

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, Commissioner McFatrige, Mr. Elsier and Mr. Purtell. Absent: Commissioner Prousi. Also present: Randall K. Schaible, Assistant Township Manager/Director of Finance in the absence of Matthew H. Candland, Township Manager, James Hersh, Township Engineer, Sean Kilkenny, Township Solicitor.

V. Presentations/Announcements – Nothing to report.

VI. Approval of Minutes – March 13, 2023:

- The Committee unanimously approved the minutes, as submitted.

VII. Land Development/Subdivision – Nothing to report.

VIII. New Business -

A. Request from the Upper Moreland Township School District for a waiver of permit fees:

- Mr. Purtell discussed two proposed projects: improvements to the vestibule at the Middle School and improvements to the wood shop at the High School.
- Andrew Greco, Facilities Director at Upper Moreland School District, provided further details describing the projects.
- The Committee recommends the Board of Commissioners at the May 1, 2023 Regular Meeting approve a resolution for waiver of permit fees.

B. Zoning change consideration request from BT Blaire, LLC for the redevelopment of the property located at 2309 and 2317 Blair Mill Road (Executive Mews):

- Matt McHugh, Attorney at Klehr Harrison Harvey Branzburg LLP., explained the proposal to consolidate the owner’s three parcels into one 12-acre lot and alleviate the need for variances.
- An application for conditional use will be discussed at a future Community Development Committee Meeting.
- The Committee authorizes Mr. Kilkenny to advertise a Public Hearing to be set for June 5, 2023 for zoning changes.

C. Zoning change consideration for the Township’s municipal complex:

- The Committee authorizes submission of a Change in Zoning Application to Montgomery County Planning Commission that will update the municipal parcels to TC-1 status.

IX. Old Business:

A. Request for third amusement device at 714 Easton Road:

- Mr. Purtell explained that the applicant met requirements of a probationary period in which there have been no issues.

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- The Committee recommends the Board of Commissioners at the May 1, 2023 Regular Meeting approve a resolution for a third amusement device.
- B. Carson Simpson Farm Streambank Restoration Project – Bid Results and Recommendations:
- Mr. Hersh explained that eight bids were received on March 27th and recommends awarding the bid to Site Preparations LLC, in the amount of \$98,662 to complete the work.
 - The Committee recommends the Board of Commissioners at the May 1, 2023 Regular Meeting approve the bid award to Site Preparations LLC.
- X. Redevelopment – Nothing to report.
- XI. Other Items:
- Commissioner Scull updated that residents trying to expand their sewer systems received estimates of \$45,000, which for some is unaffordable and requires maintenance by the property owners.
- XII. **Acceptance and Approval of the following monthly reports for March 2023:**
- A. Code Enforcement Department Report – Nothing further to report.
- B. Public Works Department Report and Recycling Report:
- Commissioner Spearing discussed staffing concerns with Mr. Elsier regarding seasonal maintenance, as well as routine highway and miscellaneous projects that may affect the proposal for fully automated trash collection.
- C. Township Engineer and Landscape Architect Report – Mr. Hersh discussed the following:
- A field survey was completed of the Township’s municipal complex.
 - The final site plan is being developed with KCBA for the new Police Station and parking spaces.
 - Working with precast companies to create a water meter vault design for the entire top of the Fair Oaks Basin structure that would be visible from the surface and have access through a manhole or inlet.
 - Cloud 10 Carwash engineering and traffic reviews were completed; meeting with the applicant this week and revised plans will be presented at a future Community Development Committee Meeting.
 - Betz Road construction of one new dwelling is moving along and will be observed from a site and landscaping perspective.
- D. Traffic Engineer’s Report:
- Mr. Elsier explained that drivers are being diverted from the area of the Warminster Road Bridge. Police are stationed at Surrey Lane and a sign board has been posted that informs drivers to use alternate routes.
 - Mr. Hersh shared that Anton Kuhner, McMahon Associates, is working on the plan and PennDOT permits for sidewalks at the corner of Pennypack Road and Davisville Road.
 - The Committee will discuss an update on the Warminster Road sidewalks at a future Community Development Committee Meeting.
 - The Committee asked Mr. Schaible to follow up with Mr. Candland about contacting United Parcel Service’s (UPS) for their contribution with improvements to Commerce Road and Maryland Road.

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- E. Eastern Montgomery County Turnpike Interchanges Group – Nothing to report.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- The Township has received approval as a Tree City.
 - Quotes are being obtained for a fence around the Outdoor Environmental Education Center.
 - The Committee directed Dr. Saunders to provide estimates to Mr. Candland which will be an agenda item discussed at a future Finance & Administrative Committee Meeting.
 - Preparations continue for the Earth Day Fair on April 22, 2023, at Masons Mill Park.
 - Continuing research on how plastic bag bans function and are enforced in neighboring townships.
 - Commissioner Spearing commented concerns about proper disposal of ion batteries and suggested information be available at the Earth Day Event. Dr. Saunders replied that stores such as Lowes and Home Depot have a take-back program for several items.
- G. Upper Moreland Historical Commission – Sue Worth-LaManna, President, updated on the following:
- Continuing work for a local celebration of the 250th Anniversary of the United States. The County and Valley Forge groups have not been responsive to inquiries. Will contact Hatboro to partner at Farmstead Park on reenactments of the Battle of Edge Hill and the Battle of Crooked Billet.
 - Attended a presentation at Belmont Hills Library given by Jeanne Sorg, Mayor of Ambler and Montgomery County Recorder of Deeds, on the topic of deed research for homeowners. Learned that wording and dates on some historical signs need research and possible revisions.
 - Planning a September presentation with Mayor Sorg specifically to educate Township members on the historic inventory as well as the community.
 - Will contact the historical inventory members to record accurate ownership of properties.
 - Reminded that a signed Memorandum Of Understanding is required from the owner of the “W” Restaurant before the historical sign can be installed at the property.
 - The Historical Association’s luncheon will be held April 25th, 1-5 p.m. at the German Club.
 - Commissioner Scull commented that when a property is sold, its historical registry data should transfer to the new buyers of the property.

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

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

XV. **Commissioner Comments:**

- Commissioner McFatrige shared that the new picnic table with an internet charge has been installed at Veterans Memorial Drive at the location of the previous Downtown fountain.
- Commissioner Spearing asked Commissioner McFatrige to recommend the Board of Commissioners approve flying a flag in commemoration of Veterans Day.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

Respectfully submitted by Kathleen Kristire.