

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
June 14, 2021 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Committee Chair Kip McFatridge; 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 McFatridge.
- IV. **Presentations/Announcements** - Nothing to report.
- V. **Roll Call:** Commissioners McFatridge, Prousi, Spearing; Mr. Elsier. Absent: 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** – May 10, 2021:
  - The Committee unanimously approved the meeting minutes as submitted.
- VIII. **Other Items:**
  - A. Proposed Stormwater Line for the Horsham Township Project for traffic improvements at Blair Mill Road and Witmer/Commerce Roads:
    - William Walker, Horsham Township Manager, offered condolences on the loss of Commissioner Joseph Lavallo.
    - Mr. Walker discussed the Blair Mill Road Phase II widening project and issues with the utility location phase, which involves a major underground PECO duct in the middle of the intersection of Blair Mill Road, Witmer Road and Commerce Avenue.
    - Eric Frary, PE, at Michael Baker International, discussed the underground electric conflict mitigation.
    - Mr. Baumler suggested that Horsham and Upper Moreland Townships coordinate a maintenance agreement.
    - A resident of 2514 Helen Street in Hatboro and a resident of Willow Grove inquired on the direction of water drainage. Commissioners McFatridge and Spearing stated that stormwater will be redirected away from the apartment complex through designated piping to the Pennypack Creek tributary.
    - Commissioners Spearing and McFatridge commented that a light standard on Witmer Road be included in the plan.
    - The Committee recommends the Board of Commissioners take action at the July 12, 2021 Regular Meeting.
  - B. Request from Jaguar/Land Rover Dealership to move street light to another location:
    - A representative from Edward B. Walsh Associates discussed the removal of a telephone pole located 100 feet south of the Turnpike on York Road.
    - Commissioner McFatridge inquired about lighting a pole in the parking lot, facing the street, to illuminate the section of sidewalk. The representative from Edward B. Walsh

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Associates agreed to the request and will contact PECO for utility permits through the State.

- The Committee recommends the Board of Commissioners take action at the July 12, 2021 Board of Commissioners Regular Meeting.

**IX. Land Development/Subdivision:**

A. Proposal by Marketplace @ Huntingdon Valley for future tenants and covenant amendment:

- Brian Regli, Owner, discussed details about re-leasing of the Wells Fargo pad site to a potential restaurant, new signage and Special Exception required for the Liberty Urgent Care tenant, and moving the monument sign on Davisville Road to the corner of Davisville and County Line Road.
- Commissioner Prousi inquired about the potential effect of stacking traffic from a fast-food drive-thru and its impact on parking spaces for a medical facility. Mr. Regli explained parking ratios and stated that 32 parking spaces are reserved beyond what is currently required. He added that in the future, Special Exceptions will be provided and parking allocations made as new tenants locate to the Marketplace site.
- Commissioner Spearing commented concerns about traffic circulation and cut-throughs. Mr. Regli explained that traffic tends to come from the center of the site, flows out to the left and right, and there are rarely any issues.
- The Committee will continue a discussion at a future meeting.

**X. New Business:**

A. 2021 Department of Community and Economic Development (DCED) Multimodal Transportation Fund Grant Application:

- Anton Kuhner, McMahan Associates, discussed a summary of projects for the grant application submission due July 31, 2021, which will require a resolution.
- Commissioner Prousi recommended working on match requirements and inquired on multiple projects for one grant. Mr. Kuhner stated that the projects should relate to the same narrative.
- Commissioner McFatrige inquired on the Maryland Road culvert estimate. Mr. Kuhner replied that the cost includes contingencies. Mr. Hersh reminded that PennDOT provides funding with slight design changes, which adds to the construction cost.
- Commissioner Spearing inquired about widening lanes on Commerce Drive and the design plans for the train station. Mr. Kuhner confirmed the widening of curb lanes and sidewalk replacement. Mr. Candland replied that the train station design work can be added to the application.
- Mr. Candland explained that a meeting is scheduled with SEPTA to discuss funding the parking garage and maintenance issues. KSA Consulting Ltd. and PennDOT will also meet to discuss both the train station and Route 611 overpass projects, in anticipation of a Federal infrastructure package.
- The Committee recommends a discussion continue at the June 21, 2021 Finance & Administrative Committee Meeting.

**XI. Old Business:**

A. Montgomery County's proposal for on-street bike installation on Davisville Road between York and Terwood Roads:

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- Commissioner McFatrige explained that residents participated in a survey and thanked everyone for their comments.
- Commissioner Spearing commented that this was the second time that the State proposed to install bike lanes, and the first time was along Fitzwatertown Road.
- Commissioner Prousi thanked residents for providing feedback and stated that the Township will continue to seek future ideas for healthy lifestyle transportation choices.
  - The Committee denied further action be taken by the Board of Commissioners.
- B. Wayfinding & Signage Steering Committee's Recommendations - Nothing to report.
- C. Zoning Ordinance Updates - Nothing to report.
- D. Fair Oaks Park Basin Update - Jim Hersh provided the following updates:
  - Construction is mostly finished and a punch list has been issued to the contractor for ADA signage installation at Carton Road entrance, a timber guide rail, and repairs to areas of the trail damaged by the landscape contractor. A landscape punch list has also been issued.
  - The basin is not draining as designed and the contractor has been tasked with investigating the issue. Once the underdrain system is functioning correctly and standing water resolved, the final specification is to have the bottom of the basin planted with seed mixture that is wet-tolerant. A temporary mosquito treatment will also be applied to the basin.
  - A resident commented concerns about the mosquito treatment and if the basin area by the underdrain would be walkable during the summer's dry period. Mr. Hersh replied that the treatment is safe and water below the underdrain should be absorbed by plants and the ground.
  - A resident of 2514 Helen Street asked if the treatment will contaminate her well. Mr. Hersh stated that the treatment is an EPA-approved product, which is not a contaminant.
  - A resident commented that he has been observing the basin retaining water over several months. Mr. Hersh stated that there are options to remediate the issue; however, the task is to work with the contractor to construct the basin as designed.
  - Same resident asked about finishing the playground area. Mr. Stasio stated that safety surface is being installed, and EPA-approved mosquito treatments are used in several areas and in the parks. Mr. Stasio can provide more information upon email request.
  - A resident inquired about fencing the basketball courts. Mr. Stasio replied that the courts will be fenced once the contractor is finished.
  - A resident inquired about replacing the playground. Mr. Stasio explained that the playground equipment is in excellent shape and it was in the best interest to save on expense by rebuilding the area and reconstructing the equipment. The Township maintains a schedule to evaluate and update all the playgrounds.
  - Two residents suggested a fence be installed for safety by the basin's steep slopes and Mr. Stasio will follow up.
  - Mr. Hersh explained that there is an 18-month maintenance bond for 15% of construction, and the bond does not begin until all of the improvements have been accepted from the punch list. The contractor will replace dead plant materials in September, which will start the 18-month maintenance period.

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

- A. Code Enforcement Department Reports:
  - Commissioner McFatrige noted that Estimated Construction Costs in 2020 was \$3,861,582 and currently in 2021 it is \$17,277,292.
- B. Public Works Department Report and Recycling Report:

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- Mr. Elsier stated that a six-month extension to the recycling contract will be presented at the July 12, 2021 Board of Commissioners Meeting. The contract includes operating the transfer station, hauling materials to a specific berth, and processing and marketing of materials. The Township would also be responsible for approximately \$5,400, which is 15% of Upper Dublin Township's cost to reconfigure the transfer station.
  - Commissioner Prousi thanked the Public Works Department for providing information and assistance on a constituent's request to obtain a recycling container.
  - Commissioner Spearing inquired on double pole removal throughout the Township. Mr. Elsier replied that he has been in contact with PECO on the issue.
  - Commissioner Prousi inquired on calibration of the LED lights. Mr. Elsier replied that he has been updating the contractor with issues and he and the street light technician will attend training.
  - Commissioner Scull inquired on the poles infested with bees on Cherry Street. Mr. Elsier replied that PECO has been contacted to resolve the issue.
- C. Engineer's Report - Mr. Hersh provided the following updates:
- Mr. Candland inquired on the working status of the YMCA's stormwater basin. Mr. Hersh replied that he walked around the basin, which is fully vegetated, has a wet situation with birds and dragonflies, and is an operating ecosystem. There are some landscaping punch list items, but is mostly completed.
  - Mr. Candland commented on fencing the YMCA basin for safety concerns. Mr. Hersh replied that fencing needs to be strategically placed and he is researching placing grates on the faces of the inlet structures.
- D. Landscape Architect's Report:
- Commissioner Prousi thanked everyone involved in the installation of the Township building's flagpoles and lighting.
- E. Traffic Engineer's Report - Anton Kuhner, McMahan Associates, reported the following:
- Davisville Road and Byberry Road utility work has started and awaiting construction permits from PennDOT, which is anticipated in the Fall.
  - Commissioner Prousi inquired about progress on the ARLE Grant. Mr. Kuhner replied design work is being done with SEPTA.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, provided the following updates:
- The Council is accepting recommendations to fill their student representative position.
  - Pursuing a Tree City USA designation for the Township to increase awareness on planting and caring for trees.
  - Requests additional educational signs along the trails and in parks including Fair Oaks Basin.
  - Suggests holding activities in Fair Oaks Park that include building bird houses and hosting bird walks.
  - Requests using an EAC Facebook page to publicize events and environmental information. Commissioner McFtridge stated concerns about responsibility of content and the need to establish a policy. Dr. Saunders recognizes the concerns and suggested that users be required to sign up to the site. Mr. Candland replied that it is a full-time obligation or else the public will not follow and interact on the site. Commissioner Prousi stated that he is in favor of utilizing social media, which needs to be explored further by the Township.
    - The Committee recommends a discussion continue at the Finance & Administration Committee Meeting.

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- Proposing a plastic bag ban and inviting the Township to support the initiative.
  - Invasive vines were cleared from the riparian plantings along Meadow Run, the rain garden, and trees along the creek. A clean out of invasive plants at the Dog Park will be held on July 17, 2021 at 10:00 a.m.
  - Parks and Recreation Department will hold a tree planting on September 18, 2021.
  - Commissioner Prousi directed Dr. Saunders to provide plans on implementing the EAC's requests.
  - Mr. Candland will meet with Pat Stasio, Director of Parks and Recreation, to discuss the Tree City USA idea and provide a follow up.
  - Commissioner Scull requested that a Shade Tree Commission be discussed at a future Parks and Recreation Committee Meeting.
  - Commissioner McFatrige inquired about preventing birds from hitting his house windows. Dr. Saunders recommended hanging feeders closer to the windows, the product "Feather Friendly", or painting vines or a design on the outside surface of the windows following the 2x4 Rule.
- G. Upper Moreland Historical Commission - Sue Worth-LaManna, Chair, reported the following:
- Inventory and protection of the Mineral Spring was discussed at the monthly meeting.
  - Commissioner McFatrige suggested a wayfinding sign be posted at the train station with a path leading to the Mineral Spring. Commissioner Spearing suggested a monument for the Spring and safety precautions be posted.
  - Requests establishing a Foundation Committee to coordinate the 2026 events in celebration of the 250th Anniversary of the United States. Commissioner McFatrige suggested that the Commission be assigned the task and a budget be created.
    - The Committee recommends a discussion continue at the Finance & Administrative Committee Meeting.
    - A credit card was requested for purchasing materials. Mr. Candland directed the Commission to direct purchases to his office and to Randy Schaible, Director of Finance.
  - Inquired on the Wayfinding and Signage status, replacement of old signs, and mapping sites to be linked to additional information. Mr. Elsier replied that narratives for the historical signs are being written, PennDOT has approved signs for State roads, and a design is being created for the gateway signs at Moreland Road and York Road and at Maryland Road and Easton Road. Mr. Candland explained that old signs need to be replaced every 10-15 years. Commissioner Prousi suggested that the Commission go forward with implementing the tasks needed.
  - Commissioner Prousi suggested a discussion continue at the July 19, 2021 Community Development Committee Meeting to review an inventory of all signs, which will be used to develop a proposal with a replacement schedule and a budget.

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

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

XV. **Commissioner Comments:**

- Commissioner Scull inquired on including a decibel level in the noise ordinance. Commissioner McFatrige replied that Mr. Kilkenny is researching details involved with a decibel level. Commissioner Prousi recalled that the complaint was regarding content of the noise.

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- Commissioner Prousi announced that a raising of the Pride Flag on Wednesday, June 16, 2021 at 7:00 p.m. will be held at the Township building, and a Juneteenth Celebration on Saturday, July 19, 2021 on Cherry Street at 1:00 p.m. will offer information, food, music and activities. Sharia Wallace provided brochures and stated that it is a non-partisan event with fun activities, and an opportunity to meet and talk with community representatives.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:50 p.m.

Respectfully submitted by Kathleen Kristire.