevin C. Spearing; Commissioners Kip McFatrige, Anthony S. Prousi; 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 Committee Chair and Commissioner Kevin C. Spearing.

VI. Roll Call: Committee Chair and Commissioner Spearing; Commissioners McFatrige, Prousi; Mr. Purtell. Absent: Mr. Elsier. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Alex Baumler, Township Solicitor.

V. Presentations/Announcements - Nothing to report.

VI. Approval of Minutes – January 10, 2022:

- Dr. Lynnette Saunders, EAC, amended Section XII, F. fourth comment to read, "Recommending that the Township have specified locations where "in-lieu-of landscaping money" from developers could be used by the Township to create woodland habitat locations,...".
- The Committee unanimously approved the meeting minutes as amended.

VII. Land Development/Subdivision:

- A. Application of Land Development by Federal Realty Investment Trust at the Willow Grove Shopping Center (Park Avenue) for proposed 18K square foot building and associated site improvements:
- James Garrity, Wisler Pearlstine, LLP, reviewed the proposal for an 18K sf multi-tenant building, entrance drive relocation, parking, a plaza, seating and other improvements. The estimated cost for the entire shopping center is \$90 to \$100 million between Phases I, II and III.
 - A lengthy discussion was held on the waiver list based on Preliminary Land Development Plans.
 - Stormwater management issues will be further reviewed and approved by Mr. Hersh and Kim Flanders, McCloskey & Faber, P.C.
 - The Committee recommends the Board of Commissioners take action at the March 7, 2022 Regular Meeting on a resolution.
- B. Request for waiver of Land Development by Palz Tap House, 1902 County Line Road, for construction of a deck with roof for outdoor dining:
- The Committee discussed details of the proposed impervious surface and improvements.
 - The Committee recommends the Board of Commissioners take action at the March 7, 2022 Regular Meeting on a resolution.

VIII. Other Items:

- A. Submission of an application for PEMA/FEMA Buyout Program:
- Mr. Candland reported that the application has been submitted with information provided

by the property owners. The Township is awaiting a response in approximately six months.

- Commissioners Prousi and Spearing commented that this is a focus area for stormwater management opportunities, which will revert to park land in the Township.

IX. Old Business:

A. Zoning Ordinance Updates - Mr. Purtell discussed the following:

- A meeting will be held this week to discuss proposed redistricts and consolidations of industrial districts.
- Claire Warner from Montgomery County Planning Commission, will present updates at the March 14, 2022 Community Development Committee Meeting.

X. New Business:

A. Library Restroom Restorations:

- Mr. Candland recommends restoring the tile finishes, repainting, and the repair of plumbing as needed.
- The Committee supports refurbishment, prioritizing projects and making a re-evaluation at a future date.
- Commission Scull made suggestions of items to bring up-to-date and the researching of grants for the redesign of a new restroom.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

XI. Acceptance and Approval of the following monthly reports for January 2022:

A. Code Enforcement Department Reports - Nothing further to report.

B. Public Works Department Report and Recycling Report:

- Commissioner Spearing commented the following:
 - Support for the Consortium's move to Republic Services for recycling.
 - The Public Works crew did an outstanding job of salting and clearing roads during recent storms.
 - Reminded residents to remove additional vehicles from their streets and be considerate to neighbors and street crews who are working to clear snow.

C. Engineer's Report - Mr. Hersh discussed the following:

- Woodlawn School demolition bid specifications are listed on PennBid. An onsite pre-bid meeting will be held February 22, 2022 with bids to open on March 3, 2022, for a contractor recommendation to the Board of Commissioners at the March 7, 2022 Regular Meeting.
- Three grant opportunities from the Department of Community & Economic Development (DCED):
 - Watershed Restoration Protection Program for Fair Oaks Basin (up to \$300,000 with 15% local match) for streambank stabilization and water quality;
 - Flood Mitigation Program (up to \$500,000 with a 15% match) for construction and conducting studies;
 - Greenways Trails and Recreation Program (up to \$250,000 with 15% match) for rehabilitation development of public indoor/outdoor park; recreation conservation areas facilities; renovation of public facilities i.e., bike paths, walking and equestrian trails; and enhancing rivers, streams and watersheds for recreation purposes.

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- Several project suggestions that were discussed included: a pipe over the stream as part of the cross-county trail on Maryland Road; streambank stabilization by the Maryland Road storage facility between Commerce Road and Easton Road; replacement of the culvert pipe with a slip line; retrofits at County Line Road and Davisville Road; naturalized wetland in the area of the Turnpike Interchange; and streambank stabilization for Carson Simpson Farm.
- D. Landscape Architect's Report - Commissioner Spearing reviewed items from the report.
- E. Traffic Engineer's Report - Mr. Candland discussed the following
 - The pipe work is finished at Byberry Road and Davisville Road and the base course will be completed within the next few weeks. Traffic signalization will be completed in the Spring.
 - Two signs are necessary for Mill Road and a follow up will be provided.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
 - Planning for the Earth Day Event on April 23, 2022, 10 am to 2 pm, at Masons Mill Park.
 - Plans are being drafted for the Outdoor Environmental Educational Center.
 - Designation of a reforestation site within the Township with native and mixed species using "in-lieu-of money" from developments:
 - Commissioner Spearing recommended the area along the Pennypack Creek next to the Dog Park.
 - James Hersh, Gilmore & Associates, and James Faber, McCloskey & Faber, will provide an evaluation with an aerial map to be reviewed by the EAC.
 - The request for the purchase of a reusable water bottle filling fountain at Masons Mill Park.
 - The request for the reduction of the application of Roundup at the Township and School District properties.
 - A draft brochure concerning the use of plastics and a presentation by Farin Savitz of PennEnvironment.
 - The Committee directed Dr. Saunders to develop an action item for education; agreed to host a presentation by Farin Savitz at a future Committee Meeting; recommended a presentation for students at the schools; agreed to post an educational brochure to the Township's website, in the Township's lobby and at the Library.
 - Salting of roads and sidewalks infiltrates groundwater and contaminates streams.
- G. Upper Moreland Historical Commission - Mr. Candland read updates from their report.

XII. **Redevelopment** - Nothing to report.

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

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

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:45 p.m.

Respectfully submitted by Kathleen Kristire.