

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee Meeting**  
**January 10, 2022 at 7:00 p.m.**

*AGENDA ITEMS ARE SUBJECT TO CHANGE*

**INSTRUCTIONS TO JOIN:**

**Go to Zoom.us.** Click “Join a Meeting”      Webinar ID: 917 5771 7982      Password: 182130

**Join by Phone:** Dial 1-929-205-6099      Webinar ID: 917 5771 7982      Password: 182130

**SUBMIT COMMENTS/QUESTIONS:**

E-mail in advance or during the meeting to: [comments@uppermoreland.org](mailto:comments@uppermoreland.org)

Call in advance during normal business hours to 215-659-3100 x1058 or x1057

*\*\*Residents requiring special accommodations, please call the Township during normal business hours\*\**

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**Community Development Committee Members:** Commissioner and Committee Chair Kevin C. Spearing, Commissioner Kip McFatrige and Commissioner Anthony Prousi, Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

- I.      Moment of Silent Meditation**
- II.     Pledge of Allegiance**
- III.    Call to Order**
- IV.    Announcements**
- V.     Roll Call**
- VI.    Presentation**
- VII.   Approval of Minutes – November 15, 2021 (attachment)**
- VIII.   Land Development/Subdivision**
- IX.    Other Items:**
  - A. Request from Anne Marie Kieser for the properties located at 2500 Easton Road and Sycamore Avenue (attachment).
  - B. Preliminary Design for Warminster Road Sidewalk Project (attachment)
- X.     Old Business:**
  - A. Zoning Ordinance Updates (attachment)
  - B. Update on Carson Simpson Farm Streambank Stabilization Project
- XI.    New Business**
- XII.   Acceptance and Approval of the following monthly reports (attachments):**
  - A. Code Enforcement Department Reports
  - B. Public Works Department Report and Recycling Report
  - C. Engineer’s Report

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- D. Landscape Architect's Report
- E. Traffic Engineer's Report
- F. Environmental Advisory Council {EAC}
- G. Upper Moreland Historical Commission

**XIII. Visitor Comments**

**XIV. Redevelopment**

**XV. Commissioner Comments**

**XVI. Adjournment**



**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**November 15, 2021 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Committee Chair Kip McFatridge; Commissioners Anthony S. Prousi, Kevin C. Spearing; Paul E. Purtell, Director of Code Enforcement, David Elsler, 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 Kip McFatridge.
- VI. **Roll Call:** Committee Chair and Commissioner McFatridge; Commissioners Spearing, Prousi; Mr. Elsler. Absent: Mr. Purtell. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Sean Kilkenny, Township Solicitor.
- V. **Presentations/Announcements:**
  - Commissioner McFatridge shared that he attended the Montgomery County Association of Township Commissioners Meeting where Paul Leonard, Upper Dublin Township Manager, reported on the recovery of 1,100 homes affected by remnants of Hurricane Ida of which 50 were condemned, and recovery in Upper Dublin is estimated to take three years. Neighboring municipalities were thanked for emergency assistance following the hours and days of the storm.
  - Commissioner Prousi announced that the next Historical Series is a presentation on Military Bases, which will be on Tuesday, November 23, 2021 at 7:30 p.m., held in-person and on Zoom in the Library Community Room.
  - Commissioner McFatridge announced that the Kiwanis Club will hold the Holiday Tree Lighting at 5:00 p.m. on Saturday, November 20, 2021 at Veterans Memorial Park.
- VI. **Approval of Minutes** – October 11, 2021:  
The Committee unanimously approved the meeting minutes as submitted.
- VII. **Land Development/Subdivision** - Nothing to report.
- VIII. **Other Items:**
  - A. Consider adding the Mineral Spring located in Veterans Memorial Park, to the Township's Historic Inventory:
    - Michelle Young, President of the Historical Commission stated support to add the Spring to the inventory.
    - Commissioners McFatridge, Prousi and Mr. Kilkenny discussed details of the location and development of the sign, and Commissioner Spearing stated his support.
    - The Committee will continue a discussion for a safety fence at the November 22, 2021 Parks and Recreation Committee Meeting.
  - B. Consider amending Chapter 240, Portable Storage Units, Construction and Demolition Dumpsters and Construction and the allowable time limits:
    - The Committee discussed scenarios that occur and language to amend the ordinance concerning the extension of time according to a project's construction schedule.
    - The Committee recommends the Board of Commissioners take action at the December 6, 2021 Regular Meeting.

**UPPER MORELAND TOWNSHIP**  
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**IX. Old Business:**

- A. Wayfinding & Signage Update:
  - Mr. Candland discussed gateway signs for Moreland Road and York Road, and Easton Road and Maryland Roads.
    - The Committee agreed to the design of the signs.
- B. Zoning Ordinance Updates - Nothing to report.
- C. Update on Carson Simpson Farm Streambank Stabilization Project:
  - Mr. Hersh explained that permits are being finalized for submission by the end of the year, placement of the bid in early 2022, and construction in the spring of 2022. Easement limits have been determined and Mr. Kilkenny will provide an agreement to Carson Simpson. The streambank stabilization will not be located within the same area as the Master Trail.
  - Commissioner Spearing suggested including educational signage.
- D. Retaining Wall for 118 Center Avenue:
  - Mr. Hersh discussed the current retaining wall and a proposal with costs to construct a new wall on the Township's property, which takes into account future modifications to the Center Avenue roadway.
  - The Committee recommends the Board of Commissioners take action at the December 6, 2021 Board of Commissioners Regular Meeting.

**XI. New Business:**

- A. Request by James and Nancy Lamb to place a retaining wall within the public Right-of-Way and a partial waiver of sidewalk specifications for the property located at 305 Greyhorse Road:
  - Jim and Nancy Lamb, property owners of 305 Greyhorse Road, discussed details of the project, the waiver request, and commented concerns about colder weather delaying the timeframe to complete the work.
  - Commissioner Prousi commented concerns that locations of the mains were omitted and Mr. Lamb replied that Utility Services inspected the area with no issues found.
  - The Committee recommends the Board of Commissioners take action at the December 6, 2021 Regular Meeting.

**XII. Acceptance and Approval of the following monthly reports for July and August:**

- A. Code Enforcement Department Reports - Nothing to report.
- B. Public Works Department Report and Recycling Report:
  - Commissioner McFatridge inquired on the status of leaf collections. Mr. Elsier explained the workings of the schedule and replied that collections are up to date.
  - Commissioner Spearing reminded the public to keep leaves behind the curb and off the street.
  - The Committee and Mr. Elsier discussed details of the Tipping Fee costs, contracts and studies. Copies of the reports will be provided to the Board of Commissioners after the new year.
- C. Engineer's Report - Mr. Hersh provided the following updates:
  - There is a USDA Natural Resource Conservation Service grant application opportunity to fund streambank stabilization to counties specifically impacted by Hurricane Ida. The grant offers 75% funding with a 25% Township contribution. Fulmore Heights may be a candidate since its housing is located within 50 feet of a stream with erosion issues.
  - Commissioner McFatridge directed Mr. Hersh to include two houses located on Surrey Lane.
    - The Committee will continue a discussion at the November 22, 2021 Finance & Administrative Committee Meeting.

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee**  
**November 15, 2021 - Meeting Minutes**

- Commissioner Prousi inquired on the status of the Library ADA improvements and Mr. Hersh replied that work started in the rear of the building and will continue to the front of the building over the next several days.
  - Commissioner Spearing inquired on the Fair Oaks Basin and Mr. Hersh replied that the project is completed. The landscape contractor planted native seeds and installed matting. Remaining plugs will be planted in the Spring, and maintenance will be performed over the next few weeks.
  - Mr. Candland reported that shallow gas lines were encountered at the the Davisville Road and Byberry Road intersection, which has caused a delay in the project and is working to resume the work.
- D. Landscape Architect's Report - Nothing to report.
- E. Traffic Engineer's Report:
- Mr. Candland reported that he is awaiting official award results from the PennDOT Multimodal grant opportunity.
  - Commissioner McFatrige shared residents' requests to add a street light on Betz Road.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, provided the following updates:
- Collaborating with the Middle School and the District to install an educational sign on the raingarden bioswales.
  - Work begins soon on the Outdoor Environmental Education Center at the Library.
  - Educational materials will be provided to the public explaining the negative impacts of plastics on the environment, and a pamphlet will be available at the Township building lobby. A short video will be running at the Library's video frame.
  - Educational discussions will be offered on acceptable recyclable materials.
  - Proposed a "forest in the making" for an area lacking habitat within the Township. Commissioner Spearing suggested Mill Road behind the fence company, extending to the Dog Park. Commissioner McFatrige asked that additional suggestions be presented.
  - Commissioner Spearing inquired on the status of planting a shade tree as an element of a hydrological cycle. Dr. Saunders replied that she will follow up with the Middle School teachers who are working on the project.
  - Commissioner Spearing inquired about environmental competitions for high school students. Dr. Saunders replied that competition starts at the County level, continue to the State level and she will follow up on how the EAC can be involved.
- G. Upper Moreland Historical Commission:
- Michelle Young, President, thanked the Committee for their support during her ten years of service on the Commission.

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

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

XV. **Commissioner Comments:**

- Commissioner Scull commented that the former Woodlawn Hill be correctly referenced as Frazier Hill and Samson Hill.
- Commissioner Whiting shared a resident's concern to post bus schedules in the Township's SEPTA transportation shelters, and Mr. Candland will follow up on the request.

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- Commissioner Spearing inquired about the status of the Maryland Road crossing and bridge, and commented concerns about erosion near the storage facilities on Moreland Road. Mr. Hersh replied that McMahon Associates is researching grant opportunities and preliminary engineering plans are forthcoming to either replace or rehabilitate the bridge. Mr. Candland replied that he will continue further discussions with PennDOT.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 8:45 p.m.

Respectfully submitted by Kathleen Kristire.



Anne Marie Kieser  
23 Matthew Circle  
Richboro, Pennsylvania, 18954

December 15, 2021

**VIA FEDEX**

Paul Purtell, Director of Planning, Zoning & Inspections  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

Dear Mr. Purtell:

I am the owner of two (2) properties located on 2500 Easton Road and Sycamore Avenue, in Montgomery County, Pennsylvania. The parcel numbers of the two (2) lots are as follows:

1. 59-00-16825-00-9 – Rear vacant lot containing an access driveway connecting the Brickhouse Tavern & Tap to Sycamore Avenue.
2. 59-00-05251-00-9 – Sunoco station fronting on Easton Road at the corner of Sycamore Avenue and Easton Road.

Despite being the owner of both properties, these properties have always been separate tax parcels. The two (2) properties were separately described and separately deeded up until 1969. On August 3, 1967, the properties were sold together to the same buyer on one deed, with two (2) separate legal descriptions. However, in 1969, the legal descriptions of the two properties were erroneously combined into one legal description.

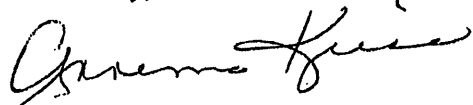
I would now like sell these two properties separately to two different buyers, who will each need to record separate deeds containing the original (pre-1969) legal descriptions of the two properties. The County Recorder of Deeds has requested a letter from Upper Moreland Township stating that a subdivision is not required. A subdivision should not be necessary because the two properties have always been separate tax parcels, they were never merged, and they serve entirely unrelated purposes with no encroachments. This was simply a clerical error on the deed. Accordingly, the owner is requesting a waiver of subdivision and a letter stating the subdivision of the two properties (59-00-16825-00-9 and 59-00-05251-00-9) is not required.

Enclosed for your convenience are the following:

1. 1967 deed (Book 3356, Page 221) showing the two (2) metes and bounds legal descriptions;
2. 1969 deed (Book 3559, Page 319) where the metes and bounds were inadvertently combined; and
3. The 1989 deed (Book 4923, Page 684) whereby my father-in-law, C. William Kieser, acquired both properties as a Life Estate Holder, with myself and my late husband as Remaindermen.
4. The tax map showing that the two parcels remaining separate.

Thank you for forwarding this request to the Community Development Committee and for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne Kieser".

Anne Kieser

AK:dms

Enclosures

222820740v1

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds



000635

CORPORATION DEED, No. 114

Printed for and sold by John C. Clark Co., 1100 G. Penn Square, Phila.

AUG-11-67 00066 RECS • 635 B —

7.00

# This Indenture

Made the 3<sup>d</sup> day of August in the year of our Lord one thousand nine hundred and sixty-seven BETWEEN

VEEDOL REALTY COMPANY, a Delaware Corporation

(hereinafter called the Grantor), of the first part, and

JOSEPH B. SIMON & CO. a Partnership

(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantor

for and in consideration of the sum of FIVE HUNDRED  
DOLLARS ONE HUNDRED EIGHTY THOUSAND/(\$180,500.00)

lawful money of the United States of America, unto it well and truly paid by the said Grantees;

at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents

doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs, executors, administrators, successors, and assigns, the premises hereinafter described being purchased with partnership funds and to be held as partnership property,

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Moreland, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a point on the Southeasterly side of Sycamore Avenue (Sixty feet wide) at the point of curvature of a curve to the right connecting the Southeasterly side of Sycamore Avenue with the Southwesterly side of Easton Road (Eighty feet wide); thence along said curve to the right with a radius of Ten and no One-hundredths feet an arc distance of Twenty-one and Ten One-hundredths feet to the point of tangency on the Southwesterly side of Easton Road; thence along the Southwesterly side of Easton Road South Sixteen degrees Fifty-eight minutes Thirty seconds East One Hundred Sixty-four and Ninety One-hundredths feet to an iron pin; thence along lands now or late of Albert C. Phy South Forty-two degrees Seven minutes West One Hundred Forty feet to an iron pin; thence along other lands of Tide Water Realty North Sixteen degrees Fifty-eight minutes Thirty seconds West One Hundred Eighty-two and Fifty-four One-hundredths feet to a point on the Southeasterly side of Sycamore Avenue; thence along the Southeasterly side of Sycamore Avenue North Forty-two degrees Seven minutes East One Hundred Twenty-two and Thirty-six One-hundredths feet to a point and the place of beginning.

CONTAINING 21,055.80 square feet.

ALSO ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Upper Moreland, County of Montgomery and State of Pennsylvania, bounded and described according

BOOK 3356 PG 221



to a Plan and Survey made by David Melkner, Registered Surveyor, dated the Fourteenth day of July A.D. 1959, revised the Thirty-first day of May A.D. 1960, as follows to wit:-

BEGINNING at an iron pin on the Southeasterly side of Sycamore Avenue Sixty feet wide, which iron pin is located South Forty-two degrees Seven minutes West One Hundred Twenty-two and Thirty-six One-hundredths feet measured along the Southeasterly side of Sycamore Avenue from the point of curvature of a curve to the right connecting Sycamore Avenue with Easton Road (Eighty feet wide); thence along land of Veedol Realty Company South Sixteen degrees Fifty-eight minutes Thirty seconds East One Hundred Eighty-two and Fifty-four One-hundredths feet to an iron pin; thence along lands now or late of Albert C. Phy South Forty-two degrees Seven minutes West Eighty-three and Ninety-seven One-hundredths feet to a monument; thence along lands now or late of Joseph A. Bixler North Forty-eight degrees Twenty-six minutes West One Hundred Fifty-six and Sixty-four One-hundredths feet to a point on the Southeasterly side of said Sycamore Avenue; thence along the said side of Sycamore Avenue North Forty-two degrees Seven minutes East One Hundred Seventy-nine and Twenty-four One-hundredths feet to an iron pin and the point and place of beginning.

CONTAINING 20, 613.29 square feet.

BEING as respects the premises first hereinabove described, the same premises which Tidewater Realty Company, a Delaware Corporation, by Deed dated the Eighth day of July A.D. 1960 and recorded at Montgomery County in the Office for the Recording of Deeds in Deed Book 3072 page 201, granted and conveyed unto Veedol Realty Company, a Delaware Corporation, in fee.

BEING as respects the premises second herein described, the same premises which Tidewater Oil Company, a Delaware Corporation, by Deed dated the 3<sup>rd</sup> day of August A.D. 1967 and intended to be forthwith recorded at Montgomery County in the Office for the Recording of Deeds, granted and conveyed unto Veedol Realty Company, a Delaware Corporation, in fee.



Together with all and singular,

Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever, of it, the said Grantor

in law, equity,

or otherwise howsoever, of, in, and to the same and every part thereof,

To have and to hold the said lot or piece of ground \_\_\_\_\_

Hereditaments and Premises hereby granted, or mentioned and intended so to be  
with the Appurtenances, \_\_\_\_\_ unto the said Grantees, their heirs, executors,  
administrators, successors \_\_\_\_\_  
and Assigns, to and for the only proper use and behoof of the said. Grantees, their heirs, executors,  
administrators, successors \_\_\_\_\_  
and Assigns, forever, as partnership property. \_\_\_\_\_



And the said Grantor, for itself, its successors \_\_\_\_\_ both by \_\_\_\_\_

these presents, covenant, grant and agree, to and with the said Grantees, their heirs, executors,  
administrators, successors \_\_\_\_\_  
and Assigns, that it the said Grantor, its successors \_\_\_\_\_

\_\_\_\_\_ all and singular the  
Hereditaments and Premises herein above described and granted, or mentioned and intended so to  
be, with the Appurtenances, unto the said Grantees, their heirs, executors, administrators,  
successors \_\_\_\_\_ and Assigns, against it the said  
Grantor, its successors \_\_\_\_\_ and against all and every \_\_\_\_\_ Person or Persons whomsoever  
lawfully claiming or to claim the same or any part thereof, by, from or under it, them \_\_\_\_\_  
or any of them, \_\_\_\_\_ shall and will

WARRANT and forever DEFEND

In witness whereof, the said Grantor hath hereunto caused to be affixed its common  
or corporate seal duly attested, dated the day and year first above written. \_\_\_\_\_

The state wherein affixed represents  
her in full consideration including  
liens and encumbrances.

~~Sealed and Delivered~~  
~~in the presence of us~~



VEEDOL REALTY COMPANY

By \_\_\_\_\_

Vice President

Attest \_\_\_\_\_

Assistant Secretary

Whereof the day of the date of the within or foregoing Indenture, of the within named Grantee  
the full consideration money herein mentioned.

WITNESSETH AS DEFINED BY  
ON \_\_\_\_\_ 1900, \_\_\_\_\_ (A)

VEEDOL REALTY COMPANY

BOOK 3356 PG 223

BOOK 3356 PG 224

State of New York

Commonwealth of Pennsylvania

County of New York

On this, the 3rd day of August, 1967, before me, Ruth C. Mercer

the undersigned officer,

personally appeared Jack D. Jones who acknowledged himself (hereafter) to be the Vice President of VEEDOL REALTY COMPANY, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (hereafter) as Vice President

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*Ruth C. Mercer*  
Notary Public

My Commission Expires:

RUTH C. MERCER  
NOTARY PUBLIC, State of New York  
No. 24-2462209  
Qualified in Kings County  
Certificate filed with N. Y. Bronx  
& Queens Co. Clerks  
Term Expires March 20, 1969

It is hereby certified that the address  
of the Grantee within-named is

226 A. 16th St.  
*J. Allen*



COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

DEED  
C 300-332 M

VEEDOL REALTY COMPANY

TO

JOSEPH B. SIMON & CO.  
a Partnership

Premises: Sycamore Avenue  
Upper Moreland Twp.  
Montgomery County, Pa.

John C. Clark Co., Phila.

Recorded in the office for recording of deeds in and for Montgomery County

in Deed Book. No. 3356 page 221 &c.

Witness my hand and seal of office this 11th

day of August Anno Domini 19 67

*John L. Magill*  
Recorder

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Alry Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax (610) 278-3869

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds





001060

JUN-23-69 00071 DEEDS - 1060 A --

8.00

THIS INDENTURE

MADE THE 12<sup>th</sup> day of June in the year of our  
Lord one thousand nine hundred and sixty-nine (1969)  
BETWEEN JOSEPH B. SIMON and JOHN C. SIMON, co-partners  
trading as JOSEPH B. SIMON & CO., a partnership (hereinafter  
called the Grantor), of the one part, and HUMBLE OIL & REFINING  
COMPANY, a Delaware Corporation authorized to transact business  
in Pennsylvania (hereinafter called the Grantee), of the other  
part,

WITNESSETH That the said Grantor for and in consideration  
of the sum of One Hundred Ninety Thousand Dollars (\$190,000.00) of  
lawful money of the United States of America, unto it well and  
truly paid by the said Grantee, at or before the sealing and  
delivery hereof, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold, released and confirmed, and by these  
presents does grant, bargain and sell, release and confirm unto  
the said Grantee, its successors and assigns,

All that lot or certain parcel of ground situate on the  
southwest corner of Easton Road and Sycamore Avenue,  
Upper Moreland Township, Montgomery County, Pa., as shown  
on a plan thereof prepared by J. Walter Cozzens & Associates,  
Inc., of Havertown, Pa., dated September 9, 1967, and more  
fully described as follows:

Beginning at an iron pipe set at the point of intersection  
of the westerly right-of-way line of Easton Road, U. S. 611

3559 319



020  
100-52-23 00017 1010.110 .111 .112

(80 feet wide), with the southerly right-of-way line of Sycamore Avenue (60 feet wide) (both lines produced); thence extending South 16 degrees 58 minutes 30 seconds East, 182.54 feet along the aforesaid right-of-way line of Easton Road to an iron pipe; thence leaving said Easton Road and extending along lands now or late of Albert C. Phy South 42 degrees 07 minutes West, 223.97 feet to a surveyor's monument set on the westerly edge of a 5-foot wide drainage easement; thence extending along the easterly edge of lands of Joseph A. Bixler and the westerly edge of the aforesaid 5-foot wide drainage easement North 48 degrees 26 minutes West, 156.64 feet to an iron pipe set on the southerly edge of Sycamore Avenue at the point where it widens from a 50-foot right-of-way to a 60-foot right-of-way; thence extending along the southerly right-of-way line of Sycamore Avenue (60 feet wide) North 42 degrees 07 minutes East, 319.24 feet to the point and place of beginning.

Containing 42,469. square feet of land, be it more or less.

Being the same premises which Veedol Realty Company, (Delaware Corp.) by Deed dated August 3, 1967 and recorded in Montgomery County in Deed Book 3356 page 221 conveyed unto Joseph B. Simon & Co. (a Co-partnership), in fee.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground with the buildings and improvements thereon erected hereditaments and

-2-

3559 PG 320



premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor, for itself and its successors, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, and it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them, or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Grantor has executed and sealed this Indenture. Dated the day and year first above written.

SEALED AND DELIVERED  
in the presence of us:

JOSEPH B. SIMON & CO..

*William M. Simon*

*Joseph B. Simon* (SEAL)  
Joseph B. Simon

*John C. Simon*

*John C. Simon* (SEAL)  
John C. Simon

-3-

3559 PG 321



COMMONWEALTH OF PENNSYLVANIA : ss  
COUNTY OF PHILADELPHIA :

On this, the 12 day of June, 1969, before me,  
personally appeared JOSEPH B. SIMON and JOHN C. SIMON, the  
undersigned Officer, known to me (satisfactorily proven) to be  
the persons whose names are subscribed to the foregoing indenture,  
and acknowledged that they are all of the partners of Joseph B.  
Simon & Co., a partnership, and that they executed the foregoing  
indenture for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official  
seal.

*Gray D. Holdate*

My Commission Expires:  
Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires October 23, 1972

VALUE OF PREMISES AS DEFINED BY  
ORDINANCE IS \$112,000 AND TAX  
PAID ON SUCH VALUE.  
RECORDATION AND TITLE INSURANCE COMPANY  
BY *G. D. Holdate*

*Address for this State*  
*P.O. Box 1288*  
*Baltimore 14200*

*100 Dollars* *500 Dollars*

*100 Dollars* *100 Dollars* *100 Dollars* *100 Dollars*

3559 PG 322



COMMONWEALTH LAND  
THE INSURANCE COMPANY

1060

C360-268-M.50

750

Deed

JOSEPH B. SIMON and  
JOHN C. SIMON, co-partners  
t/a JOSEPH B. SIMON & CO.

to

HUMBLE OIL & REFINING  
COMPANY

Premises: Easton Road and  
Sycamore Ave  
Upper Moreland Twp.  
Montgomery Co. Pa.

Jun 23 11 16 AM '69

1

Montgomery County S. S.  
Recorded in the Office for Recording of Deeds &c.  
in and for said county in Book No. 3559 Page 319 &c.  
Witness my hand and seal of office this 23rd  
day of June 1969  
Recorder.

3559 323



2

016032

RECORDED 13 PM '89

REALTY TRANS. TAX PAID
STATE 5,000.00
LOCAL 5,000.00
PER <i>JB</i>

DEED

THIS INDENTURE made this September 5, 1989, by and between AMENTA'S SERVICE CENTER, INC. and THOMAS R. AMENTA (collectively, "Grantors"), and C. WILLIAM KIESER ("Life Estate Holder") and CURTIS KIESER JR. and ANNE MARIE KIESER, his wife (collectively, "Remaindermen"; Life Estate Holder and Remaindermen collectively, "Grantees");

15.50  
- .50  
2.50

WITNESSETH, that the Grantors for and in consideration of the sum of five Hundred Thousand & 00/100 Dollars (\$ 500,000.00), lawful money of the United States of America, unto them well and truly paid by the Grantees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, and confirm unto the Life Estate Holder, for the term of his natural life only, and upon his death in fee simple absolute to the Remaindermen, their respective heirs and assigns, as tenants by entireties:

ALL THAT CERTAIN tract or parcel of land situated in Upper Moreland Township, Montgomery County, Pennsylvania, described in Exhibit "A" attached hereto and made a part hereof;

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim, and demand whatsoever in and to the same and every part thereof;

TO HAVE AND TO HOLD the said tract or parcel of land above described, with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantees, their respective heirs and assigns, to and for the only proper use and behoof of the Grantees, their respective heirs and assigns, forever;

AND the Grantors, for themselves and their successors, do by these presents covenant, grant and agree, to and with the Grantees, their respective heirs and assigns, that they, the Grantors and their successors, all and

614 4923 684

singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the Grantees, their respective heirs and assigns, against the Grantors and their successors, and against all and every other person and persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from, or under them or any of them, shall and will warrant and forever defend.

IN WITNESS WHEREOF the Grantors have caused this Deed to be duly executed the day and year first above written.

(Corporate Seal)

Attest:

By: Thomas R. Armenta  
Name: Thomas R. Armenta  
Title: Secretary

Amenta's Service Center, Inc.

By: Thomas R. Armenta  
Name: Thomas R. Armenta  
Title: President

Witness:

[Signature]

Thomas R. Armenta (Seal)  
Thomas R. Armenta

I hereby certify that the correct address of the Grantees is:

5011 Casady St  
Chile, Pa 19125

By: [Signature]  
For Grantees

BEA 4923: 685

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

:  
: SS.  
:

On this the 15th day of September 1989, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared THOMAS R. AMETA, who acknowledged himself to be the President of AMENTA'S SERVICE CENTER, INC., a corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

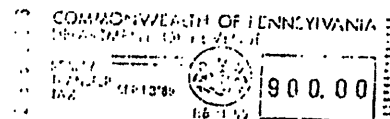
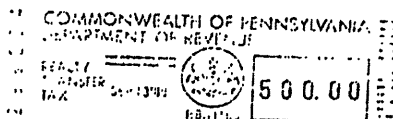
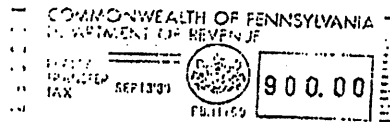
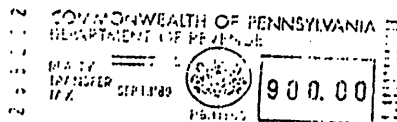
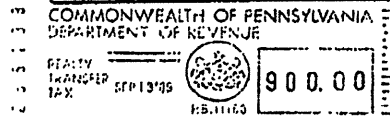
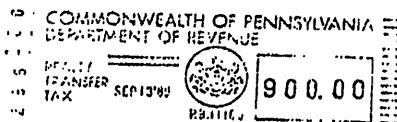
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(NOTARIAL SEAL)

[Signature]  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
DOMINIC J. MOGAMERO, Notary Public  
Upper Southampton Township, Bucks County  
My Commission Expires July 18, 1991





COMMONWEALTH OF PENNSYLVANIA

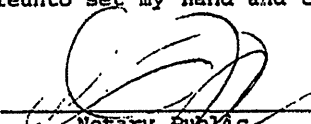
COUNTY OF MONTGOMERY

:  
: SS.  
:

On this the 5th day of September 1989, before me, a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared THOMAS R. AMENTA, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(NOTARIAL SEAL)

  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
DOMINIC J. MCCOY, III, Notary Public  
Upper Southampton Township, Bucks County  
My Commission Expires July 18, 1991

Blk. 4923 687

EXHIBIT "A"

Description of Tract or Parcel of Land



ALL THAT CERTAIN parcel of ground situate on the Southwest corner of Easton Road and Sycamore Avenue, Upper Moreland Township, Montgomery County, Pennsylvania, as shown on a Plan thereof prepared by J. Walter Cozzens & Associates, Inc., of Havertown, Pa., dated September 9, 1967, and more fully described as follows, to wit"

BEGINNING at an iron pipe set at the point of intersection of the Westerly right-of-way line of Easton Road, U.S. 611, (80 feet wide), with the Southerly right-of-way line of Sycamore Avenue (60 feet wide) (both lines produced); thence extending South 16 degrees 58 minutes 30 seconds East 182.54 feet along the aforesaid right-of-way line of Easton Road to an iron pipe; thence leaving said Easton Road and extending along lands now or late of Albert C. Phy South 42 degrees 07 minutes West 223.97 feet to a surveyor's monument set on the Westerly edge of a 5-foot wide drainage easement; thence extending along the Easterly edge of lands of Joseph A. Bixler and the Westerly edge of the aforesaid 5-foot wide drainage easement North 48 degrees 26 minutes West 156.64 feet to an iron pipe set on the Southerly edge of Sycamore Avenue at the point where it widens from a 50-foot right-of-way to a 60 foot right-of-way; thence extending along the Southerly right-of-way line of Sycamore Avenue (60 feet wide) North 42 degrees 07 minutes East 319.24 feet to the point and place of beginning. CONTAINING 42,469 square feet of land, be it more or less. BEING County Parcel Nos. 59-00-05251-00-9 and 59-00-16825-00-9.

BEING the same premises which Thomas R. Amenta by Indenture bearing date the 28th day of May A.D. 1987 and recorded in the office of the Recorder of Deeds of Montgomery County in Deed Book 4839 page 1889 granted and conveyed unto Amenta's Service Center, Inc.

SUBJECT to an Easement Agreement dated February 1, 1984 between Exxon Corporation, Grantor, and Steak and Ale of Pennsylvania, Grantee for a 27 foot wide driveway easement.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

59-00-16825-00-9 UPPER MORELAND

SYCAMORE AVE

AMENTA S SERVICE CENTER INC

B 046 U 007 L

2203 DATE: 09/13/89

Montgomery County, PA.  
Recorded in the Office for Recording of Deeds & in the  
Deed Book 4839 Page 1889  
Page 684 Book No. 4423  
and Seal of Office

SEP 13 1989

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

59-00-05251-00-9 UPPER MORELAND

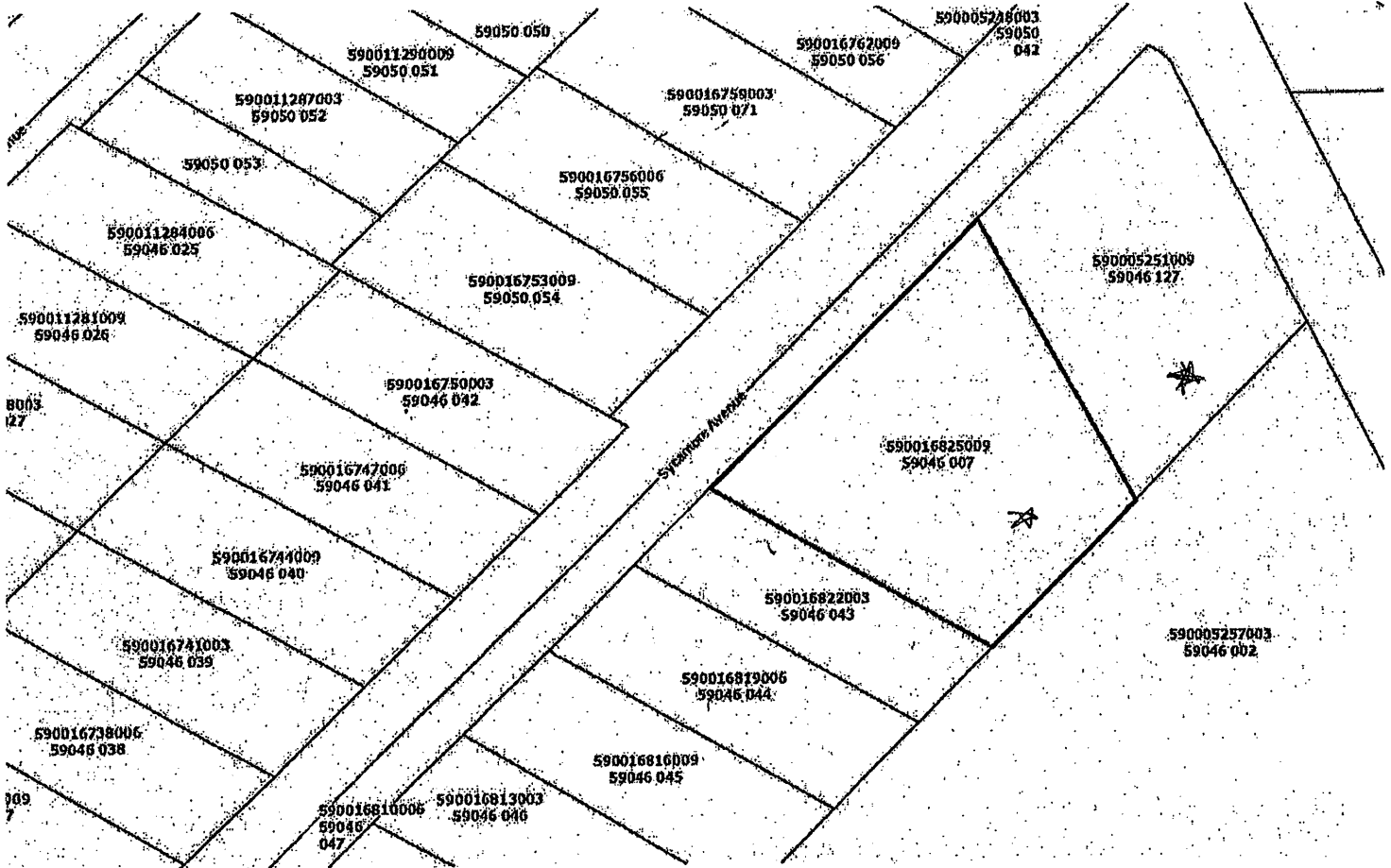
2500 EASTON RD

AMENTA S SERVICE CENTER INC

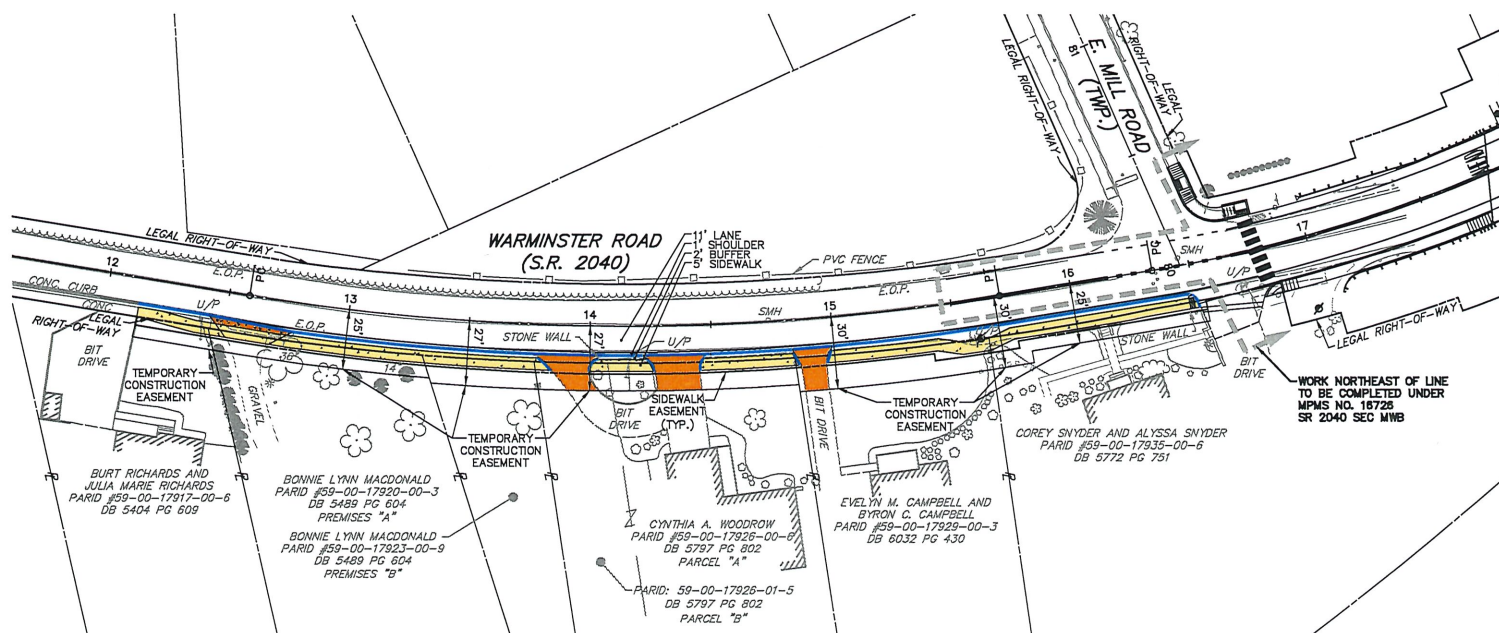
B 046 U 127 L

4260 DATE: 09/13/89

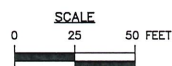
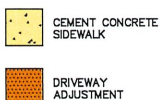
Maryanne Bickelbach  
Recorder



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
8-0	MONTGOMERY	2040	-	1 OF 1
UPPER MORELAND TOWNSHIP				
REVISIONS				DATE BY



# LEGEND



**MCMMAHON**

425 COMMERCE DRIVE  
FORT WASHINGTON, PA 19034  
PH: (215) 283-9444  
FAX: (215) 283-9447

DESIGN BY: KAM  
DRAWN BY: KAM  
CHECKED BY: DAC  
JOB NO: 820191  
DWG: 191RDY01P  
DATE: 21-11-22

UPPER MORELAND TOWNSHIP

117 PARK AVENUE  
WILLOW GROVE, PA 19090  
(215) 658-3100

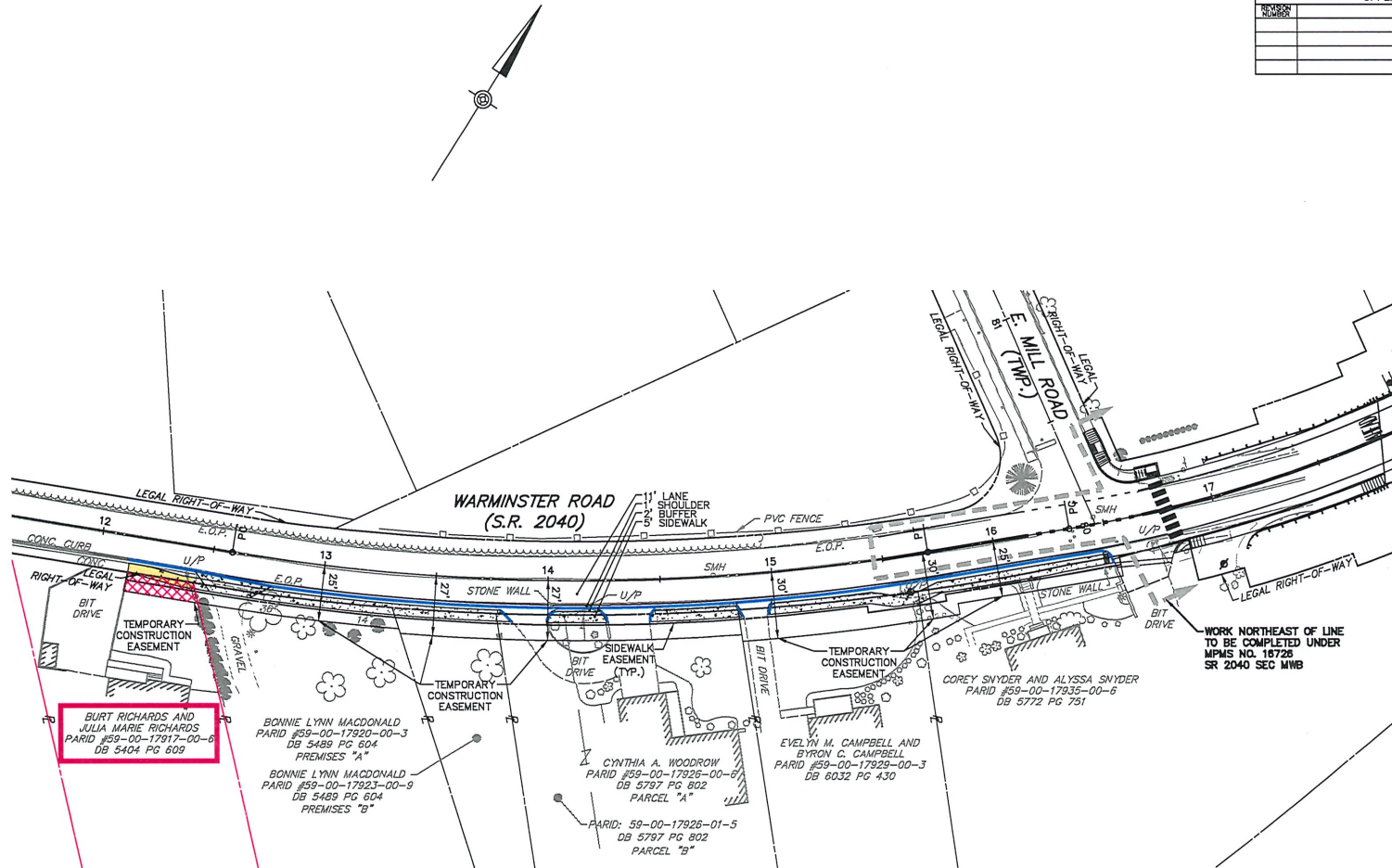
WARMINSTER ROAD SIDEWALK PROJECT  
WARMINSTER ROAD (S.R. 2040)

UPPER MORELAND TOWNSHIP

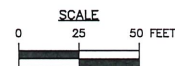
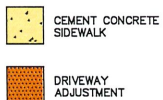
MONTGOMERY COUNTY

ROADWAY IMPROVEMENT PLAN

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	2040		1 OF 5
UPPER MORELAND TOWNSHIP				
REVISIONS				DATE BY



# LEGEND



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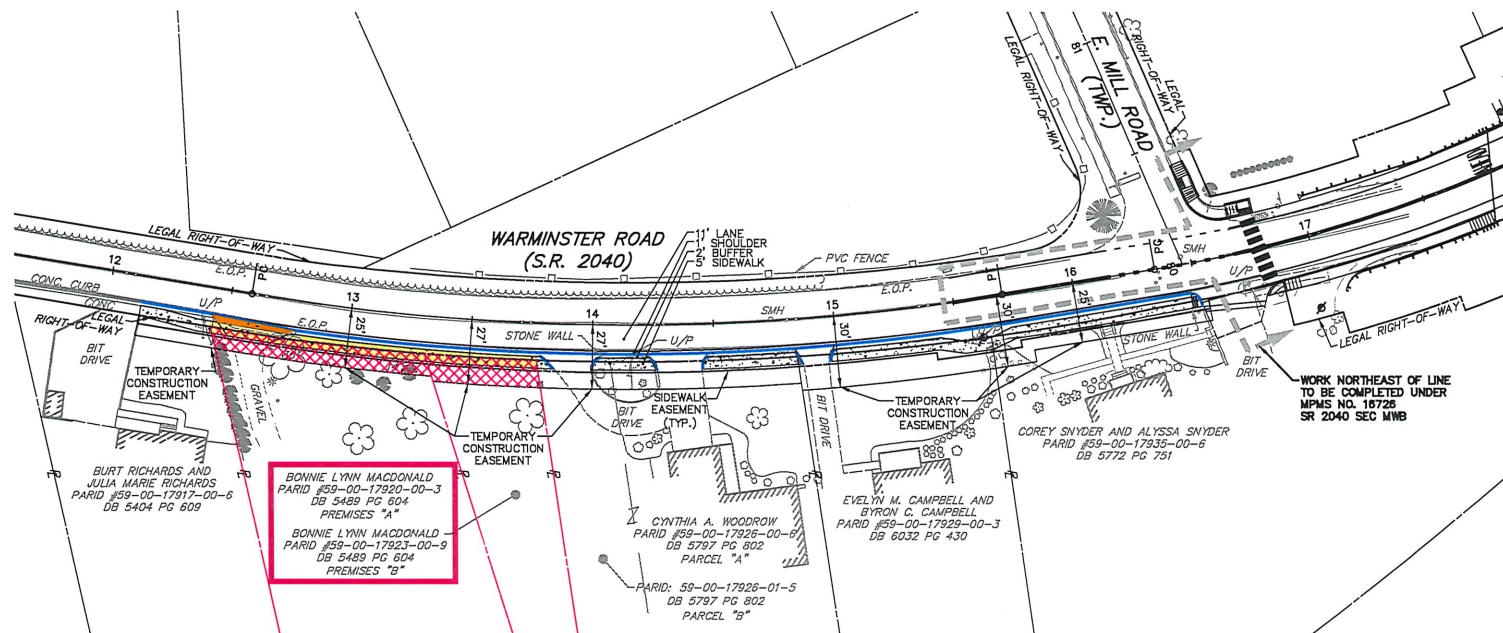
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MONTGOMERY COUNTY

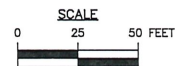
ROADWAY IMPROVEMENT PLAN

DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
6-0	MONTGOMERY	2040	--	2 OF 5	
UPPER MORELAND TOWNSHIP					
REVISION	REVISIONS			DATE	BY



# LEGEND

-  CEMENT CONCRETE SIDEWALK
-  DRIVEWAY ADJUSTMENT



**MCMMAHON**

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SUITE 200  
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JOB NO: 820191  
DWG: 191RDY01P  
DATE: 21-11-22

UPPER MORELAND TOWNSHIP

117 PARK AVENUE  
WILLOW GROVE, PA 19090  
(215) 658-3100

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WARMINSTER ROAD (S.R. 2040)

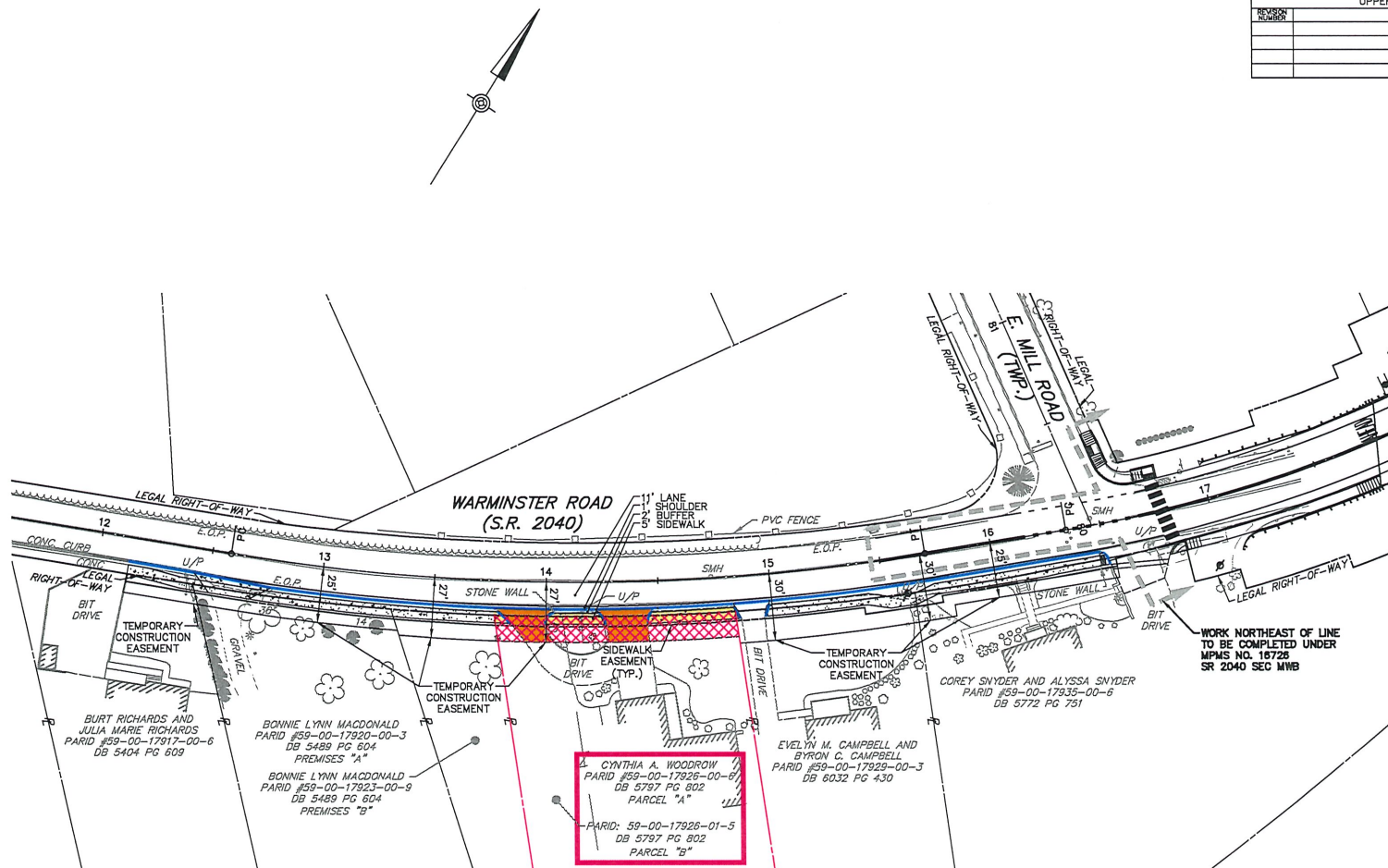
UPPER MORELAND TOWNSHIP

MONTGOMERY COUNTY

ROADWAY IMPROVEMENT PLAN



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-D	MONTGOMERY	2040	-	3 OF 5
UPPER MORELAND TOWNSHIP				
REVISIONS				DATE BY



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DRAWN BY: KAM  
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UPPER MORELAND TOWNSHIP

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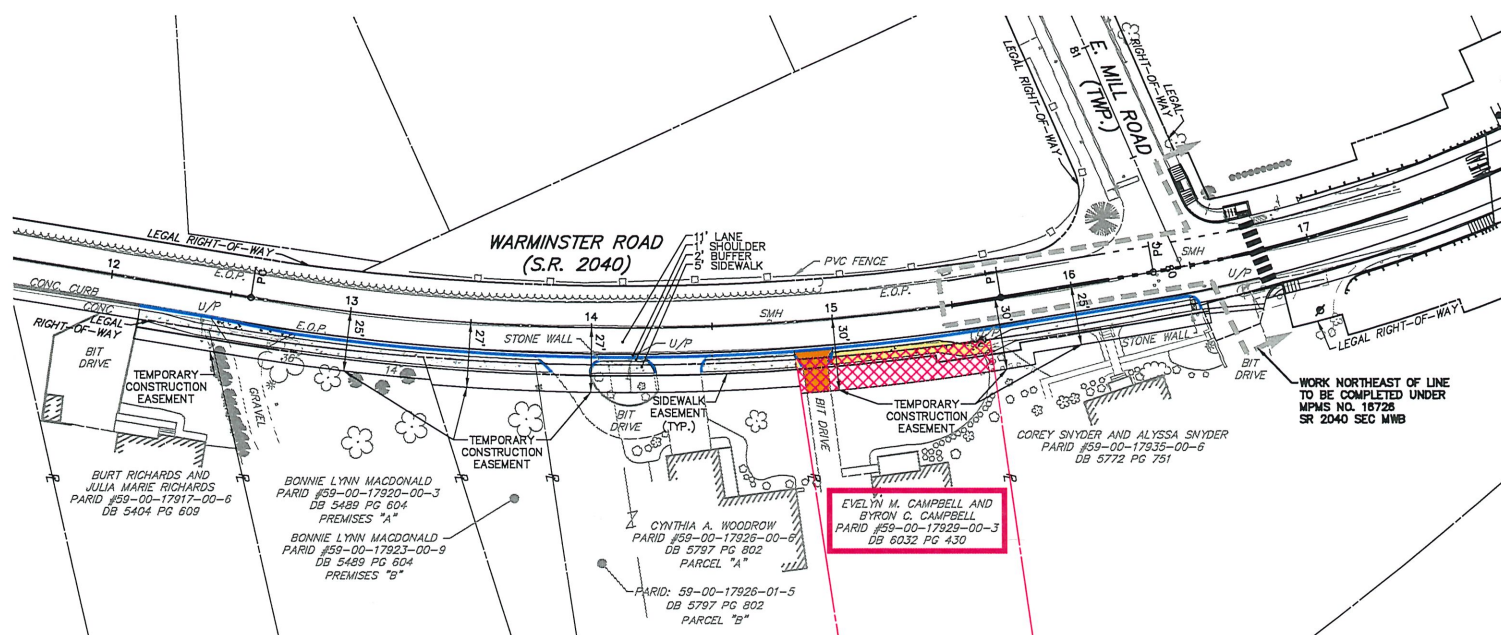
WARMINSTER ROAD SIDEWALK PROJECT  
WARMINSTER ROAD (S.R. 2040)

UPPER MORELAND TOWNSHIP



MONTGOMERY COUNTY

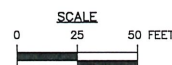
ROADWAY IMPROVEMENT PLAN

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
8-D	MONTGOMERY	2040	-	4 OF 5
UPPER MORELAND TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



# LEGEND

-  CEMENT CONCRETE SIDEWALK
-  DRIVEWAY ADJUSTMENT



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DATE: 21-11-22

## UPPER MORELAND TOWNSHIP

117 PARK AVENUE  
WILLOW GROVE, PA 19080  
(215) 659-3100

## WARMINSTER ROAD SIDEWALK PROJECT WARMINSTER ROAD (S.R. 2040)

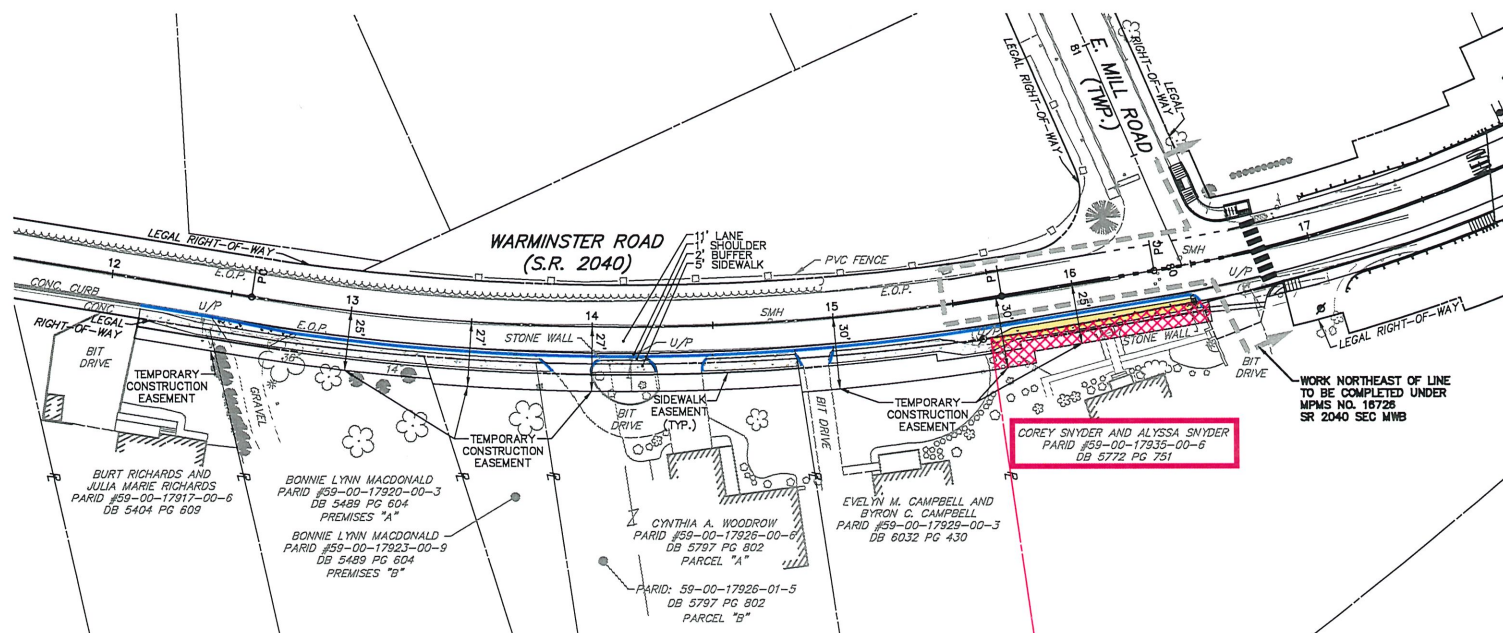
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MONTGOMERY COUNTY

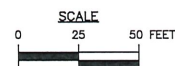
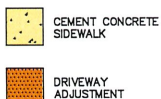
## ROADWAY IMPROVEMENT PLAN



DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
6-0	MONTGOMERY	2040	-	5 OF 5	
UPPER MORELAND TOWNSHIP					
REVISION NUMBER	REVISIONS			DATE	BY



# LEGEND



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WARMINSTER ROAD SIDEWALK PROJECT  
WARMINSTER ROAD (S.R. 2040)

UPPER MORELAND TOWNSHIP MONTGOMERY COUNTY

ROADWAY IMPROVEMENT PLAN

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 17, 2021

SUBJECT: Zoning Update: Proposed CMU-Commercial Mixed Use District  
TO: Paul Purtell, Upper Moreland Township; Community Development Committee  
FROM: Claire Warner, Montgomery County Planning Commission

---

**CMU-Commercial Mixed Use District**

The comprehensive plan identifies a future land use category referred to as CMU-Community Mixed Use, which consists of land along arterial roads. The CC District serves as a transition zone from the highest-density/intensity Town Center (TC) to commercial and residential districts. The recommended CMU District would consolidate the current O-Office, C1- and C2-Commercial Districts, and would permit all of the uses that are currently permitted in those three districts. The comprehensive plan's vision for this area states that the CMU District would be a broad, flexible district to accommodate various uses, permit mixed-use development, and contain stronger design standards than the current Office and Commercial Districts.

Since this recommended new zoning district would consolidate three existing zoning districts, associated zoning map changes will be illustrated on a map. The dimensional standards of the proposed district take into account the varying sizes of the lots that fall within these three different districts, and are categorized as Class I and Class II permitted uses.

Summary of Draft CMU District Outline:

- Uses. Because the CMU District would consist of areas along arterials with smaller lots, as well as areas near the turnpike with larger lots, the uses have been categorized into Classes.
  - Class I uses – primarily office uses
  - Class II uses – primarily commercial
  - Residential uses will fall into both Class I and Class II.
  - New Permitted Uses (pg. 2):
    - Artisanal manufacturing (new use type)
    - Mixed-use building, with residential uses located on the second story and above.
- Conditional Uses
  - Gas station (some language taken from the updated CC-Commercial Core District)
  - Mid-rise apartment buildings
- General Requirements. Some standards are in both the CC and the CMU District drafts.
  - Regulations on window displays
  - Trash and collection areas
- Dimensional standards (pg. 5). The dimensional standards are built from the O-Office and C-2 Commercial District standards to ensure that there is some consistency with existing properties.
  - Increased min lots size moderately for Class I (from 6,000 sq ft that had been required in the Office District), Class II has larger lot size for commercial properties to encourage parcel consolidation
  - Differentiate between *Green Space* (undeveloped area) and *Common Open/Gathering Space*

- Green space = the inverse of impervious coverage (i.e. buildings, paved areas)
  - Common open/gathering space = plaza, pocket park, courtyard. Required for Class II (large lot) nonresidential uses, and for residential uses on any size lot.
- Additional (use-specific) regulations; in particular for mixed use and multi-family buildings, and where residential units are permitted above commercial uses (pgs. 5-6)
  - Required *frontage occupation* of 70% for Class I uses (small lots)
- Building Standards
  - Orientation and entrances towards sidewalks to create a continuous streetscape
  - Façade transparency on the ground floor (60%) and upper floors (35%)
  - Multiple-buildings on a lot
- Public Common Open/Gathering Space Design Standards (pg. 6)
  - Includes regulations for: location, percentage of landscaped area, shade and tree coverage, seating, maintenance plan.
- Pedestrian standards – ensure adequate sidewalks and pedestrian connectivity
- Parking lot standards (pg. 7-8)
  - Number, width, and spacing of driveways
  - Location of surface parking
  - Vehicular and pedestrian access
  - Design for surface parking and parking garages to ensure they are screened from streets and neighboring residential uses

## Schedule for the Completion of the Zoning Ordinance Update

### **2021**

February – Overview of process, zoning map update discussion, classification of districts

- Article I – Purpose; Objectives, Definitions (separately, at the end)
- Article II – Districts

March – Zoning map update, continue discussion of districts

April – Finalization of districts, discuss Town Center/Willow Grove districts

- Article XXXII – Town Center Districts
- Article XXXIII – Additional Design Standards for the Town Center
- Article XXXIV – Transit Management Overlay District

May – Continue discussion regarding Town Center districts

June – Finalize Town Center districts, discuss commercial, office, and shopping center districts

- Article X – CC Commercial Core District
- Article XXVI – Unified Development Commercial District
- To discuss: Article XI – HR High-Rise District

July/September – Continue discussion of commercial, office districts

- Article X – CC Commercial Core District
- Article XII – C-1 Commercial Districts
- Article XIII – C-2 Commercial Districts
- Article XV – O Office District

October – Continue discussion of commercial, office, and shopping center districts

- Article X – CC Commercial Core District – review of edits, send updated draft to Paul
- NEW DISTRICT: CMU – Commercial Mixed Use
  - Article XII – C-1 Commercial Districts
  - Article XIII – C-2 Commercial Districts
  - Article XV – O Office District

November – Finalize CC-Commercial Core District; Paul to present CC District to CDC in December.

December – Finalize new CMU District, begin review of SC Shopping Center District and associated zoning map changes. The review of the SC District in conjunction with the Future Land Use map and potential zoning map changes may necessitate a review of the following districts:

- Article XIV – SC Shopping Center District
- Article VIII – P Professional District
- Article XVI – M-1 Office and Limited Industrial Districts
- Article XVII – I Limited Industrial Districts
- Article XVIII – S Small Limited Industrial Districts



## 2022

January – finalize SC-Shopping Center District. Continue review of consolidated Industrial districts. Finalize associated zoning map changes.

- Article XIV – SC Shopping Center District
- Article VIII – P Professional District
- Article XVI – M-1 Office and Limited Industrial Districts
- Article XVII – I Limited Industrial Districts
- Article XVIII – S Small Limited Industrial Districts

February – begin discussion of all residential districts and associated zoning district consolidations.

- Article III – R Residence Districts
- Article IV – R-1 Residence Districts
- Article V – R-2 Residence Districts
- Article VI – R-3 Residence Districts
- Article XXIII – R-3A Cluster Development District
- Article VII – R-4 Residence District
- Article IX – M Multiple Dwelling District
- Article XXXY M-2 Multiple Dwelling District
- Article XI – HR High-Rise District

March – continue discussion regarding residential district consolidation; specific review of higher-density residential districts

April – continue discussion regarding residential district consolidation; specific review of low-density residential districts. Begin review of institutional districts

- Article XXII – INST Institutional Districts

May – Finalize institutional districts, discuss conservation regulations

- Article XX – Steep Slope Conservation District
- Article XX I RC – Recreation Conservation Districts
- NEW: Recommended Riparian Buffer Overlay

June – Finalize institutional districts, discuss conservation regulations

- Article XX – Steep Slope Conservation District
- Article XX I RC – Recreation Conservation Districts
- NEW: Recommended Riparian Buffer Overlay

July – Continue discussion regarding conservation regulations, discuss renewable energy technology

- Article XXXVI – Renewable Energy Technologies
- NEW: Recommended changes to Renewable Energy Technologies ordinance

August – Finalize conservation regulations and renewable technologies, discuss historic preservation

- Article XXV – Historic Preservation Overlay
- NEW: Recommended Adaptive Reuse Regulations

September – Finalize historic preservation. Begin review of general provisions and nonconforming uses.

- Article XXIV – General Provisions
- Article XXVII – Nonconforming Use

October – Continue discussion of general provisions, nonconforming uses, and definitions

- Article XXIV – General Provisions
- Article XXVII – Nonconforming Use
- Article I – Purpose; Objectives, Definitions

November – Finalize general provisions, nonconforming uses, and continue to discuss definitions

December – Finalize definitions, discuss administration, zoning hearing board, enforcement, etc.

- Article XVIII – Administration and Certificates
- Article XXIX – Zoning Hearing Board
- Article XXX – Enforcement
- Article XXXI – Amendments

## **2023**

January – Finalize administration, etc., discuss anything left. Review by solicitor.

February – Draft Zoning Ordinance. Review a full draft of the zoning ordinance for final comments. Public Meeting of the Planning Commission. Conduct presentation on the changes and intent of the draft zoning ordinance. Advertise for a public hearing to be held by the supervisors.

March – Public hearing of the Board of Supervisors to get formal testimony from township residents.

April – Discuss comments made at the public hearing and any necessary changes. Advertise for another public hearing if ordinance is substantially changed.

May – Zoning ordinance adopted by Board of Supervisors

## **CMU-Commercial Mixed Use District**

### **§ 350-\_\_\_ Declaration of legislative intent.**

It is the intent of the CMU-Commercial Mixed Use District to promote the benefits which well-located commercial, office, and mixed-use developments will have throughout the Township. Furthermore, it is the intent of this article to provide for a well-integrated, complementary mix of uses, including retail, office, residential, commercial, and institutional uses, that include areas primarily located along arterial roads, such as Eason and York Roads, with proximity to Willow Grove, and in redevelopment opportunity areas near the Turnpike.

- A. Accommodate medium-to high-intensity mixed-use developments; residential uses that are generally medium-density, while encouraging higher-density residential uses which may include workforce housing; and a mix of sustainable, complimentary uses, to include retail, service, artisanal manufacturing, and professional offices.
- B. Consists of a large portion of commercial retail uses, catering to the neighborhood, community, and pass-through traffic from the region.
- C. Encourage building and site design that emphasizes attractive and functional building and streetscape design, shared parking and access, and limited curb cuts to ensure that the CMU District is walkable, safe, and attractive for residents, shoppers, employees, pedestrians, and motorists.
- D. Create strong pedestrian connections within the District and surrounding areas
- E. Ensure adequate separation and buffering to mitigate the impact of development on adjacent residential properties and districts, including those related to privacy, nuisances, and safety.
- F. Provide a generous amount of landscaping, increase the amount of green space, and encourage environmental best management practices.

### **§ 350-\_\_\_ Uses.**

A building or group of buildings may be erected, altered or used, and a lot may be used or occupied, for any of the following uses and no other:

#### **A. Class I Permitted Uses**

- 1) Office buildings. Professional, executive, administrative and governmental; such uses shall include but not be limited to the following:
  - a) Insurance, real estate, bank, and other similar business and professional offices;
  - b) Dental and medical clinics;
  - c) Private, vocational, business and professional schools except those of an industrial character; and
  - d) Office buildings for companies and corporations in which no activity is carried on catering to retail trade with the general public.

- 2) Retail sale of dry goods, variety and general merchandise, clothing, food, beverages, drugs, household supplies, or furnishings, sale or repair of jewelry, watches and clocks, optical goods, or musical, professional or scientific instruments.
- 3) Barbershop, hairdresser, tailor shop and other personal service shops.
- 4) Restaurant, tearoom, cafe, confectionery or similar establishment serving food or beverages.
- 5) Club or fraternal organization.
- 6) Pet shop.
- 7) Hand or automatic self-service laundry, provided adequate provision is made for waste disposal.
- 8) Day-care centers in accordance with the requirements set forth in § 350-155 of Article XXII of this chapter.
- 9) Medical marijuana dispensary in accordance with the requirements of § 350-400. [Added 6-5-2017 by Ord. No. 1677]
- 10) **Artisanal manufacturing.** (*Definition: The on-site production, display, and sale of hand-fabricated or hand-manufactured parts and custom or craft consumer goods based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. This involves activities such as small bakeries, coffee roasters, breweries, distilleries, of the custom production of artisan products such as apparel, cabinetry, glass working, jewelry making, pottery, wood working, etc.*)
- 11) Accessory use on the same lot with and customarily incidental to any permitted use.
- 12) **Mixed-use building, with residential uses located on the second story and above.**

B. Class II Permitted Uses

- 1) Indoor theater, bowling alley, billiard room.
- 2) Amusement games in excess of three when allowed as a special exception by the Zoning Hearing Board.
- 3) Newspaper publishing and job printing.
- 4) Greenhouse, nursery sales yard.
- 5) Animal hospital, provided that all animals shall be kept in completely enclosed buildings and the use shall be designed and conducted in such a manner that it will not constitute a nuisance in surrounding areas by reason of noise or odor.
- 6) Antenna or cellular tower as a special exception in accordance with the provisions of § 350-185 of this chapter.
- 7) Any use of the same general character as any of the above-permitted uses, when authorized as a special exception by the Zoning Hearing Board, provided that such use shall be permitted subject to such reasonable restrictions as the Board may determine and further provided that no use shall



be permitted which is either noxious or hazardous.

- 8) The following uses, when authorized as a special exception by the Zoning Hearing Board in accordance with §§ **350-241** to **350-247** of this chapter:
  - a) Outdoor theater, miniature golf course and similar outdoor amusement.
  - b) Electric substation.
  - c) Motel or motor court.
  - d) New or used automotive sales and service agency; automotive repair or body shop.
  - e) Public garage.
  - f) Any use of a commercial nature not otherwise provided for.

**§ 350-\_\_\_ Conditional Uses**

**A. Gasoline filling station, provided the following:**

- 1) The minimum frontage shall be not less than 150 feet on each street which the property abuts
- 2) The total lot area shall be not less than 30,000 square feet.
- 3) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
- 4) The roof on any retail sales building shall be constructed of a standing seam material, a canopy over any gasoline filling pumps will be constructed with the same standing seam material that is used on any retail sales building.
- 5) Gasoline pumps shall be located at least 20 feet from the edge of the right-of-way of any public street and from all other property lines.
- 6) The fuel pump area shall not be considered part of internal circulation or count towards meeting parking requirements.
- 7) Canopies shall meet the following requirements:
  - a) They shall meet the setback requirements for principal structures.
  - b) Canopies shall be set back at least 15 feet from property and ultimate rights-of-way lines and 50 feet from abutting residentially zoned properties.
  - c) Canopies shall have a maximum height of 16 feet measured to the underside of the canopy.
  - d) Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet.
  - e) Lighting for canopies shall use full cutoff flat lens luminaires.

**B. Midrise apartment residential use, provided the following criteria are met:**

- 1) A conditional use is obtained from the Board of Commissioners in accordance to the procedures set forth in § **350-187**.

- 2) The midrise apartment residential development shall be no more than four stories in height and shall not exceed a height of 60 feet. If approved by conditional use, below-grade structured parking built under the building shall not be counted toward the height restriction.
- 3) Not more than 40% of the area of the lot or lots to be developed shall be occupied by buildings.
- 4) Parking shall be provided in accordance with § **350-178**; provided, however, that the required parking may be reduced by up to 25% for developments of one and two-bedroom units if the applicant can demonstrate to the satisfaction of the Board of Commissioners that the proposed parking will be adequate for the site. Any reduction is in lieu of a reduction in parking by special exception under § **350-178E**.
- 5) The yard regulations set forth in § **350-\_\_\_** herein shall be complied with except that the rear yard setback may be reduced to zero if the property's rear yard is adjacent to property on which no buildings are erected, such as train tracks or a public park.
- 6) Sidewalks shall be installed and have a width of a minimum of eight feet.
- 7) Landscaping, streetscapes and green areas shall be provided in accordance with § **350-275**.
- 8) Lighting shall be provided in accordance to the standards set forth in § **350-276**.

#### **§ 350-\_\_\_ General Requirements**

The following additional development regulations shall apply in the CMU District:

- A. Each use or group of uses shall be subject to the off-street parking, loading and sign requirements of Article **XXIV** herein and to any other pertinent provisions of this chapter.
- B. Any use permitted in this section adjoining a residential or multiple-dwelling district or use, a minimum ten-foot buffer strip shall be required, landscaped in accordance with Chapter **300**, Article **V**, § **300-43C**, of the Upper Moreland Township Code to safeguard the character of the neighboring area.
- C. Displays. Display windows shall not be utilized for storage of equipment and work-related materials. Except for permitted outside storage, no equipment, goods, merchandise, or material of any nature shall be displayed, stored, or offered for sale outdoors, when visible from the street.
- D. Trash and refuse collection areas. The design of buildings in the CMU District shall include either a provision for the storage of trash, refuse and garbage inside the building(s) or within a walled area outside the building(s). The walls of such a trash and refuse area must shield the trash and refuse from direct view of any adjacent property.
  - 1) Trash refuse collection areas shall be located within the building, wherever feasible.
  - 2) When indoor refuse collection and storage is not feasible, the refuse collection area may be located to the rear or side of the building.
  - 3) Exterior refuse collection areas shall be set back a minimum of 50 feet from all property lines abutting a residential district or use.
  - 4) All exterior refuse collection areas shall be fully screened from the Public Way and parking areas

through a combination of low walls, fencing, or hedges.

### § 350-\_\_\_ Dimensional Standards

		Class I	Class II
<b>Density</b>			
<b>Lot</b>			
Lot Area, Minimum		7,000 square feet	20,000 square feet
Lot Width, Minimum		50 feet	100 feet
Impervious Coverage, Maximum		70%	60%
Green Space, Minimum ( <i>naturalized, undeveloped</i> )		30%	40%
<b>Common Open/Gathering Space (Public?)</b>			
	Non-residential Use	N/A	5%, or 500 sf, whichever is greater %
	Residential Use (Multifamily)	5%, or 250 sf, whichever is greater	5%, or 500 sf, whichever is greater
<b>Buildings on the Same Lot</b>		N/A	
	Minimum Separation	N/A	20 feet
<b>Setbacks</b>			
	Yard Setback, Front, Minimum	20 feet	
	Yard Setback, Side, Minimum	10 feet (0' with party wall)	20 feet
	Yard Setback, Rear, Minimum	20 feet	30 feet
	Building Setback from Abutting Residential Property or District, Minimum	20 feet	30 feet
	Trash Storage Setback from Abutting Residential Property or District, Minimum	20 feet	20 feet
<b>Building</b>			
	Building Footprint, Maximum	40%	30%
	Building Height, Maximum	35 feet, or 3 stories, whichever is greater	45 feet, or 4 stories, whichever is greater
<b>Parking</b>			
	Parking Setback from Street**	20 feet	20 feet
	Parking Setback from Abutting Residential Property or District, Minimum	20 feet	20 feet

\*Street wall, sidewalk, and landscaping shall be provided within the setback, as per §\_\_\_ herein.

### § 350-\_\_\_ Additional Regulations

- A. For mixed use buildings with Class I uses on the ground floor, residential uses may be located on the second story and above.
- B. For mixed use buildings with Class II uses, multiple-family dwellings shall only be permitted within the stories above the ground floor. Where multiple-family dwellings are provided in conjunction with a permitted use, there shall be not less than 3,000 square feet of lot area per dwelling unit.
- C. For Class I uses, the minimum lot size for a permitted nonresidential use or group of uses shall be 7,000 square feet. Furthermore, no individual nonresidential use shall contain less than 1,500 square feet of floor area. § 350-\_\_\_ Building Standards.

D. For Class I uses, a minimum of 70% of the frontage of the lot shall be occupied by a building. (*Frontage Occupation Definition: The percentage of the primary frontage of a lot that shall be occupied by a building.*)

E. All buildings shall meet the following requirements:

1) Building orientation and entrances.

- a) The front facade of buildings shall be oriented towards streets and sidewalks, with an everyday public entrance in this front facade.
- b) Buildings with multiple street frontages shall have entrances in each of the front facades, corner entrances, or entrances only in front facades onto streets of highest classification. The governing body may allow an exception to the requirement for there to be entrances on each façade.

2) Building facades.

- a) The ground floor of any building along a primary street shall have a minimum transparency of 60%.
- b) The upper floors of any building along a primary street shall have a minimum transparency of 35%.

F. Multi-Building Lots.

- 1) Where such a lot lies on a corner, at least one building must be built to the corner to form an anchor of the intersection.
- 2) The largest building(s) on a lot must be located in the build-to zone.
- 3) Multi-building lots shall provide street furniture in the amount of one bench and waste receptacle for every 100 linear feet of road and access drive.

**§ 350-\_\_ Public Common Open/Gathering Space Design Standards. (To be added to township general regulations)**

- A. The required public space shall located next to public streets or front facades of buildings, or located between buildings. The public space shall be in the form of a courtyard, square, pedestrian plaza, or pocket park meeting all of the following standards.
- B. Up to 25% of the required public space can be used for natural features preservation or stormwater management, provided the stormwater management facilities are designed as a vegetated amenity, such as rain gardens.
- C. A minimum of 30%, but no more than 70% of the public space shall be landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color. A minimum of one (1) shade tree shall be provided for every 250 square feet of public space.
- D. An operations and maintenance plan, ensuring that all landscaping and manmade items are maintained in perpetuity and are replaced if they can no longer be feasibly maintained, shall be prepared for the public open space area and submitted to the township for approval.
- E. Six (6) seating spaces shall be provided.
- F. Trash and recycling containers shall be distributed throughout the public gathering space.
- G. The public space shall not be used for parking, loading, or vehicular access, except emergency and



maintenance vehicular access.

### § 350-\_\_\_ Pedestrian Standards

- A. Sidewalks, with a minimum unimpeded width of **6 feet**, are required along all street frontages.
- B. Sidewalks are required to connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points such as, but not limited to, transit stops, street crossings, and building and store entrances.
- C. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort.

### § 350-\_\_\_ Parking Standards

#### A. General Parking Requirements

- 1) In order to minimize traffic congestion and hazard, and to encourage the appropriate development of highway frontage:
  - a) No parking lot or area for off-street parking or for the storage of motor vehicles shall abut directly upon a street or highway and each such area shall be separated from a street or highway by a raised curb, planting strip, wall or other suitable barrier against unchanneled vehicular entrance or exit, except for necessary accessways or driveways.
  - b) Each separate use or group of buildings constructed as part of an integrated multi-building plan shall have no more than two accessways to any one street or highway and, where practicable, access to parking areas shall be provided by a common service driveway or minor street in order to avoid direct access on a major street or highway.
- 2) Parking minimums. Parking shall be provided in accordance with § 350-264, Parking and access, of the Zoning Ordinance
- 3) Access.
  - a) Vehicular access. Vehicular access for parking garages shall be located where there is the least possible impact on continuous retail frontage, pedestrian pathways, and sidewalks. When feasible, access shall be fronting onto a street, alley, or driveway that has no retail or related uses.
  - b) Pedestrian access. Safe provisions for pedestrian access to and through a parking lot shall be required. Pedestrian walkways through the surface parking shall connect to sidewalks along public streets.
  - c) **Driveways shall be limited as follows:**
    - 1. **For lots of 10,000 square feet or less, a maximum of one (1) driveway, with a maximum width of two (2) lanes or 24 feet, is permitted on each street frontage of the lot.**
      - a. **For any lot that has frontage on more than two streets, said lot shall have a maximum of 2 access points onto the lot.**
    - 2. **For lots of larger than 10,000 square feet, a maximum of two (2) driveways, with a maximum width of one (1) lane or 12 feet each, is permitted on each street frontage of the lot, provided**

the driveways are spaced a minimum of 50 feet apart.

3. For multi-building lots, driveway access widths must not exceed 30 feet for two-way travel, nor 16 feet for one way travel (exclusive of street parking).

4) Surface parking.

- a) Surface parking lot buffers and landscaping shall adhere to the standards of the Subdivision and Land Development Ordinance § 300-43.D
- b) Surface parking lots visible from a public or private street shall be screened continuously by a four (4) foot-high wall, fence, or hedgerow, or combination thereof. Screening shall also include street trees.
- c) Location of surface parking.

1. For buildings/developments constructed after the adoption of this code, All off-street parking spaces shall be located to the side or rear of the principal structure occupying a lot. No off-street parking shall be permitted in the setback area between the sidewalk and the building.

d) Interconnected parking areas.

1. Parking areas on abutting nonresidential lots shall be interconnected by access driveways.
2. Each parking lot shall provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow. Parking areas on adjacent lots shall be directly connected by a driveway. These interconnections shall be constructed during the initial land development.

5) Parking garages

- a) No parking structure shall have a façade along a public or private street, parking area, or public gathering space that is greater than 150 feet long.
- b) The ground floor of any parking structure visible from a public or private street, parking area, or public gathering space shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building.
- c) Vehicles shall be visually screened from adjacent buildings and the streets. The screening shall be made up of landscaping or architectural elements, or a combination thereof.
- d) Architectural screening elements shall be designed to be consistent with the design and building materials of the building(s) it serves, or adjacent buildings if the structure is the principle use on the lot.





# Commissioners Report

For the period of: 2021-11-01 to 2021-11-30 23:59:59

Date Printed: 12/17/2021

## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	0	\$0.00	\$0.00
Bulk Pick Up	45	45	\$0.00	\$853.00
Trailer	4	4	\$0.00	\$160.00
Plumbing	14	12	\$58,163.66	\$993.50
Garage Sale	0	0	\$0.00	\$0.00
Public Works	10	9	\$910.00	\$351.00
Building	59	59	\$1,125,088.47	\$19,777.00
Commercial Zoning Use	7	0	\$0.00	\$0.00
Fire	29	17	\$94,444.00	\$660.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	3	\$15,063.13	\$245.00
Well	0	0	\$0.00	\$0.00
Electrical	17	21	\$89,367.33	\$2,724.00
Mechanical	11	13	\$86,851.00	\$1,848.00
<b>Totals:</b>	<b>199</b>	<b>183</b>	<b>\$1,469,887.59</b>	<b>\$27,611.50</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	1	\$75.00
General Contractor	7	1	\$600.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	1	\$150.00
<b>Totals:</b>	<b>8</b>	<b>3</b>	<b>\$825.00</b>

### Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	5	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Merion  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

# Commissioners Report

For the period of: 2021-11-01 to 2021-11-30 23:59:59

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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	3	0	\$0.00
<b>Totals:</b>	<b>9</b>	<b>0</b>	<b>\$0.00</b>

## Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

## PERMIT INSPECTIONS

**Total Inspections:** 87

## LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	1	\$50.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	0	\$5.00
<b>Totals:</b>	<b>1</b>	<b>1</b>	<b>\$55.00</b>

## LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$5,000.00
Public Hearing	2	\$800.00
<b>Totals:</b>	<b>3</b>	<b>\$5,800.00</b>

## CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	8
Exterior Maintenance	3
High Grass	0
Work Without Permit	4
<b>Totals:</b>	<b>15</b>

## CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>





Upper Moreland  
Township  
117 Park Avenue  
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## Commissioners Report

For the period of: 2021-11-01 to 2021-11-30 23:59:59

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### OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>

**Total Revenue Collected: \$34,291.50**



# Commissioners Report

For the period of: 2020-11-01 to 2020-11-30 23:59:59

Date Printed: 12/17/2021

## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	5	3	\$382,146.00	\$2,028.50
Bulk Pick Up	27	25	\$0.00	\$459.00
Trailer	2	1	\$0.00	\$40.00
Plumbing	8	9	\$36,785.00	\$1,186.50
Garage Sale	1	1	\$0.00	\$10.00
Public Works	6	7	\$1,300.00	\$254.00
Building	64	68	\$1,136,127.63	\$18,683.50
Commercial Zoning Use	2	6	\$0.00	\$450.00
Fire	31	27	\$137,800.00	\$4,354.00
Miscellaneous	1	1	\$0.00	\$100.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	4	\$0.00	\$445.00
Well	0	0	\$0.00	\$0.00
Electrical	22	22	\$161,175.71	\$4,249.00
Mechanical	12	11	\$92,041.20	\$2,374.50
<b>Totals:</b>	<b>183</b>	<b>185</b>	<b>\$1,947,375.54</b>	<b>\$34,634.00</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$75.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	1	4	\$375.00
General Contractor	2	2	\$300.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>4</b>	<b>6</b>	<b>\$750.00</b>

### Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	7	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland  
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19090

## Commissioners Report

For the period of: 2020-11-01 to 2020-11-30 23:59:59

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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
<b>Totals:</b>	<b>8</b>	<b>0</b>	<b>\$0.00</b>

### Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### PERMIT INSPECTIONS

<b>Total Inspections:</b>	<b>91</b>
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### LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	1	\$50.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	0	\$5.00
<b>Totals:</b>	<b>1</b>	<b>1</b>	<b>\$55.00</b>

### LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>

### CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	2
Misc	3
Exterior Maintenance	1
High Grass	0
Work Without Permit	5
<b>Totals:</b>	<b>11</b>

### CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2020-11-01 to 2020-11-30 23:59:59

*Date Printed: 12/17/2021*

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### OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>

**Total Revenue Collected: \$35,439.00**



# Commissioners Report

For the period of: 2021-12-01 to 2021-12-31 23:59:59

Date Printed: 01/03/2022

## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	4	\$1,865,000.00	\$1,323.00
Bulk Pick Up	27	27	\$0.00	\$560.00
Trailer	0	0	\$0.00	\$0.00
Plumbing	12	10	\$69,821.00	\$1,015.00
Garage Sale	1	1	\$0.00	\$10.00
Public Works	6	7	\$2,650.00	\$463.00
Building	35	37	\$957,278.20	\$19,177.00
Commercial Zoning Use	5	8	\$0.00	\$600.00
Fire	3	20	\$60,691.00	\$1,629.50
Miscellaneous	8	1	\$0.00	\$75.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	0	0	\$0.00	\$0.00
Well	0	0	\$0.00	\$0.00
Electrical	14	11	\$62,954.00	\$1,974.50
Mechanical	9	12	\$178,217.19	\$3,094.00
<b>Totals:</b>	<b>121</b>	<b>138</b>	<b>\$3,196,611.39</b>	<b>\$29,921.00</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	9	0	\$0.00
Sign Contractor	0	0	\$0.00





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For the period of: 2021-12-01 to 2021-12-31 23:59:59

Date Printed: 01/03/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>9</b>	<b>0</b>	<b>\$0.00</b>

### Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### PERMIT INSPECTIONS

**Total Inspections:** 105

### LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	0	\$0.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>

### CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	1
Exterior Maintenance	0
High Grass	0
Work Without Permit	4
<b>Totals:</b>	<b>6</b>

### CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>



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## Commissioners Report

For the period of: 2021-12-01 to 2021-12-31 23:59:59

*Date Printed: 01/03/2022*

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### OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

**Total Revenue Collected: \$29,921.00**



# Commissioners Report

For the period of: 2020-12-01 to 2020-12-31 23:59:59

Date Printed: 01/03/2022

## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	1	\$400.00	\$24.50
Bulk Pick Up	38	38	\$0.00	\$778.00
Trailer	2	3	\$0.00	\$115.00
Plumbing	12	12	\$1,504,706.00	\$1,909.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	6	6	\$19,920.00	\$2,158.00
Building	35	39	\$5,207,060.30	\$79,631.00
Commercial Zoning Use	5	2	\$0.00	\$150.00
Fire	3	11	\$229,734.00	\$5,489.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	5	4	\$11,775.00	\$385.00
Well	0	0	\$0.00	\$0.00
Electrical	19	14	\$939,621.54	\$24,358.50
Mechanical	19	11	\$940,100.00	\$19,134.50
<b>Totals:</b>	<b>145</b>	<b>141</b>	<b>\$8,853,316.84</b>	<b>\$134,132.50</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	2	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	1	0	\$0.00
General Contractor	9	0	\$0.00
Sign Contractor	0	0	\$0.00





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For the period of: 2020-12-01 to 2020-12-31 23:59:59

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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>12</b>	<b>0</b>	<b>\$0.00</b>

### Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### PERMIT INSPECTIONS

Total Inspections: 95

### LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	0	\$0.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>0</b>	<b>\$0.00</b>

### LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>

### CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	3
Misc	3
Exterior Maintenance	4
High Grass	0
Work Without Permit	5
<b>Totals:</b>	<b>15</b>

### CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
<b>Totals:</b>	<b>0</b>	<b>\$0.00</b>



Upper Moreland  
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Willow Grove, PA  
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## Commissioners Report

For the period of: 2020-12-01 to 2020-12-31 23:59:59

*Date Printed: 01/03/2022*

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### OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

**Total Revenue Collected: \$134,132.50**



PROJECT	WORK PERFORMED LAST PERIOD (November 16 <sup>th</sup> to January 10 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (January 10 <sup>th</sup> to February 14 <sup>th</sup> )
<b>GENERAL TOWNSHIP PROJECTS</b>		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"><li>No work provided this period</li></ul>	<ul style="list-style-type: none"><li>Monitor project status and perform work as necessary.</li></ul>
2. Misc. Consulting Services	<ul style="list-style-type: none"><li>NPDES Permit submission to MCCD for Woodlawn School Demo</li></ul>	<ul style="list-style-type: none"><li>Complete any miscellaneous items requested by the Township.</li></ul>
3. Fair Oaks Basin	<ul style="list-style-type: none"><li>Final Payment and Start 18-month maintenance period.</li><li>Final reimbursement requests to grant agencies.</li></ul>	<ul style="list-style-type: none"><li>Monitor project status and perform work as necessary.</li></ul>
4. Mason's Mill Park	<ul style="list-style-type: none"><li>No work performed this period</li></ul>	<ul style="list-style-type: none"><li>Project is in 18-month maintenance period.</li></ul>
5. Library ADA Improvements	<ul style="list-style-type: none"><li>Construction Observation</li><li>Payment #1 certification</li></ul>	<ul style="list-style-type: none"><li>Monitor project status and perform work as necessary.</li></ul>
<b>PRIVATE DEVELOPMENT PROJECTS</b>		
1. Fairhill Commons	<ul style="list-style-type: none"><li>Construction observation</li></ul>	<ul style="list-style-type: none"><li>Monitor project status and perform work as needed</li></ul>
2. 2700 Turnpike Dr. (Acme Box)	<ul style="list-style-type: none"><li>Construction Observation</li></ul>	<ul style="list-style-type: none"><li>Move project into 18-month maintenance period upon request from Applicant.</li></ul>
3. Jaguar Land Rover Dealership	<ul style="list-style-type: none"><li>No work performed this period.</li></ul>	<ul style="list-style-type: none"><li>Monitor project status and perform work as needed.</li></ul>
4. 28 N. York Road	<ul style="list-style-type: none"><li>Review/Approve field change plan for revised grading.</li><li>Construction observation</li></ul>	<ul style="list-style-type: none"><li>Monitor project status and perform work as needed.</li></ul>

PROJECT	WORK PERFORMED LAST PERIOD (November 16 <sup>th</sup> to January 10 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (January 10 <sup>th</sup> to February 14 <sup>th</sup> )
5. Federation Housing (432-512 Davisville Road)	<ul style="list-style-type: none"> <li>Construction observation</li> <li>Escrow Release #1</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project status and perform work as needed.</li> </ul>
6. 2255 Wyandotte Road	<ul style="list-style-type: none"> <li>No work performed this period.</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project and perform work as needed.</li> </ul>
7. 10-170 Park Ave (Federal Realty - Grocery Store LD Waiver)	<ul style="list-style-type: none"> <li>Construction observation</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project and perform work as needed.</li> </ul>
8. Aqua Parking Lot Expansion (Computer Ave)	<ul style="list-style-type: none"> <li>Construction observation</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project and perform work as needed.</li> </ul>
9. Federal Realty – Retail Pad Building (10-170 Park Avenue)	<ul style="list-style-type: none"> <li>Review land development submission</li> <li>Staff meeting with Applicant on 12/21</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project and perform work as needed.</li> </ul>
<b>CONSTRUCTION PROJECTS</b>		
1. 4205 Shoemaker Road	<ul style="list-style-type: none"> <li>No work occurred this period.</li> </ul>	<ul style="list-style-type: none"> <li>Monitor project status and perform work as necessary.</li> </ul>
2. 2405 Maryland Road Appts.	<ul style="list-style-type: none"> <li>No work occurred this period.</li> </ul>	<ul style="list-style-type: none"> <li><b>Project is in Maintenance Period, which is set to expire in December 2021. Coordinate final observation for end of Maintenance Period.</b></li> </ul>
3. Station @ Willow Grove (Petrucchi)	<ul style="list-style-type: none"> <li>No work occurred this period.</li> </ul>	<ul style="list-style-type: none"> <li><b>Project is complete. Remove from report next month.</b></li> </ul>
4. Lightbridge Academy	<ul style="list-style-type: none"> <li>No work performed this period.</li> </ul>	<ul style="list-style-type: none"> <li><b>Project is in 18-month maintenance period, which is set to expire in January 2022. Coordinate final observation for end of Maintenance Period.</b></li> </ul>



## **McCloskey & Faber, P.C.**

**Landscape Architecture • Land Planning • Graphic Design**

**Date:** January 03, 2022 (prior report dated 12/6/2021)

**Subject:** Township Landscape Architect's Monthly Status Report

**Project:** Upper Moreland Township, Montgomery County, PA  
M&F Project No. 215

**From:** James R. Faber, ASLA  
Kimberli J. Flanders, ASLA

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months. Developments with no activity for the previous months and/or are not on-going are included in our "Township Landscape Architect – Application Reviews and Field Work Schedule" spreadsheet (unless otherwise directed).

A. Landscape Architectural Plan and Field Reviews:

1. Willow Grove Shopping Center – Pad Site
  - a. Receive new land development submission; General coordination regarding same.
  - b. **PENDING:** Review plan submission.
2. 3195 Pennypack Road Grading Plan
  - a. Coordination and review related to replacement landscape trees.
3. 2405 Maryland Road - Apartments
  - a. Prepare for and attend site visit on December 21, 2021 to review installed landscaping prior to end of 18-month guarantee (follow up from November 4, 2021 site review).
  - b. Prepare and issue end of guarantee review letter on December 21, 2021.
  - c. **PROJECT COMPLETE.**

## **McCloskey & Faber, P.C.**

Township Landscape Architect's Monthly Report

January 3, 2022

Page 2

### **B. Fair Oaks Park – Construction Administration:**

1. Site visit on December 2, 2021 to observe installed landscaping (follow up from October 1, 2021 site review); General coordination and follow up from site visit.
2. General coordination with Township Engineer regarding payment request.
3. Prepare and issue on December 9, 2021 written memo with photos and accompanying Landscape Plan markup to serve as punch list for December 2, 2021 site visit.
4. General coordination with Landscape Contractor regarding inquiries regarding species substitutions and soil additives.

#### Distribution List (via Email):

Kevin Spearing, Board of Commissioners, Ward 2  
Anthony Prousi, Board of Commissioners, Ward 4  
Kip McFatridge, Board of Commissioners, Ward 5  
Matthew Candland, Township Manager  
Vicky Sykes, Executive Assistant to Township Manager  
Paul Purtell, Director of Code Enforcement  
David Elsier, Director of Public Works  
Sean Kilkenny, Esq., Solicitor  
Alex Baumlner, Kilkenny Law Office  
Erik Garton, P.E., Gilmore & Associates  
Jim Faber, ASLA, Township Landscape Architect

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sean@skilkennylaw.com  
alex@skilkennylaw.com  
egarton@gilmore-assoc.com  
jfaber@mcfpc.com

Issue Date: January 3, 2022										
UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT APPLICATION REVIEWS AND FIELD WORK SCHEDULE M&F No. 215										
Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Landscape Plan Reviews in Progress or Not Approved										
1130 Easton Road - Pad site  LD 15-28	LPR3 3/9/16	7/23/2015 & 8/4/2015								Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
Willow Grove Shopping Center  Marshalls	LPR1 09/14/21									[Await plan resubmission]
Willow Grove Shopping Center  Pad Site 102-170 Park Avenue	LPR1 12/22/21									Virtual Twp Staff / Consultant meetings 12/13/21 and 12/15/21 Development staff meeting: 12/21/21 [Await plan resubmission]
Landscape Plan Approved - Awaiting Construction										
240 Fitzwatertown Road (Malvern Inst)  (Amended Phase II of Willow Crest Manor) LD 16-23	LPR2 6/16/17	5/17/16								Development Staff meeting: 5/20/16; Waiver review memo: 7/7/16; Email review of technical plan comments: 7/5/17 [Await formal response to technical plan comments - reviewed informally]
Project Under Construction - Landscape Installation NOT Approved										
2300 Easton Road - Verizon store	LPR3 10/24/2016	9/1/16	12/21/16  KJF	n/a	6/12/19					[Await final request for escrow release associated with landscape installation.]



Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
900 S. York Road - Jaguar Land Rover Waiver of land development	LPR4 8/26/19		9/25/19		Ph 12/4/20 2/19/20 Ph 2 4/8/21 Ph 1&2: 6/16/21	ACTIVE	8/18/21			
28 N. York Road - Land Development Martin Harrison	LPR2 01/27/20	11/7/18	9/11/20 KJF		ACTIVE					[Monitor tree protection; Await installation of required landscaping]
3195 Pennypack Road - Grading Permit Plan	LPR1 01/27/20	Tree count by Arborist	9/1/20 KJF	9/17/20						[Provide tree replacement input, when requested.]
2700 Turnpike Drive - Acme Corrugated Box	LPR4 3/19/20	12/12/18	10/27/20 KJF	11/25/20	ACTIVE					[Monitor tree protection; Await installation of required landscaping]
Willow Grove Shopping Center - Tenant Fitout Federal Realty	LPR2 4/23/21	10/2/20	3/30/21 KJF		ACTIVE					Review of OPC: 2/22/21 [Await review of plantings in easements by each governing jurisdiction]
2855 Wyandotte Road	LPR3 5/6/2021	1/30/20	6/29/21 KJF	8/17/21 8/25/21	10/21/21 ACTIVE					LS pre-install meeting 8/25/21 [Follow up 10/21/21 site visit]
432-514 Davisville Road Federation Housing	LPR4 4/27/21	10/9/20	8/17/21							Pre-submission meeting: 8/10/20 Development staff meeting: 10/15/20 Fee-in-lieu / Tree deficiency memo: 11/19/20 [Await installation of landscaping anticipated Fall 2022]
2290 Computer Avenue Aqua PA	LPR2 5/25/21	Online photos	9/22/21 KJF	9/22/21	ACTIVE					Development staff meeting: 3/23/21 [LS installation is anticipated for late winter/early spring]
551 N. York Road and 230 Fairhill St. Fairhill Commons	CU Review 11/25/19 LPR5 04/21/21	3/5/2019 Site visit 9/5/19 Tree count	11/5/21 KJF							Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/28/19 Development pre-submission meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20 [Await installation of landscaping anticipated Spring 2023]
1150 Easton Road - parking expansion Urban Air Administrative Plan review	Memo 8/18/21	5/12/21	11/4/21 KJF		ACTIVE					[Await landscape installation]
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										



Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
2405 Maryland Road (Apartment complex)	LPR7 7/24/18	11/4/15	4/16/2018 Stage 2 (Demo)	6/1/18	8/13/2020 Ph 3	11/13/20 site visit		1/1/22	12/21/21	PROJECT COMPLETE
	Amended Plan 12/10/2018							G&A ltr 12/10/20		
2321 Blair Mill Road (Lightbridge Academy)  LD 16-10	LPR3 10/11/16	3/30/16	2/21/19  no M&F rep		7/2/20 plan markup			1/1/22  G&A ltr 8/12/20	11/8/21 punch list	Development staff meeting: 4/22/16 Waiver review memo: 7/7/16  [Await response to review of of landscaping associated with end of guarantee - anticipated Spring of 2022]
End of Guarantee Inspection Performed - Landscape Issues Remain										
2901 Blair Mill Road (Blair Mill TH), Willow Crossing LD-06-7  Formerly Sabia Townhouses (Builder: Ed Moser)	10/3/12  Amended plan review	5/1/06	7/15/11				12/28/15	6/16/17	5/30/17 email	[Revisit site upon completion of punch list items.]
2440 Maryland Road (Fairfield Inn)  Ajesh Patel LD14-2	LPR4 10/17/14	1/16/14	2/17/15	3/19/15				12/1/17  G&A ltr 6/23/16	10/11/17	[Revisit site upon completion of punch list items.]



## **McCloskey & Faber, P.C.**

**Landscape Architecture • Land Planning • Graphic Design**

**Date:** December 06, 2021 (prior report dated 11/1/2021)

**Subject:** Township Landscape Architect's Monthly Status Report

**Project:** Upper Moreland Township, Montgomery County, PA  
M&F Project No. 215

**From:** James R. Faber, ASLA  
Kimberli J. Flanders, ASLA

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months. Developments with no activity for the previous months and/or are not on-going are included in our "Township Landscape Architect – Application Reviews and Field Work Schedule" spreadsheet (unless otherwise directed).

A. Landscape Architectural Plan and Field Reviews:

1. Willow Grove Shopping Center – 102 to 170 Park Avenue
  - a. Receive new land development submission; General coordination regarding same.
  - b. **PENDING:** Review plan submission.
2. 2321 Blair Mill Road – Lightbridge Academy
  - a. Prepare for and attend site visit on November 2, 2021 to observe installed landscaping prior to end of guarantee.
  - b. Prepare and issue on marked up copy of landscape plan as punch list for site observations on November 8, 2021.
3. 2405 Maryland Road - Apartments
  - a. Prepare for and attend site visit on November 4, 2021 with Owner's representative to review installed landscaping prior to end of 18-month guarantee.

## **McCloskey & Faber, P.C.**

Township Landscape Architect's Monthly Report

December 6, 2021

Page 2

4. 551 N. York Road – Fairhill Commons

- a. Prepare for and attend pre-construction meeting on November 5, 2021.

5. 1150 Easton Road – Urban Air

- a. Prepare pre-construction meeting talking notes; Prepare for and attend pre-construction meeting on November 4, 2021.
- b. Attend meeting at site on November 5, 2021 to review tree removal and discuss proposed sidewalk location relative to existing light pole.
- c. Receive revised plans from project Engineer on November 11, 2021 and November 12, 2021; Review and provide comments regarding same.
- d. Prepare and issue on November 15, 2021 Final landscape design review memo.
- e. General coordination with Township Director of Code Enforcement regarding fee-in-lieu for trees not planted on site.

B. Fair Oaks Park – Construction Administration:

1. General coordination with Landscape Contractor and Township Director of Park and Recreation regarding schedule for replacement of plant material (follow up from October 1, 2021 site visit).

Distribution List (via Email):

Kevin Spearing, Board of Commissioners, Ward 2  
Anthony Prousi, Board of Commissioners, Ward 4  
Kip McFatridge, Board of Commissioners, Ward 5  
Matthew Candland, Township Manager  
Vicky Sykes, Executive Assistant to Township Manager  
Paul Purtell, Director of Code Enforcement  
David Elsier, Director of Public Works  
Sean Kilkenny, Esq., Solicitor  
Alex Bauml, Kilkenny Law Office  
Erik Garton, P.E., Gilmore & Associates  
Jim Faber, ASLA, Township Landscape Architect

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Issue Date: December 6, 2021										
UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT APPLICATION REVIEWS AND FIELD WORK SCHEDULE M&F No. 215										
Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Landscape Plan Reviews in Progress or Not Approved										
1130 Easton Road - Pad site  LD 15-28	LPR3 3/9/16	7/23/2015 & 8/4/2015								Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
Willow Grove Shopping Center  Marshalls	LPR1 09/14/21									[Await plan resubmission]
Willow Grove Shopping Center  102-170 Park Avenue										[Prepare plan review]
Landscape Plan Approved - Awaiting Construction										
240 Fitzwatertown Road (Malvern Inst)  (Amended Phase II of Willow Crest Manor) LD 16-23	LPR2 6/16/17	5/17/16								Development Staff meeting: 5/20/16; Waiver review memo: 7/7/16; Email review of technical plan comments: 7/5/17 [Await formal response to technical plan comments - reviewed informally]
Project Under Construction - Landscape Installation NOT Approved										
2300 Easton Road - Verizon store	LPR3 10/24/2016	9/1/16	12/21/16  KJF	n/a	6/12/19					[Await final request for escrow release associated with landscape installation.]

Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
900 S. York Road - Jaguar Land Rover  Waiver of land development	LPR4 8/26/19		9/25/19		Ph 12/4/20 2/19/20  Ph 2 4/8/21 Ph 1&2: 6/16/21	ACTIVE	8/18/21			
28 N. York Road - Land Development  Martin Harrison	LPR2 01/27/20	11/7/18	9/11/20  KJF		ACTIVE					[Monitor tree protection; Await installation of required landscaping]
3195 Pennypack Road - Grading Permit Plan	LPR1 01/27/20	Tree count by Arborist	9/1/20  KJF	9/17/20						[Monitor tree protection]
2700 Turnpike Drive - Acme Corrugated Box	LPR4 3/19/20	12/12/18	10/27/20  KJF	11/25/20	ACTIVE					[Monitor tree protection; Await installation of required landscaping]
Willow Grove Shopping Center - Tenant Fitout  Federal Realty	LPR2 4/23/21	10/2/20	3/30/21  KJF		ACTIVE					Review of OPC: 2/22/21 [Await review of plantings in easements by each governing jurisdiction]
2855 Wyandotte Road	LPR3 5/6/2021	1/30/20	6/29/21  KJF	8/17/21  8/25/21	10/21/21  ACTIVE					LS pre-install meeting 8/25/21 [Follow up 10/21/21 site visit]
432-514 Davisville Road Federation Housing	LPR4 4/27/21	10/9/20	8/17/21							Pre-submission meeting: 8/10/20 Development staff meeting: 10/15/20 Fee-in-lieu / Tree deficiency memo: 11/19/20 [Await installation of landscaping]
2290 Computer Avenue  Aqua PA	LPR2 5/25/21	Online photos	9/22/21  KJF	9/22/21	ACTIVE					Development staff meeting: 3/23/21
551 N. York Road and 230 Fairhill St. Fairhill Commons	CU Review 11/25/19  LPR5 04/21/21	3/5/2019 Site visit  9/5/19 Tree count	11/5/21  KJF							Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/28/19 Development pre-submission meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20
1150 Easton Road - parking expansion Urban Air  Administrative Plan review	Memo 8/18/21	5/12/21	11/4/21  KJF		ACTIVE					[Await landscape installation]
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										

Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
2405 Maryland Road (Apartment complex)	LPR7 7/24/18	11/4/15	4/16/2018 Stage 2 (Demo)	6/1/18	8/13/2020 Ph 3	11/13/20 site visit		1/1/22	11/4/21 site review	[Await response to review of of landscaping associated with end of guarantee]
	Amended Plan 12/10/2018							G&A ltr 12/10/20		
2321 Blair Mill Road (Lightbridge Academy)  LD 16-10	LPR3 10/11/16	3/30/16	2/21/19  no M&F rep		7/2/20 plan markup			1/1/22	11/8/21 punch list	Development staff meeting: 4/22/16 Waiver review memo: 7/7/16  [Await response to review of of landscaping associated with end of guarantee]
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			5/27/16	12/4/15				G&A ltr 6/23/16		





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**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY**

**PROJECT STATUS  
January 6, 2022**

**WARMINSTER ROAD BRIDGE RECONSTRUCTION**

- **Project Bids opened 12/16/21 – Project awarded to Allan A. Myers.**
- Full reconstruction of bridge along Warminster Road by PennDOT.
- Full road closure is required. Approximate 6 - 8 month closure.
- Pedestrian flashing warning device at Mill Road.

**WILLOW GROVE TRAIN STATION RELOCATION**

- Meeting held with SEPTA to discuss restarting project. SEPTA programming capital project for 2022-2023 budget.

**ROUTE 611 BRIDGE OVER TURNPIKE RAMP**

- **2021 DCED MTF grant awarded for Design of Interchange Improvements.**
- 2021 PennDOT MTF grant application submitted for construction of ramp widening.

**BYBERRY ROAD AND DAVISVILLE ROAD**

- **PECO Utility relocation work completed end of December 2021**
- **JDM started construction. Utility conflicts for gas and water service was identified. Utility relocation work underway. JDM to continue with roadway and signal work.**
- **Davisville Road to be paved by PennDOT in Spring 2022.**
- Awarded Green Light Go Grant for traffic signal improvements at the intersection. Grant Award - \$252,520. Township match - \$63,130. Green Light Go funding restored July 1, 2021.
- Awarded Montgomery County Transportation Program (CTP) funding for \$31,565 to be applied to Green Light Go match requirement. County allowing CTP funding to be utilized for project. – Extension provided to June 2022.
- Awarded PennDOT MTF for right-turn lane on Davisville Road in the amount of \$390,000.

**BLAIR MILL ROAD**

- Project for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.
- DCED MTF award of \$575,000 for improvements on west side of intersection. Design commencing.

**EASTON ROAD (PA 611) AND MILL ROAD/SYCAMORE ROAD**

- McMahon submitted formal request to PennDOT to prohibit large trucks from turning right from NB Easton Road to Mill Road.
- Signing plan and alternate route analysis submitted to PennDOT for review 8/3/2020.

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY  
PROJECT STATUS  
January 6, 2022**

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- Meeting with PA Turnpike staff on 10/14/2020.
- Memorandum submitted to PA Turnpike on 1/18/2021 requesting approval of signing plan for Willow Grove Interchange.
- PA Turnpike approved signing plan with modifications on 3/3/2021.
- PA Turnpike provided sample maintenance agreement on 6/9/2021. Revised maintenance agreement signed by Township and submitted to PA Turnpike on 8/25/2021 for final review and approval.
- PA Turnpike has returned draft maintenance agreement with requested revisions which are being reviewed with Township staff.
- Request sent to PennDOT for permission to proceed with installation of signs at PA 611/Mill Road intersection.
- Revised draft maintenance agreement sent to PA Turnpike on 11/9/2021 for their review.
- Maintenance agreement and signing comments received from PA Turnpike on 12/3/2021.
- Revised agreement, sign specifications and exhibits submitted to PA Turnpike on 1/6/2022.

**2018 ARLE SUBMISSION – BLAIR MILL ROAD AND HORSHAM ROAD**

- Signal upgrades (pedestrian signals, APS, emergency pre-emption, video detection).
- Grant Request - \$106,500.
- Construction anticipated for Fall 2020.
- Project Awarded to Armour. Construction Complete. Final inspection with PennDOT to be scheduled.

**WELSH ROAD ADAPTIVE TRAFFIC SIGNAL SYSTEM**

- Joint municipal project between Upper Dublin Township, Horsham Township, Abington Township, Upper Moreland Township to upgrade 17 intersections to adaptive operation. Upper Moreland Township maintains Blair Mill Road and Computer Road intersections.
- Rhythm Engineering INSync System initially selected. Design engineer revised recommendation to the Econolite Adaptive system.
- Project Schedule – Coordination with utility pole companies for fiber optic cable installation, which is anticipated to be completed by November. Traffic Signal equipment purchased and anticipated to be installed Summer 2021. Adaptive System Optimization Fall 2021.

**2020 ARLE SUBMISSION – YORK AND DAVISVILLE\EASTON SIGNAL UPGRADES**

- Submitted 2018 GLG award for York Road Signal upgrades (Signal coordination from Davisville to Easton, rail crossing coordination, addition of pedestrian crossing on western leg of intersection with Davisville Road).
- Grant Request - \$288,750. Township match \$40,000.
- Grant Awarded to Township. Design started.

**MONTCO CTP GRANT – MARYLAND AND COMMERCE INTERSECTION IMPROVEMENTS**

- Grant Award - \$354,685. Township match \$204,685.
- Topo Survey Completed, design underway.
- Anticipated design completion in 2021 with construction in Spring 2022.



**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY  
PROJECT STATUS  
January 6, 2022**

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**WARMINSTER ROAD SIDEWALK**

- Installation of sidewalk along Warminster Road from Greenbelt to Mill.
- Submitted 2021 Montco 2040 grant for construction.
- Grant Request - \$195,500. Township match \$62,500.
- Preliminary design complete for property owner coordination.

**POWER LINE TRAIL**

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Topographic Survey and Preliminary design Complete.
- TASA Grant Preliminary Submission made August 16, 2021. Preliminary Meeting held 9/8/2021. Final submission made October 15, 2021.

**2020 GREEN LIGHT GO SUBMISSION**

- York Road Signal upgrades (Terwood Road to Newington Road) - Addition of video\radar detection, pedestrian countdown timers, and controller upgrades.
- Grant Award - \$147,760. Township match \$36,940.

**2022 GRANT SCHEDULE**

- Montco 2040 – Spring 2022
- ARLE Grant – June 2022
- MontCo CTP Grant – Summer 2022
- DCED Multimodal Transportation Fund – March through July 2022
- PennDOT Multimodal Transportation Fund – Fall 2022
- Green Light Go – Fall 2022

**EAC Report to CDC**  
**December 2021, January 2022 Meetings**

The EAC met on December 1, 2021 and January 5, 2022.

- At the meetings we discussed the progress of the Outdoor Environmental Education Center at the library. Several EAC members will be part of a committee to develop plans for the area. Ed Landau has agreed to help.
- We are working with a teacher at the Middle School to install an educational sign at the bioswales. The science teacher that helped get the grants for the bioswales has designed this sign and it is in the process of being made.
- We would like to see further progress on making Upper Moreland Township a Tree City. The last hurdle is to develop an ordinance on shade trees and develop a shade tree commission or make it part of the Parks and Rec Dept. (See four requirements/standards below)
- We would like to see actual woodland areas created within the township. Just planting individual trees does not create significant habitat for birds or other wildlife. When developers end up contributing money in lieu of planting trees, those funds could be used to add trees to designated woodland areas. Some proposed areas are:
  - Along Pennypack Creek on Warminster Road in the area where the apartments flooded
  - Middle School grounds in the wet area near the track and Preston Lane
  - Along the creek next to the dog park
  - Sewer authority property at Fitzwatertown near Davisville Road
  - YMCA grounds
- This year we would like to plant a native shade tree in a conspicuous area with an educational sign on the positive attributes of trees, and how they tie into the water cycle and help clean the air. Some sites we thought about are Masons Mill Park, one of the schools, Farmstead Park or...
- We are starting to plan for the Earth Day Fair on April 23, 2022 from 10-2 at Masons Mill Park.
- We would like to see a fountain at Masons Mill Park for filling reusable water bottles.
- We are in the process of designing an educational brochure on plastics and the environmental issues they pose.
- At the December meeting we had a presentation by Faran Savitz, from the nonprofit PennEnvironment, about plastics and potential bag bans. We would like to have him do this presentation for the full board.



**Tree City Requirements:**

**Standard 1**

**A Tree Board or Department**

Someone must be legally responsible for the care of all trees on city- or town-owned property. By delegating tree care decisions to a professional forester, arborist, city department, citizen-led tree board or some combination, city leaders determine who will perform necessary tree work. The public will also know who is accountable for decisions that impact community trees. Often, both professional staff and an advisory tree board are established, which is a good goal for most communities.

The formation of a tree board often stems from a group of citizens. In some cases a mayor or city officials have started the process. Either way, the benefits are immense. Involving residents and business owners creates wide awareness of what trees do for the community and provides broad support for better tree care.

**Standard 2**

**A Tree Care Ordinance**

A public tree care ordinance forms the foundation of a city's tree care program. It provides an opportunity to set good policy and back it with the force of law when necessary.



A key section of a qualifying ordinance is one that establishes the tree board or forestry department—or both—and gives one of them the responsibility for public tree care (as reflected in Standard 1). It should also assign the task of crafting and implementing a plan of work or for documenting annual tree care activities.

Qualifying ordinances will also provide clear guidance for planting, maintaining and/or removing trees from streets, parks and other public spaces as well as activities that are required or prohibited. Beyond that, the ordinance should be flexible enough to fit the needs and circumstances of the particular community.

For tips and a checklist of important items to consider in writing or improving a tree ordinance, [see Tree City USA Bulletin #9](#).

### Standard 3

#### A Community Forestry Program With an Annual Budget of at Least \$2 Per Capita

City trees provide many benefits—clean air, clean water, shade and beauty to name a few—but they also require an investment to remain healthy and sustainable. By providing support at or above the \$2 per capita minimum, a community demonstrates its commitment to grow and tend these valuable public assets. Budgets and expenditures require planning and accountability, which are fundamental to the long-term health of the tree canopy and the Tree City USA program.

To meet this standard each year, the community must document at least \$2 per capita toward the planting, care and removal of city trees—and the planning efforts to make those things happen. At first this may seem like an impossible barrier to some communities. However, a little investigation usually reveals that more than this amount is already being spent on tree care. If not, this may signal serious neglect that will cost far more in the long run. In such a case, working toward Tree City USA recognition can be used to reexamine the community's budget priorities and redirect funds to properly care for its tree resources before it is too late.

### Standard 4

#### An Arbor Day Observance and Proclamation

An effective program for community trees would not be complete without an annual Arbor Day ceremony. Citizens join together to celebrate the benefits of community trees and the work accomplished to plant and maintain them. By passing and reciting an official Arbor Day proclamation, public officials demonstrate their support for the community tree program and complete the requirements for becoming a Tree City USA!

This is the least challenging—and probably most enjoyable—standard to meet. An Arbor Day celebration can be simple and brief or an all-day or all-week observation. It can include a tree planting event, tree care activities or an award ceremony that honors leading tree planters. For children, Arbor Day may be their only exposure to the green world or a springboard to discussions about the complex issue of environmental quality.