

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**March 14, 2022 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Committee Chair Kevin C. Spearing; Commissioners Kip McFatrige, Anthony S. Prousi; 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 Kevin C. Spearing.

**VI. Roll Call:** Committee Chair and Commissioner Spearing; Commissioners McFatrige, Prousi; Mr. Purtell and Mr. Elsier. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Alex Baumler, Township Solicitor.

**V. Presentations/Announcements:**

A. Faran Savitz of PennEnvironment regarding Plastics in Upper Moreland Township:

➤ Mr. Savitz, Zero Waste Advocate, discussed plastics pollution in the environment and an overview of programs locally and statewide.

- Mr. Baumler will follow up with a copy of a model ordinance.

B. Zoning Ordinance Updates provided by Claire Warner, Montgomery County Planning Commission:

➤ Ms. Warner, Community Planner, explained that beginning steps to implement the 2040 Comprehensive Plan require zoning updates through each district, and will benefit development for the Township and community as a whole. A discussion was held about the Town Center TC-2 district regarding design regulations, commercial mixed use, a business center and design standards.

C. KCBA Presentation on the Township/Police Station Building Improvements:

➤ Mike Thompson, Project Manager, discussed site plans for the Township building's complex.

➤ Brian Shannon, a resident, commented about traffic flow on Park Avenue in relation to the shopping center, the Library and the Township building.

➤ Sue Worth LaManna, President - Historical Commission, commented on details of the design and stormwater management improvements.

- The Committee recommends the Board of Commissioners take action at the April 4, 2022 Regular Meeting.

**VI. Approval of Minutes** – February 14, 2022:

➤ Dr. Lynnette Saunders amended Section XI, F., second comment, "...for the Outdoor Environmental..."; second bullet, "...will provide an evaluation with an aerial map to be reviewed by the EAC."; and fourth comment, "The request for...".

- The Committee unanimously approved the meeting minutes as amended.

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

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**VIII. Other Items:**

- A. Obstruction within Township Easement - 220 Newington Drive:
  - The Committee recommends the Board of Commissioners take action at the April 4, 2022 Regular Meeting.
- B. Proposal by McMahon & Associates, Inc. to design Willow Grove Interchange Improvements:
  - Anton Kuhner, McMahon Associates, Inc., discussed the project requirements, costs and grant funding for replacement of the Route 611 bridge structure, and construction of a second lane on the PA Turnpike ramp from southbound Route 611.
  - The Committee recommends the Board of Commissioners take action at the April 4, 2022 Regular Meeting.
- C. Blair Mill Road Intersection Project:
  - Mr. Kuhner briefly discussed the design plan which involves potential easements and will follow up with Mr. Candland.
- D. Sketch presentation for a proposed ModWash car wash and Take Five Oil change facility at 2711-2715 Easton Road:
  - An attorney for the property owners discussed the sketch plan to consolidate existing parcels, demolish the existing buildings and to build ModWash and Take Five Oil.
  - The Committee and the applicant discussed concerns about stacking traffic, noise and the entrance, and impact to the residential neighborhood.
  - The Committee will continue a discussion at the April 11, 2022 Community Development Committee Meeting.

**IX. Old Business:**

- A. Maryland Road Culvert Project:
  - Chris Seaman, Senior Project Manager at McMahon Associates, discussed the culvert structure, a possible rehabilitation solution and tasks involved. Anton Kuhner, P.E., further reviewed design details, requirements and costs.
  - The Committee recommends the Board of Commissioners take action at the April 4, 2022 Regular Meeting.
- B. Library Restroom Restorations:
  - Mr. Candland stated that improvements outlined in the memo will cost approximately \$16,000.
  - The Committee commented their support for the updates.
  - The Committee recommends the Board of Commissioners take action at the April 4, 2022 Regular Meeting to allocate funding not to exceed \$20,000.

**XI. New Business:**

- A. Responsible Contractor Ordinance (RCO) Discussion:
  - Commissioner Spearing reiterated that there are contractor challenges that elevate project costs around the Township and surrounding communities.
  - The Committee discussed issues concerning costs thresholds in the ordinance.
  - Mr. Hersh will compare RCOs from neighboring municipalities and Mr. Baumler will provide a draft for review.
  - The Committee will continue a discussion at the May 9, 2022 Community Development Committee Meeting.

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- XII. Acceptance and Approval of the following monthly reports for February 2022:**
- A. Code Enforcement Department Reports - Nothing further to report.
  - B. Public Works Department Report and Recycling Report - Nothing to report.
  - C. Engineer's Report - Mr. Hersh discussed the following - Nothing to report.
  - D. Landscape Architect's Report - Commissioner Spearing reviewed items from the report.
  - E. Traffic Engineer's Report - Anton Kuhner, McMahon Associates, Inc., briefly discussed items concerning:
    - Updates on Byberry Road and Davisville Road utility relocation, paving, traffic signal poles and signal improvements, and grant awards.
    - The restricted traffic signage approval for Mill Road is being coordinated with the Attorney General's office. Mr. Kuhner will follow up with PennDOT to obtain the final agreement.
    - Recommendations with costs to resolve the Welsh Road and Computer Avenue pedestrian traffic signal conflicts.
      - The Committee agreed that Mr. Kuhner should notify PennDOT's engineer to gradually implement improvements for the area.
    - Commissioner Spearing inquired on the traffic signals errors at Sycamore Avenue and Easton Road and Mr. Elsier replied that an adjustment is needed in the programming.
  - F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
    - Welcomed James Morrison as a new member of the EAC.
    - Requested to pursue a rain garden in the area by Bonnet Lane Park where the culvert comes off of Mill Road.
    - Planning continues for the Earth Day event on April 23, 2022, which will offer an animal presentation, DJ and food.
    - Communicating with the Elementary School to plant a shade tree with an educational sign, and eventually do the same at the Middle School.
    - Requested to install a water bottle filling station at Masons Mill Park.
    - Requested to hang banners advertising the Earth Day event at the corner of Masons Mill Road and Byberry Road as well as at the entrance to the Park.
  - G. Upper Moreland Historical Commission - Sue Worth LaManna, President, discussed the following:
    - The historical sign project continues, signs have been installed in the Downtown area, and inquired about the status of the Mineral Springs signs.
      - Mr. Elsier replied that one sign for the High School is awaiting approval by the School Board and one sign for the Park needs to be created.
        - The Committee directed Mr. Purtell to provide a marker for the location of the sign at the High School. Mr. Purtell requested that the Commission provide details for the High School and for the Park.
        - The Committee will continue a discussion at the April 11, 2022 Community Development Committee Meeting.
    - Requested the status of an engineered large grate to place over the Mineral Springs, which filters debris, and Commissioner McFatrige described details of the grate.
    - Requested the status on communications with property owners regarding installation of signs at locations such as the Red Lion Inn, Willow Inn, Methodist Church, and Fountain Inn. Commissioner McFatrige replied that property owners have been notified and

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Commissioner Prousi recommends that prior to any further purchase of signs, an outline be organized, images and text be attained, and that installation be considered on a case-by-case basis. Mr. Candland will contact the Methodist Church to follow up on their sign.

- Vacancies remain on the Commission and interested candidates should send their resume to Mr. Candland, in the Township Manager's Office.

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

XIV. **Visitor Comments:**

- Margie Peters, Library Director, commented support for the restroom area improvements described in Mr. Hocker's memorandum.

XV. **Commissioner Comments:**

- Commissioner Prousi announced:
  - A meeting will be held for residents who live in the area of Mill Creek Park and Bonnet Lane Park on March 29, 2022 at 6:30 p.m. to discuss the Master Plan and anticipated improvements.
  - The Historical Association will hold an educational presentation on March 22, 2022 at 7:30 p.m. at the Library and on Zoom entitled, " Benjamin Lay: Abington's Radical Abolitionist 1735, hosted by Jim Rubillo.
  - A Community Festival will be held at the Upper Moreland High School on April 2, 2022, from 12-4 p.m.
- Commissioner McFatrige announced a Gold Star event will be held at Miller Meadow Park in Hatboro on Saturday, June 11, 2022 at 6:00 p.m. in support of veteran families who have lost loved ones. A memorial service is also planned for September 25, 2022.

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

Respectfully submitted by Kathleen Kristire.