

UPPER MORELAND TOWNSHIP
Community Development Committee
June 12, 2023 - 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

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 McFatrige and Prousi. Absent: Mr. Elsier, Mr. Purtell. Also present: Matthew H. Candland, Township Manager, James Hersh, Township Engineer, Alex Baumler, Township Solicitor.

V. Presentations/Announcements:

Commissioner Spearing announced that the Board of Commissioners met prior to tonight's meeting in an Executive Session to discuss legal and real estate matters.

VI. Approval of Minutes – May 8, 2023:

- The Committee unanimously approved the minutes, as submitted.

VII. Land Development/Subdivision:

A. Proposed development of Cloud10 Car Wash at 4290 Davisville Road:

- Finton McHugh, Attorney at Petrikin, Wellman, Damico, Brown & Petrosa, introduced Jeff Agosta, CFO, Brendan Johnson, CEO, Steve Sause, Executive Vice President of Development at Cloud10 Car Wash, and Adam Davis and Connor Surgeoner, Project Engineers at Hyland Engineering, and Ian Preston, Traffic Engineer.
- Reiterated that zoning relief was discussed at the October 17, 2022 Community Development Committee Meeting, and are here tonight to discuss preliminary land development approval and comply to requirements by Gilmore & Associates.
- Mr. Davis, Mr. Sause, Mr. Preston and Mr. Johnson discussed details of the requests for nine waivers as part of the land development plan.
- Commissioner Lockard commented support for installation of additional trees.
- Dr. Lynnette Saunders, Chair of the Environmental Advisory Council, commented support for additional trees that assists with stormwater management.
- Commissioner Prousi inquired about incorporating the flashing yellow turn signal. Mr. Baumler replied that it can be required as a condition of approval of the land development, subject to PennDOT's review and approval of the project.
- Mr. Hersh requested that the Applicant provide the landscape architect at Gilmore & Associates with an estimate and proposed fee for the "in-lieu-of" tree deficiencies to be incorporated in the Resolution.
- The Committee recommends the Board of Commissioners approve a resolution at the July 10, 2023 Regular Meeting.

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VIII. New Business:

- A. Request for a waiver of permit and other fees from the School District for an upcoming project at the Intermediate School:
- Andrew Graco, Facilities Director for the School District, explained improvements to convert the TLC2 meeting room into two classrooms. Plans and permits have been submitted to Code Enforcement and awaiting final approval.
 - The Committee recommends the Board of Commissioners approve at the July 10, 2023 Regular Meeting.
- B. Request for a waiver to install three (3) amusement devices within 300 feet of residential property from BHRAMANI, LLC (All Night Deli), located at 811 Easton Road:
- The Committee commented that this is the closest request for installation of amusement devices near residential property.
 - The Committee agreed to table a discussion for a future Community Development Committee Meeting.

IX. Old Business:

- A. Single Use Plastic Bag Ban Ordinance:
- The Committee discussed feedback received from businesses, continuing efforts to gain the support of State senators and representatives and commented on responsibility and options that affect the environment.
 - Barbara Rotherham, a resident of Division Avenue, discussed her opposition to the ban in detail with examples.
 - Suzette Munley of Beyond Plastics, advocate and resident suggested changes in the draft ordinance involving charges for bags.
 - Beyond Plastics' is working with the State of New York on passing extended producer responsibility legislation, which could serve as a model for other states to follow. There are campaigns to contact and influence change at Amazon to reduce packaging with plastic, bubble wrap, air-filled pouches, etc.
 - Mr. Candland reviewed requests by Wawa and Mr. Baumler confirmed that it will be worked out and covered in the ordinance.
 - The Committee discussed by what methods Code Enforcement would monitor and execute the ban.
 - The Committee directed Mr. Baumler to make minor language changes in the draft ordinance and recommended the Board of Commissioners approve at the July 10, 2023 Regular Meeting.

X. Redevelopment – Nothing to report.

XI. Other Items – Nothing to report.

XII. Acceptance and Approval of the following monthly reports for May 2023:

- A. Code Enforcement Department Report:
- The Committee agreed to table the report for review at the June 12, 2023 Community Development Committee Meeting.
- B. Public Works Department Report and Recycling Report:
- The Committee agreed to table the report for review at the June 12, 2023 Community

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- C. Township Engineer and Landscape Architect Report – Mr. Hersh discussed the following:
1. Stormwater Management concern at Sycamore and Parkside Avenue – Update:
 - Held a lengthy conversation of proposals for a replacement inlet with a sump at the bottom to trap debris, which would be monitored and frequently cleaned out by the Public Works crew and equipment.
 - Patricia Troilo, resident of 2603 Parkside Avenue, commented that she has experienced many years of stormwater runoff onto her property and shared that neighboring properties and in nearby Hatboro encounter the same problem.
 - Julian Schultz, resident of 2605 Parkside Avenue, stated that her property retains standing stormwater, collects litter that includes liquor bottles and has notices that the surrounding vegetation and trees are also dying.
 - The Committee directed Dave Elsier, Director of Public Works, to provide cost estimates from a supplier on a vault and a desal installed along the houses that provides for the moving and cleaning of water away from the area.
 - Carson Simpson Farm streambank stabilization project is complete. To protect the bank, live staking will be installed throughout the dormant period of November 1st to April 1st. Currently, the area will be matted and seeded.
- D. Traffic Engineer’s Report – Nothing further to report.
- E. Eastern Montgomery County Turnpike Interchanges Group:
- Mr. Candland stated that Montgomery County has developed an RFP to select a consulting engineer for which \$10,000 was contributed by each municipality. The next meeting will probably reveal the successful bidder.
 - The Committee commented at length about the priority of four lanes on the Turnpike and directed Mr. Candland to follow up with the Turnpike Commission in accordance with the Turnpike Corridor Study.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- A property survey, bid, permit and a contractor (Main Street Fence) have been secured for installation of a fence around the Library’s Outdoor Environmental Educational Center.
 - Purchasing a new video picture frame that will replace the old display at the Library.
 - Removed invasive plants near the wetland area at the dog park this past Saturday.
 - Streambanks in Veterans Memorial Park will also have invasive plants removed in July.
 - Working on reforesting areas with the Shade Tree Commission and Mr. Stasio.
 - Commissioner Spearing thanked Dr. Saunders for work on the Plastic Bag Ban.
- G. Upper Moreland Historical Commission – Sue Worth-LaManna, President, updated on the following:
- Jean Sorg, Recorder of Deeds, along with inventory members of the Upper Moreland Historical Association and Upper Moreland Historical Commission will hold a presentation on September 12, 2023, 7-9 p.m., to discuss the process of researching and registering historic properties.
 - The second annual family-friendly “Spooky At The Farmstead” will be held on October 28th at Farmstead Park with activities, food and a fire ring.
 - Some of the downtown banners have faded or fallen and the Commission will work to replace or repair them with assistance from the Public Works Department.
 - Planning continues on activities for the 2026 Celebration of the United States.

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- The public is welcome to attend the Historical Commission meetings, which occur the first Tuesday of each month at 7:00 p.m. in the Library. There is no meeting on July 4th and the next meeting will be held on August 1st.
- A Juneteenth celebration will be held at the Willow Grove YMCA on June 17th, from 11 a.m. to 3 p.m. with entertainment and food vendors.
- A Memorandum of Understanding Agreement was approved for a historical sign and now finalizing language, the tree dedication and installation on the property of the “W” Restaurant.

XIII. Redevelopment:

- Commissioner Spearing announced one application for the Zoning Hearing Board meeting on June 22, at 7:30 p.m. in the Council Room.

XIV. Visitor Comments – Nothing to report.

XV. Commissioner Comments:

- Commissioner Spearing suggested lowering the cost of sanitary sewer lines by including residents in Ward 1 on Manor Road and nearby Inman Terrace and four or five neighboring residents in Ward 5 from 2800 Byberry Road going east toward Homestead Park. It is an opportunity to proceed with the 537 Plan and residents will be contacted to discuss the process.
- Commissioner McFatridge explained that a meeting will be held with Federal Realty and representatives from Upper Moreland’s Historical Association and the Upper Moreland Historical Commission to discuss a mural in the location of the trash dumpster gates on Easton Road.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 10:00 p.m.

Respectfully submitted by Kathleen Kristire.