

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**July 18, 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 and Mr. Purtell. Also present: Matthew H. Candland, Township Manager, James Hersh, Township Engineer, Sean Kilkenny, Township Solicitor.

**V. Presentations/Announcements:**

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

**VI. Approval of Minutes – June 13, 2022:**

- Commissioner Prousi amended Section VIII, B., page two, first bullet, to read, "..., device could be permitted."
- The minutes were unanimously approved as amended.

**VII. Land Development/Subdivision:**

- A. Request by New Century Associates for a minor land development application for the property located at 2010 County Line Road at the Marketplace at Huntingdon Valley, for the reuse of a former bank building conversion to Chipotle Restaurant:
- Stephen Kline, AIA, reviewed in detail the plans and waivers.
  - The Committee recommends the Board of Commissioners take action at the August 1, 2022 Regular Meeting.

**VIII. New Business:**

- A. Review of Transportation Projects – Anton Kuhner, McMahon Associates, discussed the following:
- The priority list for Transportation Capital Improvements concerning: widening to extend turn lanes at Blair Mill Road at Easton Road; Maryland Road eastbound lane and Commerce Road southbound lane; Warminster Road sidewalk; Computer Road sidewalk; relocation of Willow Grove Train Station; traffic sign upgrades throughout the Township; and additional projects for priority consideration.
  - Commissioner Spearing requested an update on traffic coordination for the construction at Commerce Road at Witmer Road.
  - The Committee directed Mr. Kuhner to provide future updates on the Master Trail, and a timeframe for work on Maryland Road and Commerce Road.
  - The Committee will continue a discussion at a future Community Development Committee Meeting.
- B. Request by 1006 York Road Condominium Association to reduce bill for trash and recycling

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**July 18, 2022 - Meeting Minutes**

services from the Township:

- Mr. Elsier explained a history of issues regarding the storing of trash on the property for collection day.
- The Committee directed Mr. Elsier to notify the Association that their fee will not be split or reduced. Payment is required for the collection of trash and/or recycling. The Association can choose not pay the fee, however, the Township will collect neither trash nor recycling.

**IX. Old Business:**

- A. Request by Walmart to amend Resolution R-2022-20 to increase the placement of portable storage trailers, one (1) temporary construction office trailer and two (2) construction dumpsters on the property located at 2101 Blair Mill Road:
  - The Committee recommends the Board of Commissioners take action on the amended Resolution at the August 1, 2022 Regular Meeting.
- B. Five Hundred Block of Evans Circle – Storm Pipe – Update:
  - Mr. Elsier explained that a contractor performed an inspection and no issues were identified. The area will continue to be monitored.
- C. Failure of septic system on Manor House Lane – Update:
  - Mr. Candland explained that the Sewer Authority will provide a plan with an estimate for review by the Committee. Montgomery County may decide to require that property owners in the area meet current standards and thereby connect to the public sewer system.
  - The Committee will continue a discussion at the September 19, 2022 Community Development Committee Meeting.
- D. Zoning Ordinance Update (under review):
  - Mr. Purtell stated that a full update will be provided at the September 19, 2022 Community Development Committee Meeting.
- E. Responsible Contractor Draft Ordinance (RCO) Discussion:
  - The Committee held an extensive and lengthy discussion on the advantages and disadvantages of an RCO concept.
  - The Committee agreed to remove this item from future agendas.

**X. Other Items:**

- A. Consider the cancellation of the August 8, 2022 Community Development Committee Meeting.
  - The Committee agreed to cancel the August 8, 2022 Community Development Committee Meeting.

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

- A. Code Enforcement Department Reports:
  - Commissioner Spearing inquired about grass cutting and Mr. Purtell replied that a few issues remain ongoing.
- B. Public Works Department Report and Recycling Report:
  - Commissioner Prousi inquired about the potential use of automated trash trucks with incentives. Mr. Elsier discussed advantages of the truck and will provide the Committee with further information he acquired from the meeting he attended. A demonstration of the truck is to be provided at Upper Dublin Township.

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**July 18, 2022 - Meeting Minutes**

- C. Engineer's Report - Mr. Hersh highlighted the following items:
- The Department of Environmental Protection has a model stormwater ordinance that all municipalities are required to adopt by the end of September. Mr. Hersh has made a review, added minor revisions, and will work with the Solicitor to advertise for a public meeting.
    - The Committee recommends the Board of Commissioners take action at the September 12, 2022 Regular Meeting contingent upon any further changes.
  - Pat Stasio, Director of Parks and Recreation, will have the maintenance crew pump out the Fairs Oaks Basin, locate and replace the underground plates, drill holes in marked locations and fill them with stone. The area will continue to be monitored.
- D. Landscape Architect's Report - Nothing further to report.
- E. Traffic Engineer's Report – Anton Kuhner, McMahon Associates, reviewed the following:
- PECO utility poll work for Warminster Bridge is being coordinated with the sidewalk project.
  - Byberry Road and Davisville Road work is nearly completed and the traffic signal is being installed. Commissioner Spearing requested that the wire cluster hanging in the middle of the intersection be removed.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- At the July 6<sup>th</sup> meeting, Bill Sabey discussed “Ready For 100” program, which encourages communities to pass resolutions to achieve goals to use 100% renewable energy.
    - Commissioner Prousi asked Mr. Candland to check with PECO on the Township's energy source and savings.
    - Commissioner McFatridge commented that an energy audit was done several years ago to the Township's building.
    - Commissioner Spearing suggested researching other municipalities that made changes to meet goals.
  - Commissioner Spearing requested an update at a future Community Development Committee Meeting on the installation of the refillable water bottle station at Masons Mill Park.
  - A little less than 300 participants responded to the plastic bag ban survey, and overall results did not favor a ban. The EAC will continue to increase educational efforts on the negative impacts of plastics in the environment.
  - Volunteers are welcome to clear invasive vines from Veterans Memorial Park on July 30, 2022 at 9:30 a.m.
  - A search continues for a student appointment to the EAC in the Fall from either the Middle School or High School.
  - Commissioner Spearing reiterated that environmental educational programs be communicated at the schools.
  - Commissioner Lockard commented that the Township is part of a consortium in Montgomery County that is creating a Local Climate Action Plan with assistance from Penn State.
- G. Upper Moreland Historical Commission – Sue Worth-LaManna reported on the following:
- The second annual “Paint The Town” will be held on August 28, 2022, 12 noon to 4 p.m. at Pennypack Park.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
July 18, 2022 - Meeting Minutes**

- The Committee directed Ms. Worth LaManna to submit a written request to provide food and alcoholic beverages for consideration at the July 25, 2022 Parks and Recreation Committee Meeting.
- The Commission's website is being worked on to re-establish updates and provide timely information.
- Work continues to educate and encourage property owners within the community to register on the historical inventory.
- The Committee requested a written monthly report be included in all future Community Development Committee Meeting books.

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

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

XIV. **Commissioner Comments** – Nothing to report.

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

Respectfully submitted by Kathleen Kristire.