

UPPER MORELAND TOWNSHIP
Community Development Committee
July 19, 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 and Mr. Purtell. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Anton Kuhner, Township Transportation Engineer; Sean Kilkenny, Township Solicitor.

VI. Presentation:

A. Presentation of the Joseph A. Lavalle Community Service Award:

- Commissioner Spearing read a description of the Award and each Commissioner briefly expressed personal thoughts about Commissioner Lavalle's personality, dedication of safety and welfare to the community, and his devotion to his family. Commissioner Whiting was thanked for his initiative for an award. Commissioner McFatridge added that Commissioner Lavalle is sorely missed by many people.
- Commissioner Spearing along with the Lavalle Family presented awards to Eleanor F. Burrows and Mariami Sakhiashvili, who are students from the Graduating Class of 2021 at Upper Moreland High School.

VII. Approval of Minutes – May 10, 2021:

James Faber, Township Landscape Architect, amended the minutes on page three, D., first comment, third line to, "...landscape contractor.", and the Committee unanimously approved the meeting minutes as amended.

VIII. Other Items:

A. Request from Walmart to place twelve (12) storage trailers at 2101 Blair Mill Road, from October 1, 2021 to January 31, 2022:

- Mr. Purtell explained that it is a yearly request for seasonal storage trailers on their property; however, the number of units and time period exceeds Code restrictions.
- Commissioner Spearing inquired about a fire code inspection for emergency access. Mr. Purtell will contact the Fire Marshal.
- Commissioner Spearing stated that items cannot be stored outside of the trailers and employees should have safe access to the units.
- Commissioner Prousi commented concerns on taking away parking spaces, employee access to units and obstruction of deliveries.
 - The Committee recommends the Board of Commissioners take action at the August 2, 2021 Regular Meeting, with recommendations provided by the Fire Marshall.

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- B. Request from Federation Senior Housing on Davisville Road, to record the lot consolidation plan:
 - James Garrity, Wisler Pearlstine, explained consolidation of the lots and recording required for financing for the project.
 - The Committee agreed to the request with no further action required by the Board of Commissioners.
- C. Request for an extension of a trailer permit at 2255 Computer Avenue, until March 25, 2022:
 - Mr. Purtell explained the request for a construction trailer at the self-storage facility.
 - The Committee recommends the Board of Commissioners take action at the August 2, 2021 Regular Meeting.

IX. Land Development/Subdivision:

- A. Subdivision request from 2200 Byberry, LLC for the purpose of subdividing the rear portion of 2200 Byberry Road and adjacent 2100 Byberry Road:
 - Carl Weiner, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC., briefly described the minor subdivision and introduced Gary Tilford, PLS at Charles E. Shoemaker, Inc.
 - Mr. Tilford discussed the subdivision plan details requested by Carr and Duff, Inc.
 - Commissioner Spearing inquired about a recreation trail along the property by the Turnpike. Mr. Weiner reviewed the plan and replied that it would be considered as a possibility.
 - Commissioner Prousi commented concerns about maintaining access to the rear lot and buildings. Mr. Tilford confirmed access from Davisville Road on the plans.
 - Commissioner McFatridge reviewed the list of waivers.
 - The Committee commented that the Township will make a request for a recreation trail along the property by the Turnpike if further land development is proposed.
 - The Committee recommends the Board of Commissioners take action at the August 2, 2021 Regular Meeting contingent upon providing a compliant waiver list.
- B. Tentative Lot Line Adjustment Plan for Fair Oaks Park:
 - Mr. Hersh stated that nine properties identified with having encroachments, were appraised and owners were offered Agreements of Sale for their portions.
 - Mr. Stasio explained details of the agreements offered to the property owners.
 - Mr. Hersh stated that the property owner has an opportunity to increase their lot size, which is a future selling point.
 - The Committee directed Mr. Purtell to process subdivision plans to be reviewed by Montgomery County Planning Commission and the Advisory Planning Agency. The Committee recommends the Board of Commissioners take action tentatively at the September 13, 2021 Regular Meeting.

X. Old Business:

- A. Wayfinding & Signage Plan Implementation:
 - Mr. Purtell explained that Treasure Signs is awaiting PennDOT's vendor approval and will supply a template sample of the interpretive signs, next to scale.
 - Commissioner Prousi stated that he is awaiting an inventory of all current, replacement and new signs. Mr. Purtell replied that either the Historical Association or Historical Commission has a complete list.

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- Mr. Purtell stated that the corrected sign text was provided to Michelle Young and an extension was approved on the grant by Montgomery County Planning Commission for installation by November.
 - The Committee reviewed preliminary gateway sign renderings.
 - Mr. Elsier inquired about the cost necessitating bids. Mr. Purtell suggested alternative structural supports that would significantly lower the costs and avoid the bid process.
 - Commissioner Spearing inquired about the existing signage at Moreland Road and York Road. Mr. Purtell replied that they will work around existing issues, which also include Easton Road and Moreland Road.
 - The Committee directed Mr. Purtell to provide a follow up on the design choices and costs.
 - The Committee prefers design #1.
 - The Committee will continue a discussion at the next Community Development Committee Meeting.
- B. Zoning Ordinance Updates:
- Mr. Purtell explained that Montgomery County Planning Commission provides monthly updates for the Board of Commissioners' comments. The public is invited to participate in discussions regarding Zoning updates at an Advisory Planning Agency (APA) meeting, which are held on the third Thursday of each month at 5 p.m. in the Council Room.
- C. Federal Realty Proposed Text Amendment:
- James Garrity, Wisler Pearlstine, explained that the buildings will be closer to Park Avenue, offer parallel parking and decrease the front yard to enhance the view of the property. He also discussed details of the entrance to line up with access to the Library building, which is noted in the Land Development Plans.
 - Commissioner Prousi and Mr. Garrity discussed the proposed amendment as a "use by-right" development instead of seeking a variance, and unforeseen circumstances on future development in the Town Center. Mr. Garrity explained details of the Transit Management Overlay District as the only district effected and installation of parallel parking, which is required for the front yard setback.
 - Mr. Purtell advised that the APA will not meet in August and that the Township will be the applicant on the text amendment, which will be processed by the Code Enforcement Department.
 - The Committee recommends advertising a Public Hearing to be set for September 20, 2021 prior to the Community Development Committee Meeting.
- D. Carson Simpson Farm Streambank Stabilization Project:
- Mr. Hersh explained that the Board of Commissioners relieved the YMCA from its responsibility in consideration of a \$100,000 contribution. Gilmore & Associates were assigned the design and permitting of the streambank enhancement and stabilization along 200 linear feet of the Pennypack Creek, directly downstream of the culvert on Davisville Road.
 - Commissioners McFatrige and Prousi inquired about the budget and Mr. Hersh is anticipating a bid in the \$90,000 range.
 - Commissioner Spearing inquired about the integrity of the other side of the streambank. Mr. Hersh replied that the cross-section of the stream underneath the culvert was evaluated and the edge of the bank lines up with the wing wall on the other side.
 - Commissioner Spearing directed Mr. Hersh to collaborate with Pat Stasio, Director of Parks and Recreation, on the trail portion, which is planned for alongside the streambank.

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- Mr. Hersh explained that Carson Simpson Farm owns the property and a temporary access easement and a permanent easement is needed to maintain the improvements.
 - The Committee agreed that Gilmore & Associates move forward with a final design and a discussion will continue at a future Community Development Committee Meeting.
- E. Proposal by McMahon Associates for Traffic Design Services at Blair Mill and Easton Roads:
- Mr. Kuhner reviewed the proposal for permitting the traffic signal project for which a grant was awarded.
 - The Committee recommends the Board of Commissioners take action at the August 2, 2021 Regular Meeting.

XI. New Business:

- A. Consider cancellation of the August 9, 2021 Community Development Committee Meeting:
- The Committee agreed to cancel the Community Development Committee Meeting for August 9, 2021.

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

- A. Code Enforcement Department Reports:
- Commissioner McFatrige inquired about Fairhill Street. Mr. Purtell stated that permits were issued and the project is moving forward.
- B. Public Works Department Report and Recycling Report:
- Commissioner McFatrige inquired on the status of paving. Mr. Elsier stated that it should be completed in two weeks.
 - Commissioner Spearing inquired about the status of ADA curb ramps and PennDOT's obligations to complete outstanding maintenance items throughout the Township. Mr. Elsier replied that he has been in contact with PennDOT and will provide a follow up at the September Community Development Committee Meeting.
 - Commissioner McFatrige commended the Public Works crew for their hard work during the hot summer months.
- C. Engineer's Report - Mr. Hersh provided the following updates:
- Commissioner Spearing inquired on Fair Oaks Park. Mr. Hersh replied that he has been in contact with the contractor to install drain cleanouts as well as other issues, and specifically resolve the standing water situation during this summer.
- D. Landscape Architect's Report:
- Mr. Elsier stated that the lights and electric are installed for the Township building's flagpoles. Curbing around the base and a cage for the lights will be installed.
- E. Traffic Engineer's Report - Anton Kuhner, McMahon Associates, reported the following:
- Commissioner Spearing suggested speed tables be installed along Newington Road.
 - Mr. Kuhner explained that the rescinded Green Light-Go grant from March 2020 was given back to the Township by PennDOT for Byberry Road and Davisville Road along with another Green Light-Go grant held over from 2019 for signal upgrades on York Road.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, provided the following updates:
- Clearing of invasive vines and plants from the dog park will take place on July 16, 2021. Commissioner Spearing suggested replacing a tree that was removed from the park.
 - Sample ordinances are being reviewed on how to become a Tree City USA.
 - An Arbor Day event is being planned for April 29, 2022.

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- The Council will assist the Parks and Recreation Department at a tree planting event on September 18, 2021.
 - A Bird Day event will be held at Fair Oaks Park on October 16, 2021 at 10 a.m.
 - Requesting to survey residents about a single-use plastic bag ban.
 - Reviewed a list of educational signs for parks that cost approximately \$300 each. Commissioner McFatrige stated that the EAC has a budget and directed Dr. Saunders to provide the request with quotes to Mr. Candland.
- G. Upper Moreland Historical Commission:
- Commissioner Prousi reiterated his request to the Historical Association to provide a list of existing Township signs.

XIII. Redevelopment - Nothing to report.

XIV. Visitor Comments - Nothing to report.

XV. Commissioner Comments:

- Commissioner McFatrige announced that the Committee met with four architect firms regarding renovations of the Township building. The Township staff was thanked for reviewing the applications.
- Commissioners Prousi and Spearing stated that all the applicants were very competitive and it was a difficult decision.
 - The Committee recommends the Board of Commissioners take action at the August 2, 2021 Regular Meeting on the approval of an architect firm to provide design services for potential Township building renovations.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 9:10 p.m.

Respectfully submitted by Kathleen Kristire.