

UPPER MORELAND TOWNSHIP
Community Development Committee
April 12, 2021 - Meeting Minutes

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

VI. **Presentation** - Nothing to report.

VII. **Approval of Minutes** – March 8, 2021: The meeting minutes were unanimously approved as submitted.

VIII. **Other Items** - Nothing to report.

IX. **Land Development/Subdivision:**

A. Application of Aqua Pennsylvania, Inc. for a parking lot addition to the facility located on 2290 Computer Avenue:

- Debora Shulski, Attorney, from Riley Riper Hollin & Colagreco, and Gary Tilford, PLS, from Charles E. Shoemaker, Inc., discussed the expansion of the parking lot, stormwater management at the facility, and waiver requests.
- The Committee agreed that sidewalks are essential for walkers and residents.
- Commissioner Valenza commented on securing an accurate number of parking spaces and Commissioner Prousi inquired about the daily routine of the parking area.
- Ms. Shulski and Mr. Tilford explained in detail the daily use of the parking spaces.
- Mr. Hersh stated that a fee-in-lieu-of sidewalks is approximately half than what it will cost the Township to install sidewalks, because of prevailing wage.
- Mr. Purtell confirmed that McCloskey & Faber is not opposed to granting a waiver for the trees.
- Anton Kuhner, McMahon Associates, stated that additional information is required from Aqua, which relates to the Traffic Impact Fee.
- The Committee agreed to deny the waiver request for sidewalks.
- The Committee recommends the Board of Commissioners take action on a resolution at the May 3, 2021 meeting.

X. **New Business:**

A. Eric Lindhult, UMHJSA – Pipe Standard for Building Sewers (SDR 26)

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- Mr. Lindhult discussed SDR-26 PVC pipe versus Schedule 40 PVC used to repair or replace laterals on homeowners' properties.
 - Commissioner McFatridge inquired if the Township can demand that contractors use SDR-26 PVC pipe without revising the Ordinance. Mr. Purtell explained that the Township endorses use of plumbing materials listed in the 2015 International Plumbing Code (IPC) or the 2015 International Residential Code (IRC). Mr. Purtell stated that he does not strongly support the proposal without updating the Code.
 - Commissioner Prousi commented support for IPC materials, advantages using SDR-26, and stated that homeowners rely on contractors to choose materials responsibly.
 - Commissioner Spearing agreed with the proposal and recommends that the Township and UMHJSA partner to submit an appeal to the Code's Boards.
 - Mr. Purtell explained that an amendment request must be filed with the Pennsylvania Department of Labor and Industry for review and approval.
 - Mr. Hersh asked that information be provided about other Authorities' process.
 - Commissioner Scull inquired about using cast iron pipe and a lining product. Mr. Lindhult stated that cast iron is very durable but costly. Mr. Purtell explained that pipe lining is an occasional option permitted under Act 45, equipment is expensive and training is required.
 - The Committee requests Mr. Lindhult obtain endorsements from other municipalities, agencies and the Authority's Board, which will support amending the Ordinance.
- B. Eric Lindhult, UMHJSA – Pennypack Road Sanitary Sewer Extension:
- Mr. Lindhult discussed a low-pressure sewer system and grinder pump, details of their survey and stated that they are awaiting a response from the homeowner.
 - Commissioner Spearing commented on the expansion of the 537 Plan and unsewered connections in Hatboro and the nearby area.
 - Commissioner McFatridge inquired about capacity. Mr. Lindhult explained that the Authority collects waste from six different municipalities, with one-third belonging to Horsham. He discussed allocations, stormwater flow, and expanding the 537 Plan, which will be in the newsletter forthcoming from the Authority. Mr. Lindhult confirmed that Upper Moreland currently has capacity for new developments.
- C. Comments on Montgomery County Planning Commission Map Update Task:
- Mr. Candland explained the information will be used to update the "Growth and Preservation" and the "Future Land Use" maps. The Willow Grove Interchange and development on Blair Mill Road is scheduled for the Vision Roadway Projects.
 - Commissioner Spearing suggested the SEPTA parking lot for the Program Roadway Projects.
 - Mr. Kuhner will coordinate a list for the Vision Plan, which can also be applied to the Transportation Incentive Plan (TIP).
 - Commissioner Spearing recommended checking the 611 Corridor Study for additional locations.

XI. Old Business:

A. Township Building Security:

- Mr. Candland explained that it is a budgeted item and the detailed plan has been provided to the Commissioners for their review.
- Commissioner Prousi inquired about a relocatable system. Matt Hocker, Director of Information Services, replied that the system offers interchangeable options.

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- Commissioner Valenza inquired about the cost and Mr. Hocker confirmed that it is under budget.
- The Committee agreed to the building's security enhancements.
- B. Wayfinding & Signage Steering Committee's Recommendations:
 - Mr. Purtell stated that PennDOT's approval is anticipated on the pedestrian signage and text for the interpretive signs was provided by the Historical Commission, which was sent to Treasure Signs for artwork design. Cooperation was received from property owners regarding Gateway signs. To complete the installation of all signs, a six-month extension was approved by the Montco 2040 Grant.
 - Commissioner Scull inquired about the interpretive signs. Mr. Purtell replied that text was provided by Michelle Young and Heather Greenleaf and a draft of the artwork will be provided to the Board of Commissioners for review.
 - Mr. Elsier stated that PennDOT requested modifications on the pedestrian signs that include: change in the background color's material type, reordering of the directions, and waiting for Treasurer Signs to supply a Bulletin 15.
 - The Committee will continue a discussion at a future meeting.
- C. Zoning Ordinance Updates:
 - Mr. Purtell explained that the APA is working with Montgomery County Planning Commission to update the Ordinance to be consistent with the 2040 Comprehensive Plan. During the first meeting in March, the first chapter was reviewed. The next meeting is April 15, 2021. Clair Warner, Community Planner, will provide draft amendments each quarter.
 - Commissioner Spearing suggested a focus on rewriting the easements for the area of Commerce Drive and Maryland Road.
 - The Committee will continue a discussion at a future meeting.
- D. Discussion on the Proposed Bike Lanes on Davisville Road:
 - Commissioner Scull shared parking concerns of residents on the proposal for bike lanes and the scheduled Federation Housing development.
 - The Committee discussed advantages of bike lanes which would connect the County trail, train station and downtown area, and also agreed that parking and safety issues will be worked out.
 - Commissioner Whiting inquired about the Police Department's feedback and is also concerned about safety on Davisville Road.
 - Officer Andrew Misner discussed traffic calming and safety data and noted that PennDOT is hesitant to change parking on State highways.
 - The Committee directed Mr. Candland to send a letter and email to survey the Davisville Road property owners and businesses.
- E. Update on Library Improvements:
 - Mr. Purtell stated that a Zoom meeting was held with Federal Realty to discuss coordinating with Gilmore Associates on the type of materials to use on Park Avenue.
 - Mr. Hersh explained that Federal Realty rescheduled tonight's presentation regarding the text amendment to a future Committee meeting.
 - The Committee, Mr. Hersh and Margie Peters, Library Director, held a lengthy discussion on expediting bid specifications for the front and rear ADA entrances in order to meet the grant application submission deadline.
 - The Committee will continue a discussion at the April 19, 2021 Parks and Recreation Committee meeting.

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

A. Code Enforcement Department Reports:

- Commissioner Spearing inquired about a billboard and Mr. Purtell replied that he will follow up.

B. Public Works Department Report and Recycling Report:

- Mr. Elsier stated that the LED streetlight project began in March and is anticipated to be completed in May. Mr. Elsier will field all concerns once the project is done and staff training is completed.
- Commissioner Spearing inquired about the smart light at Sycamore Avenue and Easton Road and Mr. Elsier replied that they are troubleshooting the issue.
- Commissioner Spearing inquired about the base repair on Mill Road and Mr. Elsier replied that it should last five years.
- Commissioner Spearing inquired about paving Davisville Road and Mr. Elsier replied that it is on the 2021 State's highway list and noted that the base repair on Terwood Road was completed.
- Commissioner Spearing inquired about a puddle issue in Horsham and Mr. Elsier replied that the drain was unplugged at Easton Road and Blair Mill Road.

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

- Fair Oaks Basin construction is progressing and on schedule for completion end of May.
 - Mr. Hersh recommends the design plan to relocate an underdrain system to attach three springs, which will keep the bottom of the basin drier.
 - The Committee recommends the Board of Commissioners take action at a future Regular Meeting on a Change Order in the approximate amount of \$5,200.

D. Landscape Architect's Report - Nothing further to report.

E. Traffic Engineer's Report - Mr. Candland reported the following items:

- Commissioner McFatrige inquired about the signs to restrict trucks on Mill Road. Mr. Kuhner replied that PennDOT approved the request and the Turnpike needs to sign an agreement for the additional informative signage that will be installed along their property. He will contact PennDOT to proceed with the installation of the signs.

F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, provided the following updates:

- Earth Day Fair is Saturday, April 24, 2021 and yard signs are available tonight to help advertise the event.
- Discussions are ongoing regarding the establishment of a Shade Tree Commission.
 - Commissioner Scull asked to clarify issues. Dr. Saunders explained that a specific process needs to be followed and the EAC would prefer retaining qualified members to implement its objectives.
 - Commissioner Spearing commented favor with the ideas presented by the EAC and stated that they can facilitate these goals with or without a Commission. However, trees on private property remain civil matters and are challenging issues.
 - Commissioner Scull suggested creating a Commission by ordinance, initially with limited objectives, to plan and supervise the planting of trees.
 - The Committee will continue a discussion at the Parks and Recreation Committee meeting.
- Requested GIS software to inventory the tree canopy in the Township, which is costly but there are economical options.

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- Requested the protection of large trees on public and private property
 - Requested developers be discouraged from destroying woodlands by designating an area in the Township where woodlands and habitat are created for different species.
 - Requested the protection and increase of riparian vegetation wherever possible.
 - In accordance with the 2040 Comprehensive Plan, requested that tree canopy gaps be filled in areas around the Pennypack Ecological Trust, also along streams and in neighborhoods. Suggested developing a five- or ten-year plan to accomplish this goal.
 - Inquired about options for residents who have neighbors with several dead trees on their property. Mr. Purtell referred to the Property Maintenance Ordinance and explained that if a tree is not in danger of falling into the right-of-way or on public property, then it is a civil matter. Commissioner McFatridge recommended that a resident send a letter to their neighbor and to the Township to notify about any potential insurance claim responsibility.
 - Commissioner Prousi inquired on the upcoming cicada season. Dr. Saunders explained that the 17-year cicada hatch only lasts for a few weeks, there are no concerns as cicadas are harmless. However, bird-netting over young trees might be advisable as there are so many female cicadas depositing eggs into the trees, that they may harm very small trees.
- G. Upper Moreland Historical Commission - Sue Worth-LaManna, Chair, provided the following updates:
- Three or four candidates are interested in filling vacancies and the Commission requests inviting them to the Finance & Administrative Committee meeting.
 - Banners are anticipated to be installed in the local downtown area.
 - Historical home owners are interested in the background of their property for sales purposes and the Commission has the tools to research their request.
 - Commissioner Prousi commented support for the candidates to introduce themselves at the April 19, 2021 Finance & Administrative Committee meeting, and recommended adding alternates.
 - Commissioner Spearing stated that Heather Greenleaf resigned and thanked her for service on the Commission and throughout the Township.
 - Commissioner Spearing suggested that the Commission work with a high school student on historic preservation, and he requested collecting feedback from students regarding the pandemic from a historical perspective.
 - A resident emailed a request for a tool that guides them on a walking tour of the Township. Commissioner Scull commented that a brochure is available through the Historical Association's office.
 - The Committee recommends digitizing the brochure.
- XIII. **Redevelopment** - Nothing to report.
- XIV. **Visitor Comments** - Nothing to report.
- XV. **Commissioner Comments:**
- Commissioner Prousi encouraged residents to contact their Commissioner with suggestions on enhancing amenities in their community.
- XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:00 p.m.

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Respectfully submitted by Kathleen Kristire.