

**UPPER MORELAND TOWNSHIP
Community Development Committee
June 13, 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

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

V. Presentations/Announcements:

Ray Stahl, Senior Vice President, Upper Moreland Historical Association, presented a report on the Association's history, purpose and achievements. Mr. Stahl thanked the Commissioners for their support.

➤ Commissioner Spearing recommends creating QR codes to digitize all the historical information markers throughout the Township.

VI. Approval of Minutes – May 9, 2022:

- Commissioner Prousi amended page 2, Section IX., D., second arrow to read, "... consistent language,...".
- The minutes were unanimously approved as amended.

VII. Land Development/Subdivision:

A. Two-lot minor subdivision for the property located at 3827 Betz Road:

➤ Paul Heilman, property owner, explained details in preparation for a subdivision and discussed the cesspool, impervious area, stormwater management, landscaping, and stone storage area.

- The Committee directed Mr. Heilman to submit an alternative stormwater management plan, update existing plans, and options for a per test that satisfy the conditions of Jim Hersh, Township Engineer, by June 27, 2022.

- The Committee recommends the Board of Commissioners take action at the July 11, 2022 Regular Meeting

VIII. New Business:

A. Request for a waiver of the Transportation Impact Fee for the property located at 2355 Douglas Lane:

➤ Kate and John Cox, residents of 2355 Douglass Lane, explained their hardship and waiver request.

- The Committee recommends the Board of Commissioners take action at the July 11, 2022 Regular Meeting.

B. Request by Sunoco Food Mart for a waiver to allow no more than three (3) amusement devices within 300 feet of a residential area at the property located at 714 Easton Road:

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- David Shafkowitz, attorney for Sunoco at 714 Easton Road, explained the request to continue operation of the machines, which are monitored by store staff. The applicant is willing to comply with any further requirements to operate the devices.
- The Committee approved a six-month trial period for two amusement devices, and contingent upon their success, a third device could be permitted.
- The Committee recommends the Board of Commissioners take action at their July 11, 2022 Regular Meeting on an appropriate agreement or resolution.

IX. Other Items:

- A. Request by JERC Partners XXXVIII, LLC and J.G. Petrucci Co. to use all of a 2,000 square foot space on the first floor for office space only instead of mixed use (office and retail) as approved by Resolution R-2017-09 for the property known as the Station At Willow Grove:
- James Garrity, Wisler Pearlstine, LLP, explained a typo in the Conditional Use Agreement for Station At Willow Grove, the lack of interest by retail tenants, Petrucci's proposal to locate its Pennsylvania office headquarters to the available space, and that the request be governed by the way the TC1 Ordinance is written.
 - A detailed discussion continued and Commissioner Lockard inquired about use of the second or third floor. Mr. Garrity replied that those floors have 90% occupancy.
 - The Committee recommends a Conditional Use Amendment to correct the "and" language to "or" and be discussed at a future Public Hearing.
- B. Five Hundred Block of Evans Circle – Storm Pipe:
- Mr. Elsier explained the sink hole issues in the area with sidewalks containing the storm pipe and a detailed discussion was held on repairs.
 - The Committee directed Mr. Elsier to camera the area and prepare a report.
 - The Committee recommends a discussion at a future Community Development Committee Meeting.
- C. Failure of septic system on Manor House Lane:
- Harry George, resident of 510 Manor House Lane, explained issues with his septic system and is pursuing a hook up to the main public sewer line.
 - A resident of 509 Manor House Lane, shared that there are other properties in the neighborhood that have cesspool and septic problems.
 - The Committee directed Mr. Candland to discuss solutions with the Upper Moreland Hatboro Joint Sewer Authority, and recommends the Board of Commissioners take action at the July 18, 2022 Community Development Committee Meeting.

X. Old Business:

- A. Responsible Contractor Draft Ordinance (RCO) Discussion:
- Commissioner Spearing discussed incorporating language for an apprenticeship program, diversity within contractor and sub-contractor workforce, and setting a work value requirement amount.
 - Commissioners McFatrige and Prousi commented concerns that could limit bids, exclude experienced contractors, place the Township within a specific type of labor pool, set attempts to award contracts and affect the daily wage.
 - The Committee recommends a discussion continue at the July 18, 2022 Community Development Committee.

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- B. Township Building Renovation Update:
 - Mr. Candland explained that an estimate was received for \$16 M and KCBA, the architect, has been asked to provide optional design concepts for cost savings.
 - The Committee recommends the Board of Commissioners take action at the July 11, 2022 Regular Meeting to receive design concepts for a police station building on Center Avenue.
- D. Zoning Ordinance Update (under review) – Nothing to report.
- E. Wayfinding & Signage Update:
 - The Committee recommends the Board of Commissioners take action at the July 11, 2022 Regular Meeting on Option 1B.
- F. Proposal for Flood Gate Installations at various locations within the Township:
 - Mr. Elsier explained that materials have been received and the Public Works crew will perform the installation. Upon action by the Board of Commissioners, the Highway Occupancy Permits will be submitted by McMahan Associates.
 - The Committee recommends the Board of Commissioners take action at the July 11, 2022 Regular Meeting.

XI. Acceptance and Approval of the following monthly reports for May 2022:

- A. Code Enforcement Department Reports:
 - Commissioner Spearing requested that the Zoning Hearing Board Meetings be posted in a timely manner.
 - Commissioner Prousi announced four applications that will be heard at the Zoning meeting on July 23, 2022.
 - Commissioner McFatridge commented that the Township issues grass cutting citations and there is a response time defined for notifications.
- B. Public Works Department Report and Recycling Report:
 - Commissioner Spearing commented concerns about dumping yard waste in streets and inlets, and reminded the public that the Township provides a weekly pickup. Mr. Candland replied that Code Enforcement can issue citations to violators of the stormwater ordinance.
 - The Committee recommends that educational information be posted for the public.
 - Commissioners Prousi and Spearing commented concerns that need to be addressed about unused utility poles and wires hanging in rear yard accesses.
 - Commissioner Spearing commented concerns about monitoring PFAS in area wells and suggested that Aqua, PECO and the Sewer Authority provide property owners with information where water mains are being installed.
 - Commissioner Spearing commended the Public Works crew for their hard work.
- C. Engineer's Report - Mr. Hersh reviewed the following:
 - Commissioner Spearing inquired about Fair Oaks Basin. Mr. Hersh replied that corrective measures will be attempted over the next few months, which will be monitored.
- D. Landscape Architect's Report - Nothing further to report.
- E. Traffic Engineer's Report:
 - Commissioner Spearing inquired about coordination of utilities with the sidewalks project along Warminster Road. Mr. Candland responded that the Township Solicitor is creating easements that will be provided to the property owners.
 - Mr. Candland will schedule Mr. Kuhner to provide further updates on capital projects at the July 18, 2022 Community Development Committee Meeting.
 - Commissioner Spearing inquired about the status of the grant schedule and suggested coordinating with other municipalities to share costs on projects. Mr. Candland stated that

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a meeting is scheduled this week with PennDOT and several municipalities. Mr. Candland has conveyed to PennDOT that the Willow Grove interchange is a priority.

- Commissioner Spearing asked about grant application deadlines for July. Mr. Candland explained that KSA is working on behalf of the Township with Senator Collett and Representative Guentz to allocate \$10-\$12 M for the Route 611 bridge and \$10 M for improvements to the Township building, Police Station and Fire Station.

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

- Outdoor Environmental Education Center design plans are forthcoming by the end of the month.
- Met with Pat Stasio, Director of Parks and Recreation, to discuss reforestation in spaces such as the Dog Park and will consider Masons Mill Park and other area parks.
- The Plastic Bag Ban Survey is continuing online and at the Library. Results will be available in July.
- Attended the Woodlawn Park meeting and encourage a habitat for wildlife and native species.
- Reviewed the final route for the Cross-County trail and would like to include safeguards for sensitive habitat, educational signage, streambank stabilization, riparian buffers, supplementary trees, a habitat that provides for insects, and additional information posted about invasive species.
- Commissioner Spearing suggested that the EAC provide education about tree clippings that are dumped into streets and blown into inlets, and inquired on outreach at the schools.
- Dr. Saunders explained that a tree will be planted at the Elementary School with a sign. The Middle School bioswale signage will be completed in another week. A virtual backpack was created for the Earth Day Fair, which contains educational information. Science teachers at the Middle School are involved with caring for the plants and organisms in the bioswale.
- Commissioner Spearing recommends that the EAC establish objectives to share with the new Superintendent that will continue to increase commitment.
- Commissioner Spearing commented about a recycling deposit incentive on beverage bottles and containers, and favors a charge for multiuse shopping bags.

G. Upper Moreland Historical Commission – Nothing to report.

XII. **Redevelopment** - Nothing to report.

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

XIV. **Commissioner Comments:**

- Commissioner Lockard requested that consideration of time be given at future meetings to allow for discussion of all agenda items.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 11:00 p.m.

Respectfully submitted by Kathleen Kristire.