

UPPER MORELAND TOWNSHIP
Community Development Committee
September 19, 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: Randall K. Schaible, Director of Finance and Assistant Township Manager in the absence of Matthew H. Candland, Township Manager, James Hersh, Township Engineer, Alex Baumler, Township Solicitor.

V. Presentations/Announcements – Nothing to report.

VI. Approval of Minutes – July 18, 2022:

- Commissioner Prousi commented that he will follow up with Mr. Candland on PECO’s energy savings program for the Township.
- Dr. Lynnette Saunders corrected a typo in Section IX., F., first arrow to read, “Ready For 100”.
- The minutes were unanimously approved as amended.

VII. Land Development/Subdivision:

A. Proposed land development of the Olive Garden located at 2402 Easton Road:

- Christopher Lang, Engineer at Core States Group, held a detailed discussion on the proposal and reviewed the waiver requests to build a new restaurant after removal of the existing building, which includes landscaping and stormwater management.
- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.

B. Proposed lot consolidation of two lots with the intent to develop 1,720 square foot two-story dwelling and two-car garage for the property located on New Street:

- Kris J. Reiss, P.E. at LVL Engineering Group, discussed the plan to build a new single-family dwelling, along with a list of waivers.
- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.

VIII. New Business:

A. Redevelopment sketch plan proposal submitted by BET Investments, Inc. for Executive Mews, located at 2300 Computer Avenue and 2309 & 2317 Blair Mill Road, Block 46C, Units 6, 8, and 14:

- Matthew McHugh, Klehr Harrison, along with representatives for the Applicant discussed the sketch plan and redevelopment proposal to reinvigorate the current site into a residential community.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

B. Request for a waiver of curb for the property located at 4121 Blair Mill Road:

- Lucas from Green Tree Group Contracting, explained a waiver from the curb requirements and tree removal.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.
- C. Authorize Township's Traffic Engineer to submit a grant application to PennDOT for the Traffic Signal Technologies Program:
- Anton Kuhner, McMahon Associates, explained that grant applications are due at the end of September for the upgrade to existing signal controllers along Route 611 and Route 263, which has a \$0 match for the Township.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting.

IX. Old Business:

- A. Sewer System Installation Cost Estimate – Manor House Road:
- The cost estimates and commitment of two options were discussed.
 - The Committee advised residents to contact Mr. Candland when they have decided to move forward and discuss next steps.
- B. Willow Grove Shopping Center - Federal Realty Investment Trust HOP Application – Issues with the construction of ADA compliant ramps at the Moreland Road driveway and the request to defer the construction of the ramps:
- Matt Hammond, P.E. at Traffic Planning and Design, Inc., explained concerns and changes that will be made to the installation of new curb ramps.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.
- C. Proposed text amendments submitted by Federal Realty Investment Trust to the TC-Town Center Zoning District:
- James Garrity, Wisler Pearlstine, John Tschiderer and Mark Brennan from Federal Realty, and Mike Roth from Bohler Engineering, held a detailed discussion of the Phase III mix-use areas and buildings.
 - Commissioner Scull commented that locations of the planned open space would be filled with traffic noise and fumes, and shared concerns received about the noise at Station At Willow Grove apartments that were built with wood framing rather than concrete.
 - Commissioner Lockard commented concerns about the buildings' heights and setbacks from the street.
 - Commissioner Prousi shared same concerns and requests site sections that start at the Township Building and continue to Easton Road to better understand the grade changes and topography.
 - The Committee requests landscaping and sculpture treatment be applied to the 72-foot-high garage on Easton Road and include a future plan that balances the structure with open space.
 - The Committee discussed aversion to the drive-thru area, commented concerns for pedestrian access and requested to see redesign options.
 - The Committee will continue a discussion at the October 17, 2022 Community Development Committee Meeting.
- D. Green-Light-Go Bid:
- The Township received a grant award in 2021 for the amount of \$147,760 with a 20% match. A bid package is now ready for pricing the project, which is for signal upgrades to four intersections along N. York Road.

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- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting.

E. Zoning Ordinance Update:

- Clair Warner, Montgomery County Community Planner, discussed details of the R, R-1, R-2, R3, R-4, and High Rise Districts, riparian corridor, use regulations and parking.
- Commissioner Spearing requests the number of multi-family units that are currently within residential zones.
- Commissioner McFatridge requests zoning information for Airbnb or Vrbo rental properties.
- The Committee requests a report be provided from the Advisory Planning Agency regarding TC1 and TC2 zoning districts and consider the frontage on Moreland Road between Davisville Road and York Road changed to TC2 zoning district, at the October 17, 2022 Community Development Committee Meeting.

X. **Other Items:**

A. Discussion on surveying of 2603 Parkside Avenue:

- James Hersch, Gilmore & Associates, explained the accumulation of silt and drainage issues.
- The Committee directed Mr. Hersh to provide solution options at the October 17, 2022 Community Development Committee Meeting.

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

A. Code Enforcement Department Report – Nothing further to report.

- Commissioner Spearing expressed concerns about people who dump yard waste into the street gutter. Mr. Purtell recommends reporting the incidents by calling 911.

B. Public Works Department Report and Recycling Report:

- The Committee commended the milling and paving contractor for their work.
- Commissioner Prousi expressed appreciation for the completion of utility pole work.

C. Engineer's Report - Mr. Hersh highlighted the following items:

- Woodlawn School demolition is complete.
 - Requests a second **Change Order** for material to repair a leaking stormwater drain pipe at the Woodlawn School project in the amount of \$3,995, which was evaluated and is considered a fair price.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting.
- Commissioner McFatridge inquired on the status of the **2955 Terwood Road** project in a floodplain.
 - The Committee directed the Township Solicitor to attend the September 22, 2022 Zoning Hearing Board Meeting on behalf of the Board of Commissioners to express opposition to the project.

D. Landscape Architect's Report - Nothing further to report.

E. Traffic Engineer's Report – Anton Kuhner, McMahan Associates, reviewed the following:

- Byberry Road and Davisville Road have a list of items that are being completed. Final inspection was held by PennDOT.
- Notification of the Maryland Road and Commerce Road intersection is being coordinated by the Township Solicitor's office with property owners and design work underway.
- The paving deadline for Davisville Road has not yet been determined.
- Commissioner Prousi asked for an update on the Maryland Road bridge project and Mr. Kuhner will provide information at the next Community Development Committee Meeting.

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- Warminster Road Bridge work is on schedule and also being coordinated with the sidewalk installation in 2023.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- Minor changes were discussed on the plan for the Outdoor Environmental Education Center with Mr. Purtell and Mr. Hocker, which are being made by Ed Landau, Landscape Architect.
 - Tools to inform the public about plastics include showcasing books, pamphlets and other ideas at the Library.
 - A Willow Oak Tree will be planted at the Elementary School on October 6, 2022 at 1:30 p.m. An educational sign will also be supplied explaining the water cycle and how trees are involved.
 - Requested that any upgrades to the Township Building be highly energy efficient and include solar and geothermal technology.
 - Offering to help with the plantings at Fair Oaks Basin. Commissioner Spearing replied that plantings were postponed due to an influx of silt, the ground is being re-evaluated and there will also be a change in species selected.
 - Requested an update on developing rules for social media. Commissioner Spearing replied that the issue had been suspended, but will be revisited.
 - An interested student from the high school attended the last EAC Zoom meeting.
 - An educational sign for the rain gardens at the middle school was presented. The sign is about the native and invasive plants in the rain gardens that the students are studying. Many native plants, including trees, are growing in the rain gardens. We also discussed perhaps planting some screening vegetation along one edge of the rain gardens.
 - The EAC will hold its next Zoom meeting on October 5, 2022 at 7:00 p.m.
- G. Upper Moreland Historical Commission – Commissioner Prousi reported on the following:
- A family-friendly, Halloween-themed, community event is being planned for Farmstead Park on October 22, 2022, 5-7 p.m. A request to serve alcohol and setup a firepit will be discussed at the September 26, 2022 Parks and Recreation Committee Meeting.
 - The inventory of historic properties is ongoing.
 - A beta testing of the new website is being completed prior to the public unveiling.
 - The next meeting of the Commission will be held on October 11, 2022 instead of October 4, 2022, due to the Yom Kippur holiday.

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 11:00 p.m.

Respectfully submitted by Kathleen Kristire.