

**Community Development Committee Members** - Commissioner and Committee Chair Kevin C. Spearing, Commissioners Kip McFatridge, 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 Prousi and McFatridge, Mr. Elsier and Mr. Purtell. Also present: Matthew H. Candland, Township Manager, James Hersh, Township Engineer, Alex Baumler, Township Solicitor.

V. **Presentations/Announcements**

VI. **Approval of Minutes** – February 13, 2023:

- The Committee unanimously approved the minutes, as submitted.

VII. **Land Development/Subdivision** – Nothing to report.

VIII. **New Business:**

- A. Amusement Device **waiver request** from H&V Willow Grove LLC, located at 1056 Easton Road, to install three (3) amusement devices within 300 feet of residential property:
- Kenneth Jacoby discussed his request for relief on setback requirements.
  - The Committee explained stipulations and a trial period that are contingent for approval.
  - The Committee further directed the applicant to move the machines away from the front window street view, provide written notification to residents living within 300 feet and a copy to Mr. Purtell by March 28, 2023.
  - The Committee recommends the Board of Commissioners at the April 3, 2023 Regular Meeting approve an agreement if contingencies are satisfied prior to meeting.

IX. **Old Business:**

- A. **Maryland Road Culvert Project** - Anton Kuhner, McMahon Associates, discussed the following:
- Design for final review and environmental permitting at the cost of \$180,000, which is ready to forward to the bid stage.
  - Grants to subsidize the total amount of construction and to also include engineering.
  - The Committee commented on options to reline, reconstruct, or widen the area and how it affects plans for the intersection at Maryland Road and Commerce Avenue; impact on the floodplain and costs.
  - Mr. Kuhner replied that the culvert is constrained to match the existing opening. FEMA does not require an advanced floodway study, but mapping is mandatory after construction. Costs will be comparatively evaluated.
  - Mr. Candland stated that the project is not budgeted. The Bond and grants can provide funding.
  - Grants to pursue for the full amount of construction include:
    1. Department of Commerce and Economic Development (DCED) Multimodal

Transportation Fund (MTF) grant, which has previously waived the match (application due July and awarded in November).

2. Delaware Valley Regional Planning Retro-Reimbursement Grant, which is an 80% grant for a 20% match.

- The project's design process may take 12 months.
- The Committee requests phasing the project while securing grants.
- The Committee will continue a discussion at the March 20, 2023 Finance & Administrative Committee Meeting on funding \$180,000 for the design.
- The Committee recommends the Board of Commissioners at the April 3, 2023 Regular Meeting approve the proposal contingent upon a discussion on funding \$180,000 for the design.

B. **Automated Trash Collection** – Mr. Elsier reviewed the following:

- Statistical data on effectiveness, benefits to employees, reallocating workers to other projects, and Township costs.
- The Committee discussed details of the collection process, container sizes, educating residents, shared workers with the Parks and Recreation Department during seasons, staffing, expense and acquiring funding.
- Commissioner Scull suggested seeking additional grants.
- Dr. Lynnette Saunders suggested recouping fuel consumption costs by purchasing electric trucks. Mr. Elsier and Commissioner Spearing replied that that new technology is expensive and currently unreliable.
- The Committee recommends a discussion continue at the March 20, 2023 Finance & Administrative Committee Meeting.

C. Access drive reconfiguration for the **proposed ModWash/Take 5 Land Development** located at 2711-2717 Easton Road:

- Bryce McGuigan, attorney at Begley Carlin, spoke on behalf of the applicant Hutton Willow Grove and reviewed details of a revised plan.
- Concerns in detail were discussed about processing traffic through the neighborhood, stacking, scenarios at intersections, parking, stormwater management and emergency access.
- The applicant will perform a traffic study to be submitted to McMahon Associates and PennDOT.
- Brian Shannon, a resident, commented where there is a potential area to add a ramp as an exit.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

X. Redevelopment:

A. Proposed **redevelopment of the existing Springhill Suites** located at 3900 Commerce Avenue:

- Marc Kaplan of Kaplan/Stewart Attorneys at Law, Seth Shapiro of Barton Partners, and Max Sternstein of GM Equities LLC discussed updated plans with mixed-use amenities for the facility, renderings of the studio suite apartments, and parking scenarios.
- Mr. Candland requested a list be provided on apartment facilities that are developed in similar regions of the country to further reference on their functionality.
- The Committee commented apprehensions on a number of issues that include parking, the cafe, size of units, occupancy type, and developing a successful asset in the community.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

XI. Other Items:

- A. Gilmore & Associates' proposal for **site design services for the proposed Township Building Renovation and Police Station construction project:**
- Mr. Hersh summarized that a scope of support services was developed with KCBA ranging from geotechnical borings, infiltration testing, stormwater design, site layout, grading, permitting and supplementary land development submissions, including a not-to-exceed cost. Parking for the entire complex remain to be calculated with McMahon Associates in order to proceed with the engineering design layout.
  - The Committee recommends the Board of Commissioners approve at their April 3, 2023 Regular Meeting.
- B. **Set a public hearing date of May 1, 2023 for the Conditional Use Application for the redevelopment of the Executive Mews property and advertise as required:**
- The Committee recommends the Board of Commissioners approve at the April 3, 2023 Regular Meeting a resolution to advertise a hearing date for BET Investments at 2300 Computer Avenue.

XII. **Acceptance and Approval of the following monthly reports for November and December 2022:**

- A. Code Enforcement Department Report – Nothing further to report.
- B. Public Works Department Report and Recycling Report – Mr. Elsier discussed the following: Bid results for milling and highway materials were received and posted on March 6, 2023.
- The Committee recommends the Board of Commissioners approve at the April 3, 2023 Regular Meeting an award for milling to J.D. Morrissey and an award for materials to Eureka.
  - Commissioner Prousi thanked the crews at Youngscape for installation of the gateway sign and landscaping near the Liberty Gas Station at Easton Road and Maryland Road.
  - Commissioner Spearing commented concerns about the smart technology traffic lights, timing and missed cues. Mr. Elsier explained that the camera at Terwood Road and Davisville Road is being repaired and awaiting return.
- C. Township Engineer and Landscape Architect Report – Mr. Hersh discussed the following:
- Commissioner Spearing inquired about plantings at Fair Oaks Basin. Mr. Hersh is preparing a proposal for a sump area that would be installed by Public Works and accessible for maintenance.
- D. Traffic Engineer's Report – Mr. Kuhner reviewed updates in the report:
- Preparation of federal grant applications by KSA for the Route 611 Turnpike project requires a cost benefit analysis according to US DOT regulations, which includes car and field counts. Commissioner Spearing reminded that two left-hand turn lanes are to be added coming off of Mill Road that will synchronize with two lanes added at the Turnpike interchange.
  - Warminster Road sidewalks bid specs will be advertised by the end of March, opened in April and awarded in June. Construction will start in July and be completed in October before closure and detour of the Warminster Bridge.
  - Concept plans are being developed for the Terwood Road and Davisville Road path connection in the area of Pennypack Road.
  - Utility relocation is being coordinated with Horsham Township in anticipation of road improvements beginning in 2024 to Commerce Road, Blair Mill Road and Witmer Road.
  - The Committee directed Mr. Candland to ask Horsham Township for support in requesting United Parcel Service (UPS) to become involved with improvements on Commerce Road.

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UPS also needs notification of road restrictions that will occur during the Warminster Bridge project.

- E. Eastern Montgomery County Turnpike Interchanges Group:
- Mr. Candland commented that Matt Edmund, Assistant Director of Transportation and Long-Range Planning at Montgomery County Planning Commission, has been in discussion with Lower Moreland to join the Group.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- In-person meetings are resuming in the Council Room in May and have been scheduled.
  - Continuing to inform the public about the plastic bag ban proposal, which is in the Township's Spring Newsletter to be mailed out this week. Will request from Randy Schaible, Director of Finance, a mailing list of businesses to inform about the proposal.
  - Bird Town signs and certificate from The Audubon Society will be presented at a Township meeting.
  - Awaiting the Library's property line survey from Gilmore & Associates to order a fence for the Outdoor Environmental Educational Center. Mr. Hersh replied that the boundary needs to be completed.
  - A list of tree species recommendations for the Dog Park was provided to Pat Stasio, Director of Parks and Recreation.
  - Preparing activities for the Earth Day Event on April 22, 2022, 10:00 a.m. to 1:30 p.m. at Masons Mill Park. Senator Maria Collett, Representative Nancy Guentz and Representative Madeline Dean are planning to attend and a presentation will be given by Briar Bush Nature Center from 10:30 a.m. to 11:30 a.m.
  - Inquired about having an EAC Facebook page. Mr. Candland explained that information can be disseminated onto the Township's Facebook page, which is a non-interactive page. The EAC webpage can be found from the Home page under [Township Information > Committees/Commissions/Councils > Environmental Advisory Council](#).
- G. Upper Moreland Historical Commission – Sue Worth-LaManna, President, reported on the following:
- Reviewing the Historic Preservation Overlay revisions that were recommended by Claire Warner of Montgomery County Planning Commission.
  - Suggested changing the historical age of a site or asset as recommended by Historical Preservation.
  - Coordinating the installation of historical signs for the Willow Grove Inn, the Willow Grove Methodist Church and the Manor House on Park Avenue.
  - Planning an historical inventory event with the Historical Association and calling on volunteers to assist with deed research. Jean Sorg, Montgomery County Recorder of Deeds, will make a presentation in the Fall to Township residents with information about qualifications and registration for historical properties.

XIII. **Redevelopment** – Nothing to report.

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

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

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

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Respectfully submitted by Kathleen Kristire.