

Board of Commissioners Members: Commissioner and President, Kevin C. Spearing; Commissioner and Vice President Charles M. Whiting; Commissioners R. Samuel Valenza, Kip McFatridge, Nicholas O. Scull, Cheryl Lockard and Anthony S. Prousi

- I. **Moment of Silent Meditation**
- II. **Pledge of Allegiance**
- III. **Call to Order:** The Special Meeting of the Board of Commissioners of Upper Moreland Township was called to order by the President of the Board of Commissioners, Kevin C. Spearing at 7:00 p.m.
- IV. **Roll Call:** Commissioner and Board President Spearing; Commissioners Scull, McFatridge, Whiting, Valenza, Lockard and Prousi. Also present were Matthew Candland, Township Manager, Randall Schaible, Assistant Township Manager and Sean Kilkenny, Township Solicitor
- V. **Announcements:**
Commissioner Valenza motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved to open Public Hearing #1956 by a vote of 7-0.

PUBLIC HEARING

PUBLIC HEARING #1956 – 7:00 P.M. – To receive public comments pursuant to Ordinance #1718 Amending Part II: General Legislation, Chapter 350 (Zoning), Article XXXIV (Transit Management Overlay District), Section 350-280 (Permitted Uses) and Section 350-281 (Design Standards) to the Upper Moreland Township Code of Ordinances to eliminate certain uses and to permit large tracts within the Transit Management Overlay District to construct additional building with modified setbacks in order to encourage harmonious, modern and efficient development; repealing all inconsistent ordinance, or parts thereof in conflict therewith; and providing for a severability clause and an effective date.

- Public Hearing #1956 was held.
- Commissioner Spearing motioned, seconded by Commissioner Valenza and the Board of Commissioners approved to close Public Hearing #1956 by a vote of 7-0.

- V. **Motion to Approve Ordinance #1720** - Amending Part II: General Legislation, Chapter 350 (Zoning), Article XXXIV (Transit Management Overlay District), Section 350-280 (Permitted Uses) and Section 350-281 (Design Standards) to the Upper Moreland Township Code of Ordinances:
 - Commissioner Lockard requested a visual plan and along with Commissioner Prousi discussed concerns over the height of the building and setback, which will impact future residential and business buildings.

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- Commissioner Spearing stated that any further changes in the Transit Management Overlay District (TMOD) will need to be requested and discussed with the Board of Commissioners.
- Commissioner Prousi stressed that the Ordinance must apply for the entire length of Park Avenue regardless of the intentions of future development. Commissioner Spearing replied that the ordinance is written to protect the entire parcel in the TMOD.
- Commissioner Valenza motioned, second by Commissioner McFatridge and the Board of Commissioners approved by a vote of 6-1 (six (6) aye: Commissioners Scull, McFatridge, Spearing, Whiting, Valenza and Lockard; and one (1) nay: Commissioner Prousi).

VIII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

Respectfully submitted by Kathleen Kristire.