

UPPER MORELAND TOWNSHIP
Community Development Committee
June 10, 2019 - Meeting Minutes

Community Development Committee Members - Commissioner and Chair Joseph A. Lavallo; Commissioners Kip McFatrige and Kevin 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 Commissioner and Committee Chair Joseph A. Lavallo at 7:00 p.m.

IV. Presentations/Announcements:

- Commissioner Lavallo asked Mr. Dodies to reiterate the grant awards announced at the June 3, 2019 Board of Commissioners Meeting.
- Mr. Dodies announced that the Township received the following grant awards:
 1. The Montco 2040 Initiative Grant in the amount of \$72,000 which will be used for the materials to implement the Signage and Wayfinding Master Plan. This is the third consecutive year that the Township has received assistance from this program.
 2. An ARLE Grant in the amount of \$106,000 for traffic signal and pedestrian improvements at the intersection of Horsham and Blair Mill Roads.

V. Roll Call: Commissioner and Committee Chair Lavallo and Commissioner Spearing. Absent: Commissioner McFatrige. Members: Mr. Elsier. Absent: Mr. Purtell. Also, present: David A. Dodies, Township Manager; James Hersh, P.E., Township Engineer; Sean Kilkenny, Township Solicitor.

VI. Approval of Minutes – May 13, 2019 meeting minutes were unanimously approved as submitted.

VII. Acceptance and Approval of the following reports:

A. Code Enforcement Department Reports - nothing to report.

B. Public Works Department Report:

- Mr. Elsier stated that the milling contractor will start the paving program on June 17, 2019. A schedule will be posted on the Township website and TV channel.
- Commissioner Spearing stated that problems of drainage and icing occur on the street and sidewalk near Betz Road. Mr. Dodies stated that the current projects list has already been approved and that the Liquid Fuels Account may not be eligible to fund the type of improvements needed. Mr. Dodies suggested that if the Board of Commissioners considers it a public safety issue, design work could be authorized in 2019 and then create a budget item for construction activities in 2020 that would be funded by either Capital Reserve or Bond Issue reserves.
- Commissioner Valenza suggested that the property owner be responsible to install a stone pit in their backyard and then reevaluate the site at a later point. Mr. Hersh stated that he visited the site with Mr. Elsier and explained that the sump pump discharge goes underground into a pit that the homeowner installed and bubbles up from the ground. Commissioner Lavallo stated that freezing water in the public right-of-way could potentially be a liability risk for the Township.

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- C. Public Works Recycling Report - nothing to report.
- D. Engineer's Report:
- Commissioner Spearing inquired on creek cleanup along the Blair Mill Village Self Storage property. Mr. Hersh stated that escrow will not be released until the cleanup has been achieved.
 - Commissioner Lavalley stated that the Maryland Road Apartments are beginning to take on residential character as construction progresses.
- E. Landscape Architect's Report - Commissioner Lavalley read updates from the report:
- Commissioner Lavalley inquired on the progress of Carr & Duff's request for waiver of land development. Mr. Dodies stated that the Township recently received an email from Carr & Duff with items they need to complete before the Board can take action at a future Regular Meeting.
 - Commissioner Scull inquired on the construction activity on the south side of York Road by the County Building and in the SEPTA parking lot. Mr. Dodies stated that the Township was not notified by the County and work near the Station should be limited to installing ADA ramps. He added that Township will investigate the area on Tuesday.
- F. Traffic Engineer's Report - nothing further to report
- Commissioner Spearing inquired on the status of the right-turn restriction on Mill Road and Easton Road. Mr. Dodies stated that there will be an opportunity to discuss the issue at the next meeting with PennDOT; PennDOT is reviewing the request.
- G. Upper Moreland School District – Construction/Other Items:
- Commissioner Spearing stated that he attended a meeting on June 6, 2019 regarding the neighbors, and development of the rain gardens and bioswales adjacent to the parking lot.
- H. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property - nothing to report.
- I. Environmental Advisory Council {EAC}: Lynnette Saunders, Chair, provided the following updates:
- Citizens Climate Lobby requested support for a US House Bill that imposes a fee on fossil fuel at the source and to also sign a letter in support of legislation that takes action on climate change.
 - Saturday, April 8, 2020 has been tentatively scheduled for the Earth Day Fair.
 - Bird safe features suggested for Upper Moreland buildings include applying films to large windows or etchings on glass.
 - A Tree Revitalization Plan is being developed to replace many native trees that have been lost within the last month due to construction and other activities.
 - Bird Safe Habitat should be incorporated into the designs of both the Fair Oaks basin and the Mason Mill basin along with educational signage.
- J. Pennsylvania Review Advisory Council:
- Commissioner Lavalley stated that the next meeting in Harrisburg will be in September 2019.
- K. Upper Moreland Historical Commission: Sue Worth La-Manna provided the following updates:
- Vacancies remain to be filled on the Commission that require commitment to attend 10 meetings, research properties and network within the community.
 - The Commission continues researching properties to locate original documentation, provide recognition to property owners of older homes and encourage preservation.

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

IX. **Old Business:**

A. New Generator Specifications (Township Building):

- Mr. Dodies stated that the generator will be diesel and provide full-service, 48-hour backup to the Township building. The project was approved and the estimated costs are in line with the budget.
- Commissioner Lavallo discussed with Brian Honiker of Tri County Electrical Supply (COSTARS 008-319) details of the 800-amp generator and the installation work.

B. Warminster Road Bridge Replacement Project – Meeting with PennDOT Officials on June 25, 2019 to review Township concerns.

- Commissioner Lavallo stated that discussions will continue at future Community Development Committee meetings.
- Commissioner Spearing directed Mr. Dodies to request that SEPTA participate in the meetings.
- Commissioner Spearing directed Mr. Dodies to inquire on tree removal being performed by a bobcat operator adjacent to the railroad.

X. **New Business:**

A. Replacement of the West Moreland Avenue Bridge by Montgomery County (2020 Project):

- Mr. Dodies stated that this item is being brought to the attention of the Commissioners because there has been no advanced notification received from PennDOT or Montgomery County.
- Commissioner Spearing stated that replacement of the West Moreland Avenue Bridge could have been coordinated with Hatboro's streambank stabilization project involving the Township.
- Commissioner Spearing commented that the property owner at 2 Flamingo Road stated concerns that the bridge will impact his property in a 100-year storm.
- Mr. Hersh requested that Mr. Dodies provide information on the project when it becomes available.

B. Removal of Unsuitable Soils as required to construct new Parking Lot at Masons Mill Park:

- Mr. Hersh stated that an unsuitable layer of soil was found and a Change Order will be generated to remove approximately 1,450 cubic yards of the soil and replace it with acceptable material. To reduce hauling costs, a local site in Warminster will be accepting and repurposing the unwanted soil. The cost from PlyMar Construction to remove and replace the soil will be \$69,725.
 - Ms. LaManna, inquired if the findings are an indication of what was previously located at the site. Mr. Hersh stated that the soil is representative of a floodplain.
- The Committee recommends the Board of Commissioners take formal action at the July 8, 2019 Regular Meeting on the removal of unsuitable soils as advised by the Township Engineer to construct a new Parking Lot at Masons Mill Park. The Committee and other Commissioners had no objection to work continuing in advance of receipt of formal Change Order so the project is not delayed any further.

C. Mr. Kilkeny announced an additional agenda item relating to the 230 Fairhill Street Conditional Use Public Hearing. Ms. Prior had requested that Michael Yanoff, the applicant's

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attorney, propose a definition of student housing and, Mr. Kilkenny read and discussed the response while noting the Committee's comments. Mr. Kilkenny will recirculate a draft Decision Order to the Board of Commissioners for additional comments and the definition will be incorporated as a condition before the due date for issuance of the required Decision Order.

XI. Other Items:

A. Samples of Automated Recycling Collection Containers:

- Mr. Elsier presented the 96-gallon and 45-gallon containers and discussed the following:
 - Containers will be distributed to approximately 6,800 households who pay trash fees.
 - Fulmore Heights, along with two other communities along York Road, will receive 45-gallon containers.
 - 700 spare 45-gallon containers will be retained for residents who request they receive a smaller container.
 - Containers will remain with the property; they do not "belong" to the property owner.
 - Cardboard boxes placed alongside containers will not be picked up once automated recycling begins.
 - Drivers will not be exiting the trucks once automated recycling begins.
 - Residents will be notified by mail, flyers dropped off twice to each house, and information will be posted on the Township's TV channel and website.
 - This is an opportunity for the Township to save on costs, decrease workers compensation claims and more efficiently collect recyclables.
 - Commissioner Scull commented that these containers are only for recycling and there could be a container designated just for trash pickup in the future. He also inquired on the use of colored containers and Mr. Elsier stated that the containers will be dark green with a yellow recycling lid to match the Township's trash trucks. Mr. Elsier added that containers will be stamped "Upper Moreland" and have an acknowledgement of their acquisition from the Department of Environmental Protection Act 101 Section 902 Recycling Grant which the Township received last year.

XII. Redevelopment:

- Commissioner Lavallo stated that the Montgomery County Planning Commission continues with a peer review of the Comprehensive Plan. He stated that the original Wayfinding & Signage Study was within the scope of the Revitalization Task Force and suggested that the scope, in part, be implemented by delegating it to the Revitalization Task Force Committee now that the Township has received an award from the Montco 2040 Program.
 - Commissioner Spearing inquired if the Board of Commissioners needs to approve the Plan. Mr. Dodies stated that specific parts of the Plan will require funding approval by the Board; however, the grant agreement is to be used as a guideline for implementation rules.

XIII. Visitor Comments:

- Ms. LaManna commented on concerns on situations that occur from traffic at the June Fete and the road closures from construction on area bridges. Ms. LaManna also commented inconveniences about sidewalk closures and the lack of communication to residents. Mr. Dodies stated that all available notices are posted to the Township TV channel and website and he will investigate these matters.

XIV. Commissioner Comments:

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- Commissioner Spearing responded to Ms. LaManna's concerns and stated that 10 mph signs on curves are advisory and that the speed limit is enforced at 25 mph. He added that traffic associated with detours through residential neighborhoods is experienced everywhere, because of poorly functioning highways. The intersection at Blair Mill Road and Easton Road should have had a score associated with them such as an E or F prior to construction of new businesses that were developed in the area and attracted more traffic. Commissioner Spearing stated that ADA ramps are incomplete on Easton Road and Route 611 and there are ADA ramps on York Road that need to be addressed, especially at the intersection of Newington Drive and York Road where it consistently floods and is icy in the winter.

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

Respectfully submitted by Kathleen Kristire.