

UPPER MORELAND TOWNSHIP
Community Development Committee
May 9, 2022 - Meeting Minutes

Community Development Committee Members - Commissioner and Committee Chair Kevin C. Spearing, Commissioners Kip McFatridge, 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 McFatridge, Prousi, Mr. Elsier. Mr. Purtell facilitating in the absence of Matthew H. Candland, Township Manager. Also present: James Hersh, Township Engineer, Alex Baumler, Township Solicitor.

V. Presentations/Announcements:

A. Dan Cairns, a resident of 3935 Orangeman's Road, stated that his neighbor conducts a laser engraving business from the residence at 3925 Orangeman's Road and discussed environmental and life-quality concerns supported by information from the Department of Environmental Protection relating to the issues.

VI. Approval of Minutes – April 11, 2022:

- Commissioner Spearing amended page 1, Section V., A., first arrow to read, "...Kevin Roth, Pennypack Trust,..".
- Dr. Lynnette Saunders, Chair, Environmental Advisory Council, with input from Commissioner Spearing amended page 3, Section XII, F., fifth arrow to read, "...conflicts pertaining to single use plastic bags other than shopping bags in the proposed ordinance,..".
- The minutes were unanimously approved as amended.

VII. Land Development/Subdivision - Nothing to report.

VIII. New Business:

A. Request for a Waiver of Land Development at 2425 Blair Mill Road:

➤ Joseph Estock, Project Engineer, and Jason Criniti, applicant, discussed interpretation of the area, which is not for use as a parking lot and confirmed its use as a storage area.

- The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.

B. Request by Walmart for a waiver of the number of storage containers, construction trailer and dumpsters for the remodel project, from August 15th through November 18th:

➤ Richard Alphonso, a representative from Walmart, discussed details on the setup of storage, a construction trailer and dumpsters, which includes secure fencing around the area.

- The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.

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- C. Request by Walmart for a waiver of the number of storage trailers, from October 1st through December 31st:
 - The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.
- D. Request by Federal Realty for the use of the Township's Right-of-Way area for the placement of shrubs in the islands and an art piece for the plaza:
 - Mark Brennan of Federal Realty and Mike Roth of Bohler Engineering discussed the proposal for the stormwater easement area.
 - The Committee recommends the Board of Commissioners take action at the June 6, 2022 Regular Meeting.
- E. Request by 714 Easton Road to allow the use of no more than three (3) amusement devices at the property within 300 feet of a residential zone:
 - The applicant was absent and a discussion will continue at a future Community Development Committee Meeting.

IX. Old Business:

- A. Responsible Contractor Draft Ordinance (RCO) Discussion:
 - The Committee held a lengthy discussion about various challenges, which included concerns about discrimination, trainings, prevailing wages, opportunity for union and non-union workers, licenses, certifications, and a reduction in bids.
 - The Committee directed Mr. Baumler to draft a revised proposed ordinance and will continue a discussion at the June 13, 2022 Community Development Committee Meeting.
- B. Police Department Renovation Update:
 - Commissioner McFatrige explained that KCBA was asked to provide options to reduce the cost and square footage.
 - The Committee will continue a discussion at a future Community Development Committee Meeting.
- C. Zoning Ordinance Update:
 - Mr. Purtell relayed that work is ongoing with Montgomery County and there is a meeting next week to discuss the residential district.
 - Commissioner McFatrige stated that there is an urgent need to fill vacancies for Ward 2 and Ward 3 on the Advisory Planning Agency. Qualified candidates should submit their resumes to Matt Candland, Township Manager.
 - Commissioner Spearing inquired about the Township Code classification for Zoning applications on multi-family quads. Mr. Purtell replied that they are categorized as multiple family developments.
 - Commissioner Scull commented about overdevelopment in the Town Center areas and the Committee discussed the perimeters of the TC1 and TC2 districts.
- D. Wayfinding & Signage Update:
 - Mr. Purtell provided renderings of the redesigned gateway signs. Further information on the footings, utilities and confirmation of cost are forthcoming.
 - Commissioner Prousi commented that the signs need to use consistent language, and suggested that the sign at York Road and Moreland Road does not need to be changed.

X. Other Items - Nothing to report.

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XI. Acceptance and Approval of the following monthly reports for April 2022:

A. Code Enforcement Department Reports:

- Commissioner Spearing commented that it is the season for unkept lawn maintenance complaints and also inquired on the procedure for lawn sign littering. Mr. Purtell and Mr. Elsier confirmed that lawn signs posted in the right-of-way are pulled out and provided to the Police Department to be contacted with an initial warning.

B. Public Works Department Report and Recycling Report:

- Mr. Elsier reported that he is awaiting receipt of the milling contract with the verification form to the State, and a schedule is forthcoming.
- Commissioner McFatrige thanked the Public Works and the Parks and Recreation crews for clearing fallen trees, which were blocking the culvert on Pioneer Road.
- Commissioner Prousi inquired about the installation schedule of new utility poles, which were delivered to areas in his neighborhood. Commissioner Spearing explained that this issue has been ongoing and the response is slow. Residents should call PECO if poles are blocking sidewalks, curbs and fire hydrants.
- Commissioner Spearing inquired on the status of recycling costs. Mr. Elsier explained that costs fluctuate based on the Market's Index, and rebates from Muscara and Republic are expected to be received. Mr. Elsier will be providing a five-year projection for purchasing equipment, which will be discussed during the 2023 budget meetings with the Township Manager and Finance Director.
- Commissioner Spearing requested to coordinate a meeting with Representative Nancy Guent's office and the coordinator at PennDOT regarding issues that include the ADA ramps throughout the Township and maintenance reporting.

C. Engineer's Report - Mr. Hersh reviewed the following:

- Acme Box project will be reviewed to facilitate an 18-month maintenance guarantee.
- Commissioner Spearing directed Mr. Hersh to follow up on the drainage at Fair Oaks Basin.

D. Landscape Architect's Report - Nothing further to report.

E. Traffic Engineer's Report - Anton Kuhner, McMahan Associates, briefly discussed projects and highlighted the following:

- The Township received a Department of Community and Economic Development Multi-modal grant award to design interchange improvements on the Route 611 Bridge over the Turnpike, as well as a PennDOT Multi-modal grant award for construction of ramp widening. Additional grants will be sought and there will be a meeting with local officials and Representative Madeline Dean to obtain further support.
- Commissioner Spearing commented about the timing of the traffic signal at Sycamore Avenue, Mill Road and Route 611.

F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:

- The Earth Day event was a success with higher attendance than the previous year.
- A public survey for a Township-wide plastic bag ban is continuing with QR codes being placed at several locations that include the Library and the Township building.
- Requesting Pat Stasio's preferences and the Parks and Recreation Department's assistance with placement of trees at the Dog Park.

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- Collaborating with the Elementary School to plant a Willow Oak and post an educational sign for a future date in the Fall.
 - Some members of the EAC will be attending the Woodlawn Park meeting on May 18, 2022.
 - Suggested posting educational signs along the Cross-County Trail regarding the riparian buffers, streambank stabilization and wildlife habitat.
 - Informing residents about "No Mow May", which is an initiative to encourage the growth of grass and wildflowers creating habitat and forage for early season pollinators, especially in urban areas.
 - Commissioner Spearing commented that stores charge small fees for paper bags in lieu of providing plastic bags.
- G. Upper Moreland Historical Commission - Sue Worth-LaManna, Chair, discussed the following:
- An ad hoc committee is working on updating the uppermorelandhistory.org site.
 - Historical banner replacements are being performed by the Public Works Department.
 - Researching a venue to hold the "Paint The Town" Fall event, which is being planned for September.
 - Working on coordinating the historical house tour event.
 - One vacancy remains for a real estate position on the Commission, as well as two Alternates. Resumes should be sent to Matt Candland, Township Manager.
 - Commissioner Prousi commented that the Historical Association's inventory museum is located on the lower floor of the Township building with limited hours. Volunteers are being encouraged to join, which would help to open up more accessible hours for research. A discussion will continue at a future Community Development Committee Meeting.

XII. **Redevelopment** - Nothing to report.

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

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

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:00 p.m.

Respectfully submitted by Kathleen Kristire.