

**UPPER MORELAND TOWNSHIP
Community Development Committee
February 11, 2019 - Meeting Minutes**

Community Development Committee Members - Commissioner and Chair Joseph A. Lavalley; Commissioners Kip McFatridge and Kevin Spearing; Paul E. Purtell, Director of Code Enforcement; David Elsler, Director of Public Works

I. Moment of Silent Meditation -

Commissioner Lavalley initiated a prayer in memory of both David Dodies' father and John Malicki, a resident and neighbor, who have passed away.

II. Pledge of Allegiance

III. Call to Order - The meeting was called to order by Commissioner and Committee Chair Joseph A. Lavalley at 7:00 p.m.

IV. Presentations/Announcements -

A. Presentation of LED Street Light Conversion by Michael Fuller, President, Keystone Lighting Solutions.

- Mr. Fuller discussed details of LED streetlights and the Delaware Valley Regional Planning's program that assists municipalities throughout the lighting conversion project.
 - Sue Worth LaManna, a resident, inquired on the lighting design of the new Station At Willow Grove in the downtown district. Commissioner Lavalley stated that the new development's LED lighting design will be similar to the standard lighting design planned throughout the Township.
 - Ms. Worth LaManna inquired on the timeline of the project. Mr. Fuller stated that Phase II design and audit work would begin in March 2019 and construction would start in July 2019.
- The Committee directed Township Solicitor to draft a resolution to consider the LED Street Light Conversion Phase II at the February 25, 2019 Finance & Administrative Committee Meeting.

B. Presentation of draft ordinance on Native Plant Species by Kimberli Flanders, McCloskey & Faber, P.C.

- Ms. Flanders thanked the Committee, the Environmental Advisory Committee and the Township Solicitor for assistance with the draft ordinance.
- Ms. Flanders provided an overview of the draft ordinance incorporating requests from the March 2018 Community Development Committee meeting. Revisions include addition of native plants, changes to species and recommended plants and plant materials, incentives for developers, digging hazards and a database that benefit the Township. Specifications on parking areas and garages require customized landscaping designs and are not included as part of the ordinance. The removal of landscaping materials after the 18-month guarantee period for commercial properties was also revised.
 - Commissioner Spearing suggested extending credits for native shrubs. Ms. Flanders stated that the use of native trees is initially encouraged so as not to restrict the availability of plants.
 - Lynnette Saunders, a resident, suggested specifying 50-75% of native species on steep slopes. Ms. Flanders requested that Ms. Saunders provide a list for consideration.

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- Ms. Saunders inquired on determining availability of native species. Ms. Flanders stated that if a contractor cannot locate a native species, McCloskey & Faber will follow up with a search to find the plant.
- Ms. Saunders commented on definitions of adaptive and native plants and suggested removing the word "adaptive" from "native/adaptive" in the ordinance. Ms. Flanders stated that "adaptive" is used to increase the availability of plants, but it still limits what can be planted.
- The Committee agreed to continue a discussion of the draft ordinance on Native Plant Species at a future Community Development Committee meeting.
 - Commissioner Spearing inquired on other municipalities that have Tree Commission regulations. Ms. Flanders stated that Whitmarsh Township has done detailed work and Whitpain Township has a tree canopy ordinance.

V. **Roll Call:** Commissioner and Committee Chair Lavalley and Commissioners Spearing and McFatrige. Absent Members: Messieurs Elsier and Purtell. Also present: Randall K. Schaible, Assistant Township Manager in the absence of David A. Dodies, Township Manager; James Hersh, P.E., Township Engineer; Sean Kilkenny, Township Solicitor.

VI. **Approval of Minutes** – January 14, 2019 meeting minutes were unanimously approved as submitted.

VII. **Acceptance and Approval of the following reports:**

- A. Code Enforcement Department Reports - Nothing additional to report.
- B. Public Works Department Report - Nothing additional to report.
 - Commissioner Spearing reminded residents to remove parked cars from streets during winter storms.
- C. Public Works Recycling Report - Nothing additional to report.
- D. Engineer's Report:
 - Commissioner Spearing thanked everyone who worked to secure a \$390,000 grant from PennDOT to pay for road improvements and widening at the intersection of Davisville and Byberry Roads, along with planned traffic signal and pedestrian improvements.
 - Commissioner Spearing commented on Mr. Docherty, a neighbor with property in close proximity to Fair Oaks Basin, who is concerned about the basin's effect on the water table. Commissioner Spearing suggested monitoring the outflow of his sump pump to develop a baseline. Mr. Hersh stated that he would look into a meter for that application.
 - Commissioner Lavalley inquired on Masons Mill Park bidding. Mr. Hersh stated that the Pre-Bid Conference is rescheduled to February 13, 2019 at 10:00 a.m. due to inclement weather. Bids will be opened on February 21, 2019 with a move for action at the March 4, 2019 Regular Meeting of the Board of Commissioners.
 - Commissioner Lavalley inquired on Maryland Road Apartments. Mr. Hersh stated that there has been site work and utility installation; a foundation has been poured and they are framing the first building.
 - Commissioner Lavalley inquired on the YMCA. Mr. Hersh stated that he anticipates the pedestrian bridges being installed as soon as the weather breaks.
- E. Landscape Architect's Report - Commissioner Lavalley read items from McCloskey & Faber's report.

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- Commissioner Lavalley stated that an update on Upper Moreland High School's Landscape Architectural Plan and Field Changes will be provided at a future Community Development Committee meeting.
- F. Traffic Engineer's Report - Commissioner Lavalley highlighted the following items:
- SEPTA's traffic study is temporarily on hold regarding the Willow Grove Train Station relocation.
 - The Township received a \$390,000 PennDOT grant to pay for road improvements and widening at the intersection of Davisville and Byberry Roads, along with planned traffic signal and pedestrian improvements.
 - Horsham Township will not add additional road widening to their own project work at Blair Mill Road, as requested by Upper Moreland Township. The Township will consider other grant opportunities separately. Commissioner Spearing commented that efforts can be made to encourage future work with neighboring municipalities to improve shared roadways.
- G. Upper Moreland School District – Construction/Other Items - Nothing to report.
- H. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property.
- Commissioner Spearing stated that there will be a meeting at Upper Dublin High School on February 12, 2019 at 6:00 p.m., regarding water treatment.
 - Commissioner Lavalley read from an article entitled "House of Representatives Launches a PA Toxin Taskforce - Representative Fitzpatrick to Co-Chair", and another article entitled "Newly Sworn-In Senator Maria Collette to Introduce PFAS Bills".
 - Commissioner Lavalley read a notice that was distributed in recent Aqua bills with information to sign up for waterfacts.com to receive updates on Pennsylvania water toxins.
 - Commissioner Lavalley stated that the Committee continues to revisit the water quality issue to enforce what is legitimately documented in Chapter 182 of the Stormwater Ordinance and apply it to new developments in the community.
- I. Environmental Advisory Council (EAC): Lynnette Saunders, Chair, discussed the following items:
- A poster contest was held within Upper Moreland schools for the Earth Day & Energy Conservation Fair to be held on April 13, 2019, and will be displayed at the Library.
 - Discussion about a tree commission was held and it was decided to inventory the heritage trees. Research will be conducted to learn more about other municipalities' tree commissions.
 - Commissioner Spearing suggested having an arborist from Lower Merion Township provide a presentation on tree commissions at a future Community Development Committee meeting.
 - Commissioner Lavalley commented on global warming and stated that the American Institute of Architects has a proposal to amend zero carbon code and zero code in the Energy Conservation Code for more efficient buildings and reduce carbon dioxide discharges. Ms. Saunders stated that the EAC has discussed a 100% renewable program and a certification program with the Sustainability Tools for Assessing and Rating system for the Township to become a STAR Community.
- J. Pennsylvania Review Advisory Council:
- Commissioner Lavalley stated that the State of Pennsylvania is reviewing the 2018 Code cycle.

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- K. Upper Moreland Historical Commission - Sue Worth LaManna, Member, highlighted the following items:
- The Commission is seeking to fill two memberships. One member must specifically have a real estate background in accordance with the ordinance.
 - Historical inventory is being sought and individuals can contact the Commission to evaluate their property for eligibility.
 - Contacted Hatboro Borough to inquire on the Boileau House for assistance to add it to a Historic Register. Commissioner Lavalley stated that he will provide further information on the Historic Register.

VIII. **Land Development/Subdivision** - Nothing to report.

IX. **Old Business:**

- A. James Faber, McCloskey & Faber, P.C. - Update on recommendations for Veteran's Memorial Park Fountain - Information will be presented at a future Community Development Committee Meeting.

X. **New Business** - Nothing to report.

XI. **Other Items** - Nothing to report.

XII. **Redevelopment** - Commissioner Lavalley provided the following updates:

- The Revitalization Task Force Meeting will be held on February 21, 2019 at 7 p.m. The meeting will be a last review of the Comprehensive Plan's draft chapters and input will be provided to the Montgomery County Planning Commission before presenting the Plan at a future Community Development Committee meeting.

XIII. **Visitor Comments:**

- Ms. Worth LaManna provided the Committee with a letter from the June Fete Community of Ward 6-2, addressed to Representative Thomas Murt, requesting to open a hearing on the rapid roll-out of infrastructure in support of 5G wireless technology which impacts the neighborhood with potential negative health concerns.

XIV. **Commissioner Comments:**

- Commissioner Lavalley stated that the Board of Commissioners met in an Executive Session prior to the commencement of tonight's meeting to discuss real estate and legal issues.

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:15 p.m.

Respectfully submitted by Kathleen Kristire.