

**Upper Moreland Township  
Board of Commissioners - Regular Meeting  
November 14, 2022 Meeting Minutes**

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

- I. **Call to Order:** The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by Board President McFatridge.
- II. **Moment of Silent Meditation/Pledge of Allegiance**
- III. **Roll Call:** Commissioner and Board President McFatridge, Commissioner and Vice President Lockard; Commissioners Spearing, Whiting, Scull, Valenza, Prousi. Also present: Randy Schaible, Assistant Township Manager/Director of Finance, Matthew H. Candland, Township Manager, Alex Baumler, Township Solicitor.
- IV. **Presentations/Announcements:**
  - A. Commissioner McFatridge announced that the Board of Commissioners met in an Executive Session on Saturday, November 12, 2022 to discuss legal and personnel matters.
  - B. Presentation of Service Award Certificates for the following Township employees and their years of service:
    - Andrew C. Gerth – 25 Years
    - Patrick T. Stasio – 25 Years
    - Elda Maggeo – 20 Years
    - James Murphy – 15 Years
    - Christopher Strange – 15 Years
    - Commissioner McFatridge read brief descriptions of each employee's service, presented award certificates and photos were taken.

**PUBLIC HEARING**

**PUBLIC HEARING #1960** – To receive public comment on the adoption of Ordinance #1734, amending the subdivision and land development ordinance of the Township regarding the Transportation Impact Fee:

- Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 to open Public Hearing #1960.
- Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 to close Public Hearing #1960.

**REGULAR MEETING**

- V. **Public Comments** - Nothing to report.
- VI. **Treasurer's Activity Report – October 2022:**
  - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0, the report as submitted.
- VII. **Approval of Minutes – October 3, 2022 - Regular Meetings:**
  - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0, the minutes as submitted.

VIII. **Committee Recommendations:**

A. **Finance & Administrative Committee – (October 24, 2022)** – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments:

- a. **Motion to Approve** the appointment of Natalie Baine-Schilisky to serve the Alternate position vacancy of Michael Lovecchio on the **Historical Commission** and complete the remainder of the current term that will expire on December 31, 2024.
  - b. **Motion to Approve** the appointment of Albert J. DerMovsesian to serve the voting position of Natalie Baine-Schilisky on the **Historical Commission** and complete the remainder of the current term that will expire on December 31, 2024.
  - c. **Motion to Approve** the reappointment of Ronald Sanceciz as an At-Large member of the **Parks and Recreation Advisory Council** to serve a new two-year term that will expire on May 5, 2024.
- Commissioner Valenza motioned, seconded by Commissioner Prousi and the Board of Commissioners approved appointments a. and b. and reappointment c. by a vote of 7-0.

2. List of Bills Payable:

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

3. Other Items:

a. **Motion to Approve** the following with respect to the Eastern Montgomery County Turnpike Interchange Group:

- Commissioner Spearing suggested that Lower Moreland Township be included. Mr. Candland will contact Matt Edmonds at Montgomery County Planning Commission.
- Commissioner Valenza stated that Abington, Hatboro, Horsham, Upper Dublin and Upper Moreland are current members and other municipalities can join.
- Mr. Candland discussed the priority of the Willow Grove Interchange, which is listed in the 0-3 years priority group list for design and construction.
- Commissioner Spearing requested updates be provided on the Eastern Montgomery County Turnpike Interchange Group at future Community Development Committee Meetings.
- Commissioner Prousi inquired about the \$10,000 fee and Mr. Candland explained that it will pay to retain engineering services, which will identify, plan and promote the projects.
- Commissioner Spearing requested an update be provided on the Township's financial commitment to the Cross-County Turnpike Corridor Study at the January 2023 Community Development Committee Meeting.
- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0 to become a member, allocate the annual \$10,000 fee to be a member, and approve the proposed Memorandum of Understanding Agreement.

b. **Motion to Approve** the Township's Engineer, McMahon & Associates, 2023 hourly rate increase:

- Commissioner Valenza motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 7-0.

- c. **Motion to Approve** the Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, CGCMT 2013-GC17 Maryland Road:
  - Commissioner Valenza motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 7-0.
- d. **Motion to Approve Ordinance #1734** – Amending the subdivision and land development ordinance of the Township regarding the Transportation Impact Fee:
  - Commissioner Valenza explained that the Transportation Impact Advisory Committee met several times in 2022 to make a re-evaluation based on an increase in the cost of living and construction costs. It was agreed to increase the impact fee to 17.85%, which is a rate of \$2,238.72 per weekday afternoon peak hour trip.
  - Commissioner Valenza motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0.
4. New Business – Nothing to report.

**B. Community Development Committee – (October 17, 2022):**

1. **Code Enforcement** - Nothing to report.
2. **Land Development/Subdivision Applications:**
  - a. **Motion to Approve Resolution R-2022-38** – Granting Preliminary/Final Minor Land Development approval with conditions to L&A Forever, LLC for a truck parking terminal at the property located at 1740 County Line Road:
    - The Board of Commissioners unanimously approved the withdrawal of waiver A.
    - Commissioner Spearing motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 6-1 ((6) Aye: Commissioners Scull, Spearing, McFatridge, Lockard, Valenza, Whiting; and (1) Nay: Commissioner Prousi), waiver B, conditional upon approval by Gilmore & Associates for adequate stormwater management flow.
    - Commissioner Spearing motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 waivers C, D, E, F.
    - Commissioner Spearing motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 7-0 Resolution R-2022-38.
3. **List of Upcoming Zoning Hearing Board Applications** – No applications for the month of November.
4. **Other Items:**
  - a. **Motion to Approve Resolution R-2022-39** – Approving an agreement to permit the use of an area within the Township’s Right-of-Way for the placement of a retaining wall located at 418 Lawnton Road:
    - Commissioner Spearing motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 7-0 Resolution R-2022-39.
  - b. **Motion to Approve Resolution R-2022-40** – Granting amended Preliminary/Final Land Development approval with conditions to Olive Garden Holdings, LLC D/B/A Olive Garden:
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0 Resolution R-2022-40.
  - c. **Motion to Approve** the amended Conditional Use and Decision Order for the Station at Willow Grove:

- The Commissioners commented on the challenges of a walkable downtown area and commitment to solutions when working with future developments.
  - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
  - d. **Motion to Approve** the concept of converting the current trash collection to automated trash collection:
    - The Commissioners deliberated over the pros and cons of automated collection.
    - Commissioner Spearing requested that an update be provided on automated trash collection at future Community Development Committee Meetings.
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 6-1 ((6) Aye: Commissioners: Scull, Prousi, Spearing, Lockard, Valenza, Whiting; and (1) Nay: Commissioner McFatrige).
  - e. **Motion to Approve ratifying** a letter supporting Pennsylvania Ecological Restoration Trust's submission of a DCNR Grant:
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
  - f. **Motion to Approve awarding** the bid for the installation of signalization upgrades as part of the Green Light-Go grant:
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.
  - g. **Motion to Approve** the Maryland Culvert rehab/replacement option:
    - Commissioner Spearing motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0 for McMahon Associates to investigate the rehabilitation option of Maryland Culvert versus the replacement option.
- C. **Public Health & Safety Committee – (October 24, 2022)** - The Committee recommends the Board of Commissioners take action on the following:
1. **Motion to Approve Resolution R-2022-41** – Approving the Civil Service Commission's adopted Resolution R-2022-12, which revised Section 4.3; General Examination Requirements for Promotion; Section A. Police Department to change the weighting for the promotional examination for the position of Sergeant and Lieutenant to (30%) for the Written Exam and (70%) for the Oral Exam on a (100) point scale:
    - Chief Block explained the change in grading with reasons for dealing in certain situations.
    - Commissioner Whiting motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 7-0.
- D. **Parks and Recreation Committee – (October 24, 2022)** - The Committee recommends the Board of Commissioners take action on the following:
1. **Motion to Approve** and authorize the Director of Parks and Recreation to submit a Tree City USA application:
    - Commissioner Scull motioned, seconded by Commissioner Prousi and the Board of Commissioners approved by a vote of 7-0.

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**IX. Commissioner Comments:**

**B. Upcoming Township Meetings:**

<b>Date</b>	<b>Subject</b>	<b>Location</b>	<b>Time</b>
November 17	Advisory Planning Agency (APA)	Township Building – Council Room	5:00 PM
November 21	Community Development Committee Meeting of the BOC	Township Building – Council Room	7:00 PM
November 22	Historical Association	Township Building – Council Room	7:00 PM
November 24	Thanksgiving Day	HOLIDAY	
November 25	Thanksgiving Day Holiday	HOLIDAY	
November 28	Committee Meetings of the BOC	Township Building – Council Room	7:00 PM
November 29	Human Relations Commission	Zoom	7:00 PM
November 30	Woodlawn Steering Committee	Township Building – Council Room	7:00 PM
December 5	Regular Meeting of the BOC	Township Building	7:00 PM
December 6	Historical Commission	Library Community Room	7:00 PM
December 7	Environmental Advisory Council	Zoom	7:00 PM
December 8	Zoning Hearing Board	Township Building – Council Room	7:30 PM
December 12	Community Development Committee Meeting of the BOC	Township Building – Council Room	7:00 PM
December 15	Advisory Planning Agency (APA)	Township Building – Council Room	7:00 PM
December 19	Committees Meeting of the BOC	Township Building – Council Room	7:00 PM
December 22	Zoning Hearing Board	Township Building – Council Room	7:00 PM

- Commissioner McFatridge announced that the holiday tree lighting is Saturday, November 19, 2022 at 5:00 p.m. at Veteran’s Memorial Park.
- Commissioner Spearing stated that it was a pleasure presenting employee service awards at tonight’s meeting and the Board is very proud of the the Township’s employees.
- Commissioner McFatridge announced that the Community Development Committee will be utilizing laptops at the November 21, 2022 meeting.

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

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

Respectfully submitted by Kathleen Kristire.