

**UPPER MORELAND TOWNSHIP
Community Development Committee
September 20, 2021 - Meeting Minutes**

Community Development Committee Members - Commissioner and Committee Chair Kip McFatrige; 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 McFatrige.

IV. Presentations/Announcements:

Commissioner McFatrige stated that the Board of Commissioners met in an Executive Session on September 7, 2021 to discuss legal and personnel matters.

V. Roll Call: Commissioners McFatrige, Prousi, Spearing; Mr. Elsier and Mr. Purtell. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Sean Kilkenny, Township Solicitor.

VI. Approval of Minutes – July 19, 2021:

The Committee unanimously approved the minutes, as submitted.

VII. Visitor Comments:

Richard Booth, a resident, introduced a neighbor who explained that he and additional neighbors cleaned away debris from storm drains in the area around Bartram Road during recent flooding on September 1, 2021 and requested assistance for solutions to manage and prevent future storm flooding. Commissioner McFatrige stated appreciation for the feedback and reiterated that the Commissioners will make recommendations after reviewing reports from September 1st events. Commissioner Prousi directed residents to provide photos of problems to the Commissioners, remain indoors during dangerous weather to help allow emergency personnel to perform their work, and added that there is a list in progress of areas that need attention.

VIII. Other Items:

A. Request by Federal Realty Investment for a Waiver of Land Development for the property located at 10-170 Park Avenue:

- James Garrity, Wisler Pearlstine, discussed details of renovation for the existing space of the shopping center, which will enable Marshalls to occupy a 25,000-sq ft store.
- Commissioner McFatrige requested that improvements be made to the rear wall and loading area.
- Commissioners Spearing and McFatrige inquired about next phase plans for the shopping center. Andy Bottaro, Federal Realty, replied that additional plans could be available by May 2022; however, economic and performance data continue to be analyzed prior to moving ahead with the investment.
- Mr. Bottaro stated that a rendering with improvements to the rear wall and loading area will be provided within two to three weeks.
- Mr. Hersh and Mr. Purtell commented that there should be no negative effects to waiving a Land Development in this case.

**UPPER MORELAND TOWNSHIP
Community Development Committee
September 20, 2021 - Meeting Minutes**

- Mr. Bottaro will follow up by providing sketch plans on Phase III.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

B. Request by Henry Mann Investments III LLC for a Waiver of Land Development for the property located at 3615 Davisville Road:

- The applicant was absent and this item will be placed on the October 11, 2021 Committee Meeting agenda.

C. Fair Oaks Park Lot Line Adjustment Plan:

- Mr. Kilkenny commented that the plan is subject to Orphans Court approval, because the land was donated to the Township.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

IX. Land Development/Subdivision:

A. Request for a Waiver of Fees from the Upper Moreland School District:

- Mr. Purtell explained that a permit is required to install a fence one side of the bio retention swales along the Silvestri Drive properties located next to the school.
- Commissioner Spearing opposes the waiver request at this time and would like to negotiate waiver of fees associated with use of the athletic fields.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

B. PennDOT's new Traffic Signal Application Process:

- Anton Kuhner, McMahan Associates, reviewed the new procedure, which decreases the time and costs associated with applications.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

C. Green Light Go Award Traffic Signal Design Proposal for signal upgrades along York Road from Terwood Road to Newington Road:

- Mr. Kuhner discussed the improvements and cost of \$35,000, which will be funded by the Green Light Go Award.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

D. Snow and Ice Removal Contract with Montgomery County:

- Mr. Elsier explained that it is the customary three-year contract, which is to maintain local State roads during winter weather from 2021 to 2024.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

X. Old Business:

A. Wayfinding & Signage Plan Implementation:

- Mr. Purtell discussed details of the designs for two proposed gateway signs, which are to be installed at Easton Road and Maryland Road and another at York Road and Moreland Road.
- The Committee agreed that the text should be consistent and read, "Welcome to Willow Grove, Est. 1711", without the purple background.
- The Committee will continue a discussion at the October 11, 2021 Community Development Committee Meeting.

**UPPER MORELAND TOWNSHIP
Community Development Committee
September 20, 2021 - Meeting Minutes**

B. Township Flag:

- The Commissioners discussed and choose the yellow/gold background for the Township Flag.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

C. Zoning Ordinance Updates:

- Mr. Purtell explained that an Advisory Planning Agency meeting was held on September 16, 2021 and updates will be provided when they are available.
- Commissioner Spearing inquired about zoning changes for the area mentioned in the Comprehensive Plan for Maryland Road, Commerce Drive and Computer Road, which has residential and light industrial use. Mr. Purtell stated there were none at this time.
- The Committee will continue a discussion every three months.

D. Automated Trash Pick-up:

- Mr. Elsier stated that the Township was awarded the Energy and Environmental Partnership (EEP) Grant in 2019, which was used to purchase recycling containers and, in both 2019 and 2020 side-load trucks were purchased to streamline the collection process.
- The Committee held a lengthy discussion regarding additional automated trucks, containers, revising the process of bulk pick-up permits, and benefits to labor, workload and costs.
- The Committee will continue a discussion at a future Finance & Administrative Committee meeting.

E. Davisville Road/Byberry Road Intersection Improvements (Update):

- Mr. Kuhner reviewed bid recommendations, costs and work schedule for traffic signal improvements associated with the Green Light Go Grant and the road widening project associated with the Multimodal Transportation Fund Grant, which are both part of the Intersection Improvement Project.
- The Committee recommends the Board of Commissioners take action at the October 4, 2021 Regular Meeting.

XI. New Business - Nothing to report.

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

A. Code Enforcement Department Reports:

- Commissioner Spearing inquired about tracking inspections, permits and additional trash related to Hurricane Ida damage. Mr. Purtell replied that a list of issues and permits is being maintained to seek possible relief by FEMA.

B. Public Works Department Report and Recycling Report:

- Commissioner McFatrige inquired about the leaf schedule. Mr. Elsier explained that focus has been on recent storm damage collection and he will expedite posting the schedule to the website. Commissioner Spearing reiterated that a list be kept of storm damage collections for possible reimbursement.
- Commissioner Spearing inquired about the "No Right Turn" sign at Mill Road. Mr. Elsier replied that Mr. Kuhner requested permission with PennDOT to place signs at Route 611, and another meeting is scheduled to place signs at additional locations.
- Commissioner Prousi thanked Mr. Elsier and the Public Works crew for their efforts.

UPPER MORELAND TOWNSHIP
Community Development Committee
September 20, 2021 - Meeting Minutes

- Commissioner Scull commented concerns about flooding at Evans Circle and Frazier Avenue. Mr. Elsier replied that he will follow up on the issues.
 - Commissioners McFatridge and Spearing suggested that a re-evaluation be performed on the Stormwater Management Plan.
 - Mr. Purtell stated that information on reporting storm damage can be found on the Township's website.
- C. Engineer's Report - Mr. Hersh provided the following updates:
- Commissioner McFatridge inquired on closing out the YMCA project. Mr. Hersh replied that there are trees identified for replacement to be planted in the Fall and complete the project.
 - Commissioner Spearing inquired on the alternative planting plan at Fair Oaks Basin. Mr. Hersh replied that planting will begin if the change order cost is within the approved budget.
 - Dr. Lynnette Saunders, Environmental Advisory Council, requested to receive the list of plants for Fair Oaks Basin.
 - Mr. Hersh will submit an annual report regarding the Township's Municipal Separate Storm Sewer System (MS4) permits to the Department of Environmental Protection (DEP) by the end of September.
- D. Landscape Architect's Report:
- Commissioner McFatridge reviewed projects in the report.
- E. Traffic Engineer's Report:
- Anton Kuhner, McMahan Associates, reviewed upcoming grants.
 - Mr. Candland added that a meeting was held with Turnpike officials who provided a letter of consent for the interchange project. The grant application for the design is in process with the Commonwealth Financing Authority Multimodal Transportation Fund and another grant application will be submitted with the PennDOT Multimodal Transportation Fund in the Fall.
 - Commissioner McFatridge stressed the importance of the culvert repair project on Maryland Road across from the interchange. Mr. Kuhner suggested that Mr. Candland consider the feasibility of another grant application.
 - Commissioner Spearing suggested that improvements at the intersection of Commerce Drive and Maryland Road be coordinated with the culvert grant application.
 - Commissioner Spearing directed Mr. Kuhner to provide a detailed timetable, which includes Horsham Township's work schedule, and requested that the grant applications be coordinated.
 - Commissioner Spearing suggested negotiating the cost of the project with United Parcel Service (UPS).
 - Commissioner Spearing suggested using a grant for a slip-lined culvert. Mr. Hersh will provide a proposal for initial engineering and Mr. Kuhner will follow up.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, provided the following updates:
- Inquired on the status of potential ordinances relating to the Tree City USA certification application. Mr. Candland replied that Pat Stasio, Director of Parks and Recreation, is coordinating examples relating to regulatory and advisory approaches that will need review by the Committee.

**UPPER MORELAND TOWNSHIP
Community Development Committee
September 20, 2021 - Meeting Minutes**

- Bird Town Event will be held on October 16, 2021, 10:00 a.m. at Fair Oaks Park with the Audubon Society and will offer a bird walk, a build a birdhouse craft, and educational information.
 - Commissioner Spearing requested that the EAC provide the Board of Commissioners with further geothermal information for the Township building, as follow up to a previous presentation.
- G. Upper Moreland Historical Commission - Sue Worth-LaManna provided the following updates:
- Michelle Young, President, and Robert Young, Member At-Large, will both retire their positions at the end of 2021. Alan Sentman is the current Vice Chair.
 - Developing next year's budget and planning to hold one event for the community's participation.
 - Requesting to add Mineral Springs on the historical inventory and implement securing the last in-tact bath prior to the start of SEPTA's work on the new train station.
 - Planning to revive project directed preservation and interview residents about their homes.
 - Requested designation of the Ferguson Tract by posting historical signage or plaques on the properties and street signs.
 - Ms. Worth-LaManna will be the liaison between the Historical Commission and the Historical Association to bring coordination between the two groups. Commissioner Prousi was thanked for facilitating the idea.
 - Requested that the Commission be included on any community developments where excavation is involved, which could produce archaeological findings.
 - Commissioner Prousi announced that the Historical Association invites everyone on September 28, 2021 at 7:30 p.m. to a Zoom presentation on "Local History of Bee Keeping".

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

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

XV. **Commissioner Comments:**

- Commissioner McFatrige announced the Upper Moreland Food Truck Festival at the Upper Moreland Middle School on September 24, 2021 at 4:30 p.m.
- Commissioner Spearing stated that residents who experienced flooding from Hurricane Ida can contact the Code Enforcement Department and also apply to potential funding sources for assistance.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 11:00 p.m.

Respectfully submitted by Kathleen Kristire.