

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

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

IV. Presentations/Announcements - Nothing to report.

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

VI. Approval of Minutes – February 8, 2021: The meeting minutes were unanimously approved as submitted.

VII. Other Items:

A. Request from Acme Corrugated Box regarding Building Permit fees:

- James Garrity, Wisler Pearlstine, LLP, expressed his condolences on the loss of Commissioner Joseph Lavallo.
- Mr. Garrity stated that there is a substantial difference between permit fees that are associated with a new building's cost versus an extension onto an existing building's square footage, which he requested a fee adjustment for this project.
- Commissioner Prousi noted that the permits include issues of sprawling square footage, associations with engineering processes, additional ground water runoff and utilities.
- Mr. Purtell stated that he contacted Upper Dublin and also found other municipalities to have higher fees.
- Commissioners Spearing and McFatrige directed Mr. Garrity to provide a comparison of other area municipalities' fee schedules.
- The Committee agreed to follow the Ordinance and denied the request to adjust the permit fees.

B. Request from Federal Realty Investment Trust for proposed Zoning Text Amendments at the Willow Grove Shopping Center on Park Avenue:

- Mr. Garrity requested text amendments to the zoning ordinance regarding a 15-foot setback surrounding the property and the addition of one new building.
- Commissioner Prousi suggested making the request to the Zoning Hearing Board and Mr. Garrity explained that a hardship would need to be presented, which could open up the appeal process.
- Commissioner McFatrige stated that there will also be a Public Hearing scheduled for a future meeting.

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

- Commissioner Scull shared concerns regarding the text amendments that were written for the development of the Wawa project.
- Commissioner Lockard commented concerns about allowing space for trees and limiting lineal square feet of buildings along Park Avenue.
- Dr. Lynnette Saunders, Chair, Environmental Advisory Council, commented that increasing the walkability of the area and adding trees is highly desirable.
- Karen Houck, Revitalization Task Force, made a commentary in favor of a walkable town center in the community.
- Commissioner McFatridge suggested that Mr. Garrity and Federal Realty coordinate with Mr. Purtell and Mr. Hersh on integrating the design that is proposed for the area across from the Library building.
- The Committee directed Mr. Baumler and Mr. Garrity collaborate on the additional text amendments.
- The Committee will continue a discussion at the April 2021 meeting.

VIII. Land Development/Subdivision:

- A. Request from Fairhill Commons for revisions to the previously approved Land Development Plans to include access to York Road:
- Michael Yanoff, Goldstein Law Partners, and Matt Genesio, College Town Communities, discussed the change in driveway alignment for the entrance.
 - Commissioner Spearing commented concerns about the wall on Fairhill Street and the triangle on Green Street. Brian Focht, C2C Design Group, clarified the triangle is part of their property and described the wall running parallel along Fairhill Street.
 - Commissioner McFatridge stated that there will be no changes to the previous ordinance or waivers.
 - Mr. Purtell clarified that a resolution is needed reflecting the date of the new plan for the relocated entrance on York Road.
 - Commissioner Scull inquired about the effect on the Willow Run condominium and Commissioner McFatridge stated that the driveways will be separated.
 - Mr. Purtell commented that the Advisory Planning Agency (APA) had concerns over the renderings for Fairhill Street and the Applicant responded to the issues in June 2020, which was approved by the APA.
 - Commissioner McFatridge commented that the Applicant has been working to improve a drainage issue at the Little League field.
 - Commissioner McFatridge commented that he is not in favor of changing the Transportation Impact Fee. Mr. Genesio will provide the correct fee.
 - The Committee recommends the Board of Commissioners take action on a resolution at the April 1, 2021 meeting.

IX. New Business - Nothing to report.

X. Old Business:

- A. Update on Library Improvements:
- Mr. Candland explained that a planning meeting will be scheduled.

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

XI. **Presentations** - Nothing to report.

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

- A. Code Enforcement Department Reports - Nothing further to report.
- B. Public Works Department Report and Recycling Report:
 - Commissioner Spearing commended the maintenance crew for their work on Maryland Road.
 - Commissioner McFatridge commended the maintenance crew for their work clearing roads, sidewalks and picking up trash during the winter storms.
- C. Engineer's Report:
 - Commissioner Spearing inquired on the status of the Fair Oaks Basin and Mr. Hersh replied that there has been a lull in construction due to the winter weather and the sanitary sewer relocation is finished, was inspected and approved by the Sewer Authority.
 - Commissioner Spearing inquired on the timeframe and coordination of trail work anticipated in the area of Maryland Road bridge and Commerce Drive. Mr. Candland replied that he will follow up with McMahan Associates.
- D. Landscape Architect's Report - Nothing further to report.
- E. Traffic Engineer's Report - Mr. Candland reported the following items:
 - Work continues on the Welsh Road adapter traffic signal system and should be completed in Fall 2021.
 - The Montco 2040 Grant application was submitted for the Warminster Road sidewalks and The Farmstead improvements.
 - The DCED Multi-Modal Transportation Grant application was submitted in Fall 2020 and a decision is anticipated by the end of the month.
 - Work on the Moreland Road bridge will occur in 2021 and detours are planned.
 - Commissioner Valenza inquired on the utility poles laying along Byberry Road and relocation of the traffic signal. Mr. Candland and Commissioner McFatridge replied that tree work is completed, PECO is scheduling the poles, and bids for the signal on Warminster Road will be processed in the Fall for construction to begin in 2022.
- F. Environmental Advisory Council (EAC):
 - Dr. Lynnette Saunders, Chair, stated that the Earth Day event is scheduled for April 24, 2021 at Masons Mill Park with a disk jockey and requests permission to have animals from Briar Bush Nature Center.
 - The Committee recommends the Parks and Recreation Committee continue a discussion at the March 15, 2021 meeting.
 - Commissioner Spearing stated that there will be a presentation about establishing a Shade Tree Commission by a representative of Lower Merion Township at the March 15, 2021 Parks and Recreation Committee Meeting. Anyone interested in participating in the discussion can submit their comments to Mr. Candland prior to the meeting.
 - Margie Peters, Library Director, reminded residents to register for the online book discussion on "Nature's Best Hope" to be held on March 21, 2021 at 2 p.m. and March 23, 2021 at 7 p.m. Attendees will be given a coupon for a free tree. Thanks was given to Commissioner Lockard for promoting the book discussion.

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

- Commissioner Spearing commented support for collaborating programs with the School District, educational plaques, and planning for two yearly maintenance events involving neighbors at the Middle School's raingardens.

G. Upper Moreland Historical Commission - Sue Worth-LaManna, Chair, provided the following updates:

- Banners have been ordered for posting along York Road and by the mineral spring.
- Thanked the Township for a budget to continue research that will showcase the historical community.
- Concerns remain and more information is needed on protection of the mineral springs prior to commencement of the SEPTA project.
- Michelle Young, President, Historical Commission, and Heather Greenleaf, Historical Association, will provide text for the interpretive signs. The image of a Willow Tree was agreed upon for placement on the back of the signs as a representation of the Township.

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

XIV. **Visitor Comments:**

- Frank and Kathleen Carver, residents of Davisville Road, commented concerns about the narrow curb cut in front of their house, materials and repairs to their driveway. Commissioner McFatridge replied that the YMCA is responsible and has employed a contractor to address this issue. Additional concerns can be reported to the Township.

XV. **Commissioner Comments:**

- Commissioner Spearing stated that there is a vacancy on the Advisory Planning Agency for a representative from Ward 2. Letters of interest can be submitted to Mr. Candland.
- Commissioner Spearing thanked Denis Hurley for his exceptional service to the community for more than 20 years.
- Commissioner Lockard inquired about bike lanes on Davisville Road. Mr. Candland stated that Montgomery County Planning Commission has determined that a bike lane is not feasible due to inadequate space for parking. Mr. Candland will provide a further follow up.
- Commissioner Lockard inquired on the status of the Spring Newsletter. Mr. Candland replied that the Newsletter was posted electronically and hardcopies will be distributed.
- Commissioner McFatridge inquired on the status of LED street lighting. Mr. Elsier replied that a preconstruction meeting is scheduled for March 9, 2021, and the work will start within the following days.
- Ms. Worth-LaManna commended the Commissioners for continuing with their vision and leadership through the pandemic regarding future plans for land developments and improvement projects in the Township.
- Commissioner McFatridge stated that Commissioner Lavalley's years of leadership played an important role in the Township's decisions to create a mix of large box stores and small businesses, that continued to operate and thrive through the financial crisis of the pandemic.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:15 p.m.

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

Respectfully submitted by Kathleen Kristire.