

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
June 5, 2023 Meeting Minutes**

**Board of Commissioners Members:** Commissioner and President, Clifton "Kip" McFatrige; Commissioner and Vice President Cheryl Lockard; Commissioners Nicholas O. Scull, Kevin C. Spearing, Charles M. Whiting, Anthony S. Prousi, and R. Samuel Valenza.

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by Board President McFatrige.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President McFatrige, Commissioner and Board Vice President Lockard, Commissioners Spearing, Scull, Prousi, Valenza and Whiting. Also present: Matthew H. Candland, Township Manager, Randy Schaible, Assistant Township Manager/Director of Finance, and Sean Kilkenny, Township Solicitor.

**REGULAR MEETING**

- IV. **Presentations/Announcements:**

Commissioner McFatrige announced that the Board of Commissioners met in an Executive Session prior to the start of tonight's Regular Meeting to discuss legal and personnel matters.

  - A. Presentation of the Joseph A. Lavalley Community Scholarship Award:
    - Commissioner McFatrige read a summary of participation in extra-curricular activities and presented with congratulations the Award to Kashian Jones, a Senior student at Upper Moreland High School.
    - Commissioner Prousi commended Mr. Jones for his involvement as a Community Resources Director for the Environmental Justice Committee and encouraged him to return after his college education to make contributions to the community and County.
    - Commissioner Spearing remembered Commissioner Joseph Lavalley by commenting that he advocated community service and was working to establish a form of recognition prior to his passing.
  - B. Presentation of an Eagle Scout Commendation to Kathryn C. Moran:
    - Commissioner Prousi read, commended and presented with congratulations a Commendation to Ms. Moran.

**PUBLIC HEARINGS**

**PUBLIC HEARING 1963 – Ordinance No. 1741** – To receive comments regarding a change in zoning ordinance classification request submitted by BT Blair, LLC for the redevelopment of the property known as the Executive Mews, located at 2300 Computer Avenue, 2309 and 2317 Blair Mill Road (Executive Mews):

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners voted 7-0 **to open Public Hearing #1963.**
- Public Hearing #1963 was heard.
- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners voted 7-0 to close Public Hearing #1963.

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**PUBLIC HEARING #1964 – Ordinance No. 1742** – To receive comments regarding a change in zoning ordinance classification request submitted by Upper Moreland Township for the land located at Center Avenue and Park Avenue, known as the Township’s Municipal Complex:

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners voted 7-0 **to open Public Hearing #1964.**
- Public Hearing #1964 was heard.
- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners voted 7-0 to close Public Hearing #1964.

**PUBLIC HEARING #1965** – To receive comments regarding a regarding the Conditional Use Application submitted by Federal Realty OP, LP, for the property located at 10-170 Park Avenue, known as the Willow Grove Shopping Center:

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners voted 7-0 **to open Public Hearing #1965.**
- Public Hearing #1965 was heard.
- Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioners voted 7-0 to close Public Hearing #1965.

V. **Public Comments** – Non-Agenda Items Only – Nothing to report.

VI. **Treasurer’s Activity Report – May 2023:**

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

VII. **Approval of Minutes – May 1, 2023 - Regular Meetings:**

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

VIII. **Committee Recommendations:**

A. **Finance & Administrative Committee – May 22, 2023** – The Committee recommends the Board of Commissioners approve the following items:

1. Appointments/Reappointment:

a. **Motion to Approve** the appointment of Sharia Wallace on the **Human Relations Commission** to fill the vacancy left by Wesley Moy and complete the current term that will expire on December 31, 2024.

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by vote of 7-0.

2. List of Bills Payable:

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

3. Other Items:

a. **Motion to Approve Ordinance No. 1740** – Amending the Township Code of Ordinances, Chapter 310, Taxation, Article X, “Volunteer Service Credit Program”:

- Commissioner Valenza noted that the allowable EIT Credit limit will change from \$500 to \$1,000 and, the Real Estate Tax Credit will change from 20% to 100%.

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

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- b. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Eustace Properties LP, for the property located at 607 Easton Road, **Condo 2 and Condo 4**:
    - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.
  - c. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Ava Realty Willow Grove LLC and Shiv 1024 LLC, for the property located at 2440 Maryland Road:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - d. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the County Board of Assessment, for the property located at 2405 Maryland Road:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - e. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Azmi and Dina Takiedine, for the property located at 800 S. York Road:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - f. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Haines Plaza Associates, Inc., for the property located at 101 E. Moreland Road:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
  - g. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, 1113 North Easton LLC & 1136 Realty LLC, for the property located at 1113 Easton Road:
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.
4. New Business:
- a. **Motion to Approve** and ratify the Hazard Mitigation Grant Program Agreement submitted to Pennsylvania Emergency Management Agency (PEMA) for the purchase of four homes effected by Tropical Storm Ida:
    - Commissioner Prousi inquired about completing the performance of this grant and Mr. Candland speculated that settlement is anticipated sometime within the next 60-90 days, based on conversations held with the Federal government.
    - Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

- B. Community Development Committee – May 8, 2023** – The Committee recommends the Board of Commissioners approve the following items:
- 1. Code Enforcement – Nothing to report.
  - 2. Land Development/Subdivision Applications – Nothing to report.
  - 3. List of Upcoming Zoning Hearing Board Applications – June 8, 2023:
    - Commissioner Spearing stated that no applications are scheduled.

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4. Other Items:

- a. **Motion to Approve Ordinance No. 1741** – Amending the Township Zoning Map to Re-Zone Two tax parcels currently split zoned from the O-Office Zoning District to the I-Limited Industrial Zoning District for the redevelopment of the property known as the Executive Mews, located at 2300 Computer Avenue, 2309 and 2317 Blair Mill Road (Executive Mews):
  - Commissioner Spearing motioned seconded by Commissioner Prousi and the Board of Commissioners voted 7-0 to approve.
- b. **Motion to Approve Ordinance No. 1742** – Amending the Township Zoning Map to re-zone eight (8) tax parcels currently split zoned from the TC-1 Town Center, Inst-Institutional and R-4 Residential Zoning Districts to the TC-1 Town Center Zoning district for the land located at Center Avenue and Park Avenue, known as the Township’s Municipal Complex:
  - Commissioner Spearing motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- c. **Motion to Approve** awarding the Warminster Road Sidewalk Project contract to LB Construction Enterprises:
  - The Committee discussed the grant funding of \$200,000, the base bid cost of \$241,000, the Township match of \$40,000 and the alternate bid of \$17,000.
  - Mr. Candland explained that due to inflation there is not a lot of room for error and he will follow up about funding possible Change Orders.
  - Commissioner Spearing motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- d. **Motion to Approve** the proposal from Main Street Fence to install the fence at the Upper Moreland Free Public Library:
  - Commissioner McFatridge stated that the differences found in the property survey will be worked out between the Township and property owners.
  - Commissioner Spearing motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- e. **Motion to Approve** the Memorandum of Understanding between the Township and Gerald and Janice DiMarzio (d/b/a Willow Inn) for the installation of historical signage at the property located at 210 York Road:
  - The Board of Commissioners thanked the DiMarzios’, Historical Commission and Historical Association for their efforts. The sign has been paid for by the Township as part of the Historical Commission’s budget.
  - Commissioner Scull stated that this is probably the last historical building besides the Air Force building.
  - Commissioner Spearing motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

**C. Public Health & Safety Committee – May 22, 2023:**

- a. **Motion to Approve Ordinance No. 1743** – Amending Township Code of Ordinances to add certain parking prohibitions along Barrett Road:
  - Chief Block explained that parking restrictions will be added along Barrett Road where it meets with Easton Road.
  - Commissioner Prousi thanked the Police Department for their efforts.

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- b. **Motion to Approve** payment of invoice #2023-01-JC of \$150.00 to Forgotten Cats, Inc. for trapping, neutering/spading and release services for feral cats, and to proceed with processing any future invoices related to services of feral cats:
  - Chief Block explained that to date two cats have been trapped, spayed, neutered and returned to the neighborhood, where trappers are permitted onto the properties.
  - Commissioner Whiting motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

**D. Parks & Recreation Committee – May 22, 2023:**

- a. **Motion to Approve** re-advertising bids for the Farmstead Park Carriage House Improvements:
  - Commissioner Prousi reiterated the request for a list of projects and the allocation of funds. Mr. Stasio replied that he is awaiting the bids results to determine if there will be money left over.
  - Commissioner Scull motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
- b. **Motion to Approve** the diminishment of the Cottage at Farmstead Park and approve the services of Hartland Restoration, Inc.:
  - Commissioner Scull motioned seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

**IX. Commissioner Comments:**

<b>Date</b>	<b>Subject</b>	<b>Location</b>	<b>Time</b>
June 6	Historical Commission	Library Community Room	7:00 PM
June 7	Environmental Advisory Council	Zoom	7:00 PM
June 8	Zoning Hearing Board	Township Building – Council RM	7:00 PM
June 12	Community Development Committee	Township Building – Council RM	7:00 PM
June 15	Advisory Planning Agency (APA)	Township Building – Council RM	5:00 PM
June 19	Committee Meetings of: Finance & Admin Public Health & Safety Parks & Recreation	Township Building – Council RM	7:00 PM
June 21	Republican Committee	Library Community Room	7:00 PM
June 22	Zoning Hearing Board	Township Building – Council RM	7:00 PM
June 28	Democratic Committee	Township Building – Council RM	7:00 PM
July 3	<b>NO MONDAY EVENING MEETING</b>		
July 4	<b>Township Building Closed in Observance of Memorial Day Holiday</b>		
July 10	Regular Meeting of the Board of Commissioners	Township Building – Council RM	7:00 PM
July 11	Parks & Recreation Advisory Council	Township Building – Council RM	7:00 PM
July 13	Zoning Hearing Board	Township Building – Council RM	7:00 PM

- Commissioner Spearing thanked the participants who attended the Pride Flag raising for the month of June.
- Commissioner Whiting congratulated the graduating Class of 2023!

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

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XI. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 9:40 p.m.

Respectfully submitted by Kathleen Kristire.