

UPPER MORELAND TOWNSHIP
Community Development Committee
April 11, 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:

Commissioner Prousi asked everyone to remember the people of Ukraine and also Officer Ryan Allen of the Hatboro Police Department who died on April 7th, six months after he suffered a severe anaphylactic shock due to a bee sting.

II. Pledge of Allegiance

III. Call to Order - The meeting was called to order by Commissioner Anthony S. Prousi in the absence of Committee Chair and Commissioner Kevin C. Spearing.

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

V. Presentations/Announcements:

A. Fulmor Heights Stormwater Management Project:

- Fran Ceneviva, Manager of Fulmor Heights, and Kevin Roth of Pennypack Trust, discussed the following:
 - Thanked the Township for their involvement in completion of Phase I with installation of the cistern that collects over 311,000 gallons of water;
 - Discussed details of Phase II and grants involved for streambank restoration between two bridges on Pennypack creek and the riparian buffer; naturalization of the creek bed, and replanting of vegetation, which will stabilize the area for the next 50 years while adding beautification.
- The Committee recommends the Board of Commissioners take action at the May 2, 2022 Regular Meeting on a letter in support of the grant applications.

VI. Approval of Minutes – March 14, 2022:

- Commissioner Prousi amended Section XV., first comment, second item, " The Historical Association will hold...". The Committee unanimously approved the meeting minutes as amended.

VII. Land Development/Subdivision - Nothing to report.

VIII. Other Items - Nothing to report.

IX. Old Business:

A. Gateway Sign Discussion:

- Mr. Purtell discussed that design quotes were obtained and locations were identified for Moreland Road and York Road, and at Easton Road and Maryland Road.

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- The Committee discussed concerns about consistency with the signs, expense, and options to reduce the cost.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

XI. New Business:

- A. Marketplace Shopping Center: Interpretation of covenant by UMT for proposed Chipotle Mexican Grill:
- Brian Regli, Chief Executive Officer at Revere Suburban Realty, discussed the land development plans and developer's covenant to replace the Wells Fargo branch with a Chipotle.
 - Stanley Casacio, one of the owners of the Marketplace, acknowledged concerns about large scale signs and billboards on store buildings that were popular in years past.
 - A lengthy discussion was held about the parking field, the building elevation, and modifying the Covenant regarding the use as a fast-food restaurant.
 - The Committee recommends the Board of Commissioners take action at the May 2, 2022 Regular Meeting.

XII. Acceptance and Approval of the following monthly reports for March 2022:

- A. Code Enforcement Department Reports - Nothing further to report.
- B. Public Works Department Report and Recycling Report - Nothing to report.
- C. Engineer's Report;
- Commissioner McFatrige discussed that a meeting was held a month ago to review the Township's 2012 Stormwater Management Plan for completed projects, to organize remaining priorities, and remove projects that have become obsolete.
 - Mr. Hersh stated that demolition is taking place inside Woodlawn School, and next week, a majority of the outside building will be taken down.
 - Commissioner McFatrige stated that a meeting to update the public on progress at Woodlawn will be held on Wednesday, April 13, 2022 at the Fire House's multi-purpose meeting room.
- D. Landscape Architect's Report:
- Mr. Candland reported that stormwater management plantings at Fair Oaks Park will be completed within the next few months.
- E. Traffic Engineer's Report:
- Mr. Candland stated that a contract for the Route 611 Bridge was submitted with the Multi-Modal Grant application, and is pending receipt of verification from the Township that McMahan is the Township's Transportation Engineer.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- Requested to circulate plastics ban survey at the Earth Day Event, which is based on information in Faran Savitz's presentation.
 - Identified a location with Dr. Mike Bair at the school to plant a native Willow Oak tree and label it with an educational sign.
 - The area near the dog park will be assessed for reforestation during a meeting at the site on April 30, 2022.

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- Earth Day event will be held at Masons Mill Park on April 23, 2022, 10 a.m. to 2 p.m. Yard signs are available for residents.
- Commissioner McFtridge commented that there are conflicts pertaining to single use plastic bags other than shopping bags in the proposed ordinance, and a review will be needed along with a cost analysis.

G. Upper Moreland Historical Commission - Commissioner Prousi, discussed the following:

- Work continues on signs and the Commission has begun to organize its own website.
- Vacancies remain for a realtor and two alternate positions. Interested candidates can find more information on the Township's website.

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

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

XV. **Commissioner Comments:**

- Commissioner McFtridge announced that 11 members were selected to the Woodlawn Steering Committee with representatives from the Parks and Recreation Advisory Council, Hoops, Upper Moreland Little League, Upper Moreland Soccer Club, and park neighbors. Meetings are open to the public starting on Wednesday, April 20, 2022, at 7:00 p.m. in the Township building's Council Room. Simone Collins is the architect on the project.
- Commissioner Prousi announced that the Historical Association will present a speaker series entitled "Conrail - The Birth of SEPTA Rail" on Tuesday, April 26, 2022, at 7:30 p.m. in the Library's Community Room and also on Zoom.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 8:45 p.m.

Respectfully submitted by Kathleen Kristire.