

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
January 14, 2019 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Chair Joseph A. Lavallo; Commissioners Kip McFatridge 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** - Nothing to report.
- V. **Roll Call:** Commissioner and Committee Chair Lavallo and Commissioners Spearing and McFatridge. Members: Messieurs Elsier and Purtell. Also present: David A. Dodies, Township Manager; Erik Garton, P.E., Township Engineer; Jennifer Prior, Township Solicitor.
- VI. **Approval of Minutes** – December 10, 2018 meeting minutes were unanimously approved as submitted.
- VII. **Acceptance and Approval of the following reports:**
  - A. Code Enforcement Department Reports - Nothing additional to report.
    - Commissioner Lavallo inquired on transition to the updated building code. Mr. Purtell stated that it is going well.
  - B. Public Works Department Report - Nothing additional to report.
  - C. Public Works Recycling Report - Nothing additional to report.
  - D. Engineer's Report: Mr. Garton highlighted the following items:
    - Request for Bids for the Masons Mill Park parking lot and sanitary sewer improvement project was posted to PennBid on Friday, January 11, 2019. Pre-Bids are due February 12, 2019, the opening will be on February 21, 2019 and recommendations will be presented to the Board of Commissioners at the Regular Meeting on March 4, 2019.
    - Betz Road drainage and icing problem was assessed and confirmed that the closest inlet is located 760 feet away. The estimated cost to resolve the issue is \$140,000.
    - Commissioner Spearing inquired on the Blair Mill Village storage building project. Mr. Garton stated that James Hersh, Township Engineer, had a meeting with the property owner to discuss the disrepair of the basin, and a response from the property owner is pending.
    - Commissioner Lavallo inquired on the status of Station At Willow Grove. Mr. Purtell stated that mechanical, electrical and plumbing systems are being installed in the residential building. Framing is proceeding on the last section of the residential building.
    - Commissioner Lavallo inquired on the status of the YMCA. Mr. Purtell stated that construction is moving along.
    - Commissioner Lavallo inquired on the status of 2405 Maryland Road. Mr. Purtell stated that permits have been issued for Buildings 1, 2 and 3. Foundation walls are being installed in Building 3.

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- Landscape Architect's Report - Commissioner Lavelle read items from McCloskey & Faber's report.
- E. Traffic Engineer's Report - Mr. Dodies reviewed McMahon & Associates' report and discussed the following items:
  - The Township is awaiting results from the PennDOT Multi-Modal Transportation Fund grant application and the Department of Community & Economic Development Grant application for road widening at Byberry Road and Davisville Road.
  - Warminster Road and Byberry Road will be widened to three lanes and paved during Spring 2019 in conjunction with Hatboro Borough's signaling upgrades funded by the Green Light Go Grant.
  - 2018 Green Light Go Grant application was submitted on January 11, 2019 for signal upgrades at Davisville Road, York Road and Easton Road. J.G. Petrucci Company, Inc., developers of Station At Willow Grove, will contribute an additional \$40,000.
  - Commissioner McFatrige inquired on bridge work at Warminster Road. Mr. Dodies stated that there is a meeting scheduled next week with PennDOT's contractor and Hatboro Borough to discuss detours and the timeline. Prior to the bridge closure, road widening work and signaling upgrades at Byberry Road and Warminster Road should be completed.
  - Richard Booth, a resident, commented on heavy traffic flow on Welsh Road over the railroad bridge and PA Turnpike bridge. He suggested a plan be developed for improvements and status updates included in the monthly report. Commissioners Lavelle and Spearing summarized the concerns discussed during a meeting held with PennDOT earlier in 2018. Mr. Dodies stated that discussions, plans and designs have been ongoing for several years. Commissioner Spearing stated that the system has a significantly lengthy process and it is important to focus on identifying and pursuing smaller projects with assistance from the Transportation Improvement Program.
- F. Commissioner Scull stated that he attended the PennDOT meeting and clarified that there was a discussion on a Turnpike entrance at County Line Road, but the area could not accommodate that project and it was not going to be evaluated further.
- 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 Lavelle read excerpts from a Philadelphia Inquirer newspaper article of December 23, 2018, a Philly.com news article dated December 19, 2018, and another news article from late November 2018 regarding water quality.
  - Commissioner Spearing stated that the Committee will continue to monitor the issue.
- I. Environmental Advisory Council (EAC): Lynnette Saunders, Chair, discussed the following items:
  - Planning continues for Earth Day & Energy Conservation Fair, to be held on April 13, 2019, and inquired on the need for Resolutions. Commissioner Spearing stated that there are no immediate requirements.
  - Requested permission to solicit local area businesses to donate prizes for a poster contest that will be held in schools. Ms. Prior confirmed that it is acceptable.
  - The Mclean Contributionship Grant was not awarded to fund the Outdoor Environmental Education Center.

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- Commissioner Lavalley directed the Council to pursue future applications.
  - Requested a copy of the Native Plant Ordinance for review. The Committee agreed to provide the Council with a draft copy.
  - Requested further direction from the Committee to move forward with concepts on Bird-Safe features in building codes, repairing buffers and green points.
  - Sue Worth LaManna, a resident, commented on establishing a Shade Tree Commission and discussed concerns of PECO's communication on tree removal along Huntingdon Road, Masons Mill Road, along Pennpack Park and other areas in the community.
- J. Pennsylvania Review Advisory Council - Nothing to report.
- K. Upper Moreland Historical Commission - Sue Worth LaManna highlighted the following item:
- Hardware has been delivered for 30 banners and thanked Mr. Elsier for facilitating the request.

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

**IX. Old Business:**

- A. James Faber, McCloskey & Faber, P.C. - Update on draft ordinance of Native Plant Species – Kimberli Flanders is scheduled to present at the February 11, 2019 Community Development Committee Meeting.
- B. 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:**

- A. Application for grant to MONTCO 2040 Implementation Program – Consider application for grant funds to implement Signage and Wayfinding Master Plan:
- Mr. Dodies stated that having the completed 2013 Wayfinding and Signage Study design makes submitting the grant application achievable by the deadline of March 1, 2019. The Study also meets the application's requirement category for a Focus Group which can increase the potential for an award. Awards range from \$100,000 to \$200,000 with a 20% match.
    - Commissioner Lavalley commented on budget constraints in pursuing the Signage portion of the Master Plan. Commissioner McFatridge suggested requiring future developers in the community to comply with signage standards outlined in the Township's Master Plan.
    - Karen Houck, Chair of the Revitalization Task Force, stated that she supports submitting the grant application as a step to implementing the Comprehensive Plan and she presented a few examples of the work set out in the Wayfinding Study. Ms. Houck offered the assistance of the Revitalization Task Force with submission of the application.
    - Commissioner Scull commented that Boileau Farmstead is in need of utility improvements estimated between \$50,000 to \$70,000 and suggested that the Township consider applying for a grant to preserve the Farmstead as a part of the community's historical heritage.
    - Alan Sentman suggested that improvements to the Boileau Farmstead buildings meet the requirements of the MONTCO 2040 Implementation Program grant application.

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He stated that he was in contact with a County Commissioner and members of the Montgomery County Planning Commission who advised that building rehabilitation is a viable part of the Implementation Program.

- Commissioner Spearing stated that much work has been invested and a \$30,000 grant was received, which makes him in favor of implementing the Wayfinding Study. He suggested applying for alternative opportunities. Commissioner McFatridge stated that Boileau Farmstead is a 501c3 and eligible, without the Township, to apply for a grant to the Department of Community & Economic Development through Representative Thomas Murt's office. Commissioner Scull stated that previous grant programs are no longer available and the Historical Commission will research other grant opportunities.
- Ms. Worth-LaManna commented on the Signage and Wayfinding project's consultant and discussed the importance for guidelines on proper gateway signage throughout the Township.
- Ms. Houck commented that she favors consistency in signage recommended by the Historical Commission and it is important to be proactive with new concepts.
- Commissioner Lavelle stated that the Wayfinding Study design is an overall master plan and not a construction document or bid document. It outlines a comprehensive list of decisions that need to be accomplished.
- The Committee directed the Township Solicitor to draft a resolution for consideration at the February 4, 2019 Regular Meeting, authorizing the submission of a grant application to the MONTCO 2040 Implementation Program to seek funding for the Signage and Wayfinding Master Plan.

**XI. Other Items:**

- Commissioner McFatridge presented photos depicting the drainage and icing problem stemming from a resident's basement at the corner of Betz Road and Lukens Road. He commented on erosion of the street and collapse of the sidewalks.
  - Greg, the resident at 3816 Betz Road, stated that he has installed a dry well that is not sufficient to handle the amount of water, which is trending to worsen. He has done a study and estimated that 13,000 gallons is discharged in a 24-hour period.
  - Heidi Kelly, a neighboring resident, stated that the Township approved an above-ground water drainage system in the corner of her property that fully drains to Greg's property and she supports correcting the problem.
- The Committee held a lengthy discussion on ideas to drain the water in another direction and will continue the discussion at a future Community Development Committee meeting.

**XII. Redevelopment - Karen Houck, Chair, provided the following updates:**

- Mike Narcowich, Montgomery County Planning Commission, has reported that the Comprehensive Plan's chapters have been updated with input from the Township and Task Force. Mr. Narcowich plans to provide another update by February 11, 2019 that includes MCPC's peer review and Task Force input.
- Ms. Houck inquired if the Commissioners would like to appoint new members to the Task Force to replace those who have left. The Committee agreed that Mr. Dodies will be the point of contact to disperse documents that require the attention of the Committee or the Board of Commissioners.

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

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

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:30 p.m.

Respectfully submitted by Kathleen Kristire.