

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**August 12, 2019 - Meeting Minutes**

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

**I. Moment of Silent Meditation:**

- Commissioner Lavalley, on behalf of the Board of Commissioners, offered condolences to the family and friends of the victims of a plane crash that occurred in the Township and remembrance of the victims of gun violence in El Paso, Texas and Dayton, Ohio.

**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. Commissioner Lavalley announced that the Board of Commissioners met in an Executive Session prior to the commencement of tonight's meeting to discuss personnel matters.

B. Presentation of Improvement Plans for Blair Mill Road by William T. Walker, Township Manager, Horsham Township.

- Mr. Walker introduced the design team: Eric Frary and Bill King at Michael Baker International, and Erik Garton at Gilmore & Associates.
- Mr. King discussed details of the plan and the impact to five properties in Upper Moreland Township.
- Commissioner Spearing commented concerns that improvements north of Blair Mill Road on the other side of Easton Road should be included. Mr. King stated that this area was removed from the project due to constraints involving environmental issues and right-of-way concerns. Mr. Walker stated that the area was not included in the project cost and the developer will not pay for additional improvements.
- Commissioner Spearing inquired on the status of the fire hydrant. Mr. King stated that the fire hydrant is planned for relocation.
- Mr. King stated PennDOT should provide approval in the Fall of 2019 and the project completion is anticipated by the end of 2020. The next step will be to apply for grants to construct a five-lane section between Welsh Road and Easton Road.
- Commissioner McFatrige inquired on paving. Mr. King stated that the road will be resurfaced over top of the previously paved roadway.
- Commissioner Spearing commented concerns on including the UPS driveway on Witmer Road and Blair Mill Road. Mr. King stated that the UPS traffic on Blair Mill Road can naturally turn into a right turn lane and there are conflicts with the driveway that would incur costs outside of the ideal budget. Mr. Garton stated that one of the project goals was to improve the intersections first and then perform improvements on the corridors second.
- Commissioner Spearing commented concern that Upper Moreland could have participated jointly with Horsham Township on the project. Mr. Walker stated that Horsham has had a good relationship for many years with Upper Moreland and this was an economic opportunity for Horsham to move forward with a grant application. He stated that Horsham would like to partner with Upper Moreland on the next phase of improvements.

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**August 12, 2019 - Meeting Minutes**

- Commissioner Spearing commented on the lack of trail connectivity in the plan with Horsham Township at Witmer Road, Commerce Road and Blair Mill Road. Mr. Walker stated that the asphalt trail stops at Prudential Road and then continues on as a sidewalk to Witmer Road and beyond as part of the trail system.
- Commissioner Lavalle inquired on the construction at Dresher Road and on concerns of wayfinding signage. Mr. Walker stated that apartments are being built and there is a master site plan that includes pedestrian accessibility with trails and wayfinding signage for the Pennsylvania Business Campus.
- Commissioner Lavalle commented on the utilitarian appearance of the design and suggested adding features along the thoroughfare, that make the area more ascetically pleasing. Mr. King stated that they are open to ideas and Mr. Walker stated that he will make recommendations to Workspace Property Trust for the area around the pond.
- Commissioner Spearing inquired on the required drainage easement. Mr. King stated a proposed drainage basin exceeds the impact of less than one acre of disturbance on this phase of the project. Mr. King and Mr. Walker explained that basins will be included in the next phases of the project and Mr. King stated that he will provide the Committee with the exact plans for the basin which is located off of Blair Mill Road and Commerce Avenue.
- Commissioner McFatrige commented that a pole is located in the middle of the sidewalk on Gibraltar Road and requested that the sidewalk be corrected to meet ADA requirements.
- Commissioner Spearing commented that he had previous safety concerns on the left-hand turn on Easton Road that cuts across four lanes of traffic without a traffic device, a crosswalk at Gibraltar Road, and connectivity to the sidewalk less than 100 feet away. Mr. Walker stated that Horsham has also opposed the left turn lane and petitioned PennDOT not to approve it.
- Commissioner McFatrige commented on the inclusion of SEPTA bus stops and Mr. King confirmed the locations of two bus stops.
- Commissioner Spearing commented on the adoption of the Route 611 Corridor Study by PennDOT or Montgomery County. Mr. Frary stated that he could not confirm if it was formally adopted, but the Study was intended to be a guiding document for the County and municipalities, which did not contain any long-term plan to fund those projects. Mr. Frary stated that he can follow up on the adoption of the Corridor Study.
- Commissioner Spearing commented concerns on the traffic analysis in anticipation of new future development. Mr. Walker stated that the traffic analysis was done with the expectation of building three new restaurants.
- Commissioner Spearing commented on heavy traffic volume coming from the Turnpike and suggested that Horsham Township share the cost of a traffic study to widen Commerce Avenue. Mr. Walker suggested that widening between intersections and on Commerce Avenue be part of the scope of work of the final phase. Joe DeSantis, McMahan Associates, stated that a traffic study would justify the work and support grant funding. Mr. Walker agreed that Horsham Township and Upper Moreland Township can collaborate on a traffic study, which will be required to finish the Blair Mill Road project.
- Mr. Walker requested that the Committee provide direction on outreach to the affected property owners.
- The Committee directed Mr. Dodies, on behalf of Upper Moreland Township, to contact the five property owners concerning the impact of the project.

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**August 12, 2019 - Meeting Minutes**

- Commissioner Spearing commented that the Township is relying on support from Horsham Township for improvements to the Turnpike Interchange at Willow Grove, two southbound lanes on Route 611, Dreshertown Road, and a four-way interchange at Virginia Drive. Mr. Walker stated that he expresses Horsham Township's support at each meeting for improvements to the Willow Grove Turnpike Interchange.

V. **Roll Call:** Commissioner and Committee Chair Lavelle, Commissioners Spearing and McFatridge. Members: Mr. Elsier and Mr. Purtell. Also, present: Randall K. Schaible, Director of Finance and Assistant Township Manager in the absence of David A. Dodies, Township Manager; Erik Garton, Township Engineer; Jennifer Prior, Township Solicitor.

VI. **Approval of Minutes** – July 15, 2019 meeting minutes were amended by Commissioner Spearing under: Section VII, B. Public Works Department Report: *comment: "Commissioner Spearing suggested that the Township communicate their paving schedule for the next two years, before September..."*, and the minutes were unanimously approved as amended.

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

A. Code Enforcement Department Reports - nothing to report.

B. Public Works Department Report - nothing to report.

C. Public Works Recycling Report:

- Commissioner Spearing commented that he has received complaints on damage to property owner trash cans.

D. Engineer's Report:

- Mr. Garton stated that Pat Stasio, Director of Parks and Recreation, requested a plan be created to incorporate additional parking at Fair Oaks Park and an update will be provided at a future Committee meeting.
- Commissioner Spearing inquired on the status of Masons Mill Park. Mr. Elsier stated that the Department will pave Masons Mill Park in approximately two weeks. Mr. Purtell stated that the forced sewer main is completed and Mr. Garton stated that a pressure test will be conducted.
- Commissioner Spearing commented on the process for PennDOT to submit the permit application to the Department of Environmental Protection (DEP) for Warminster Bridge. Mr. Garton stated that PennDOT will notify the Township when the application is submitted to DEP. Commissioner Spearing inquired on notification to Pennypack Environment Trust and Mr. Garton stated the Trust is not required to be notified of the permit application but, upon discovery of the permit, could submit their own comments for consideration.

E. Landscape Architect's Report:

- Commissioner Lavelle reviewed items provided in McCloskey & Faber's report.

F. Traffic Engineer's Report:

- Joseph DeSantis, McMahan Associates, reviewed the report and highlighted the following items:
- McCloskey & Faber and McMahan Associates continue work with the Solicitor's office to draft formal offers to the property owners effected by the planned road widening project on Byberry Road and Davisville Road. PennDOT has the approved designs with construction

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**August 12, 2019 - Meeting Minutes**

easements and a permanent easement pending approval for the new traffic signals and widening. The project will start in Spring 2020.

- 2018 ARLE Submission Grant awarded to the Township in the amount of \$106,500 requires no match and will be utilized in 2020 for signal upgrades to Blair Mill Road and Horsham Road.
  - Commissioner Spearing inquired on the status of Byberry Road and Warminster Road and concerns on changing the curb line. Mr. DeSantis stated that Armour & Sons is installing signal upgrades, the area has been milled, and paving will be performed when the signal work is completed. There was no road widening, but the right turn lane was kept and correcting the lane striping effectively guides the traffic.
  - The next Multimodal Grant Application will be due in December.
  - Commissioner McFatrige inquired on the Township's available matching funds. Mr. Schaible stated that there are funds marked for Byberry Road and Davisville Road improvements and other ongoing traffic engineering projects.
  - Mr. DeSantis recommended that Upper Moreland Township and Horsham Township meet and discuss collaborating on future improvements.
  - Commissioner Spearing suggested that expanding the scope of the Warminster Bridge project is an opportunity to apply for a Multimodal Grant.
  - Commissioner Spearing inquired on the Moreland Road Bridge. Mr. DeSantis stated that it is a County bridge and he does not have additional information. Mr. Elsier stated that he has received notification that indicates the start of construction is Spring 2020.
- 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 - nothing to report.
- I. Environmental Advisory Council {EAC}: Lynnette Saunders, Chair, provided updates and the following requests:
- To post banners for the 2020 Earth Day Fair annual event over Easton Road by Weinrich Bakery and in Masons Mill Park. Mr. Elsier stated that the poles near the bakery need to be replaced and Commissioners Spearing and Lavelle directed Pat Stasio, Director of the Parks and Recreation Department, to advise on the status of the poles at Masons Mill Park.
  - To install a pollinator garden in the Outdoor Environment Education Center in the back of the Library building. The Township will need to survey the property for installing a fence and an ADA compliant exit door. Commissioners Spearing and Lavelle, Mr. Garton and Mr. Schaible discussed previous survey information and budget.
  - To program the air conditioning after hours for meetings in the Caucus Room that will save energy and cost.
  - To include the EAC in the review of landscaping and environmental design plans on developments within the Township. Commissioner Lavelle agreed and directed Mr. Schaible to discuss the request with Mr. Dodies.
  - To include installation of native plantings and educational signage at the basins in Fair Oaks Park and Masons Mill Park. Commissioner Spearing stated that Fair Oaks Park basin is an agenda item for a future Committee meeting.
  - To advertise the "Bird Town" presentation being held at the Library on Saturday, September 28, 2019, 10:30 a.m. to 11:30 a.m.
  - Work continues to be attained on specifics for Net Zero, Bird Safe building features, Green Points and Green Rewards programs.

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**August 12, 2019 - Meeting Minutes**

- Concerns were discussed regarding the Native Plant Ordinance and a list of minimum requirements for installing native plantings according to development. Ms. Prior stated that the list categorizes plantings with a mandatory percentage and some plantings as permit incentives given their availability. Mr. Purtell stated that Code Enforcement will refer to McCloskey & Faber when confirming availability. Ms. Saunders commented that native plants are now more obtainable at many nurseries.
- Commissioner Spearing inquired on the submission of the Keystone Grant application. Margie Peters, Director at the Library, stated that the submission is due in April and results are announced in October. The ramp and ADA compliant door could be eligible for 50% reimbursement.

J. Pennsylvania Review Advisory Council:

- Commissioner Lavalley stated that the next meeting in Harrisburg will be in October.

K. Upper Moreland Historical Commission - nothing to report.

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

IX. **Old Business:**

A. Request by AMEJ Partners, L.P. & Acme Corrugated Box Company, Inc. for a building expansion at 2700 Turnpike Drive:

- James Garrity, Esquire, representative for AMEJ Partners, L. P, discussed details of waiver issues regarding sidewalk along the frontage, wetlands and stormwater runoff, and reduction of impervious parking area.
- Commissioner McFatridge inquired on the direction of diverted stormwater. Gary Tilford, P.E. at Charles E. Shoemaker, Inc., stated that the low flow managed release rate was redirected to an existing wetland and will also create and enhance an adjacent wetland area.
- Commissioner Spearing inquired on changes to 67% of impervious area. Mr. Tilford and Mr. Garrity explained that, despite a reduction in the impervious parking area, stormwater improvements remain incorporated in the plans.
- Commissioner Spearing inquired on comments from the Zoning Hearing Board and Mr. Garrity stated there were no remarks.
- Commissioner Spearing inquired on McCloskey & Faber's review of the wetland plans. Mr. Tilford stated that revisions to the plan were made based on recommendations received from both the Committee and McCloskey & Faber's review letter.
- Commissioner McFatridge asked Mr. Garton his opinion of the waivers. Mr. Garton stated that he understands the concepts and he will make a final review of the wetland plans and revised drainage design before providing an approval.
- Lynnette Saunders, Chair of the Environmental Advisory Council, commented that the trees being removed are part of a forested habitat that need to be replaced. Commissioner Lavalley directed Ms. Saunders to forward her concerns onto Mr. Schaible and to McCloskey & Faber.
- The Committee directed the Solicitor to draft a resolution for consideration by the Board of Commissioners at the September 9, 2019 Regular Meeting, granting approval of Land Development with waivers at 2700 Turnpike Drive.

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

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**August 12, 2019 - Meeting Minutes**

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

XII. **Redevelopment:**

- Commissioner Spearing suggested that it is a good time for the Committee and the Task Force to discuss any enhancements for inclusion in the 2040 Comprehensive Plan.
- Commissioner Lavalley stated that the Task Force is anticipating receipt in September of the review and edits on the Plan from Montgomery County Planning Commission.

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

XIV. **Commissioner Comments:**

- Commissioner Lavalley congratulated Ms. Prior on her new job, thanked her for all her service to the Township and wished her much success with her future endeavors.

XV. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:10 p.m.

Respectfully submitted by Kathleen Kristire.