

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
February 14, 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

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

Community Development Committee Members: Commissioner and Committee Chair Kevin C. Spearing, Commissioner Kip McFatridge 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 – January 10, 2022 (attachment)

VIII. Land Development/Subdivision:

- A. Application of Land Development by Federal Realty Investment Trust at the Willow Grove Shopping Center (Park Avenue) for proposed 18K square foot building and associated site improvements. (attachment).
- B. Request for waiver of Land Development by Palz Tap House, 1902 County Line Road, for construction of a deck with roof for outdoor dining (attachment).

IX. Other Items:

- A. Submission of an application for PEMA/FEMA Buyout Program (attachment)

X. Old Business:

- A. Zoning Ordinance Updates

XI. New Business:

- A. Library Restroom Restorations

UPPER MORELAND TOWNSHIP
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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
- 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
January 10, 2022 - Meeting Minutes**

Community Development Committee Members - Commissioner and Committee Chair Kevin C. Spearing; Commissioners Kip McFatridge, Anthony S. Prousi; Paul E. Purtell, Director of Code Enforcement, David Elsier, Director of Public Works

- I. **Moment of Silent Meditation**
- II. **Pledge of Allegiance**
- III. **Call to Order** - The meeting was called to order by Committee Chair and Commissioner Kevin C. Spearing.
- VI. **Roll Call:** Committee Chair and Commissioner Spearing; Commissioners McFatridge, Prousi; Mr. Elsier, Mr. Purtell. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Sean Kilkenny, Township Solicitor.
- V. **Presentations/Announcements:**
 - Commissioner Spearing asked everyone to remember Don Warner, who recently passed away and was a huge contributor to the Township. He served as a former Commissioner, a member of the School Board, Zoning Hearing Board, Police Pension Committee, and Historical Commission.
- VI. **Approval of Minutes** – November 15, 2021:
Commissioner Scull commented on Section XV., first arrow, and corrected the spelling of Samson to "Sampson". The Committee unanimously approved the meeting minutes as amended.
- VII. **Land Development/Subdivision** - Nothing to report.
- VIII. **Other Items:**
 - A. Request from Anne Marie Kieser for the properties located at 2500 Easton Road and Sycamore Avenue:
 - Daniel Chertok, Archer Attorneys at Law, summarized a request for waiver of subdivision of the two separate properties, which must be provided to Montgomery County in order to record the Deed.
 - Anne Anastasi, Genesis Abstract, explained that the original 1967 Deed was later revised in 1969, combining two parcels in the Metes and Bounds description. A copy of the Easement identifying the vacant land behind the Sunoco on Sycamore Avenue will be provided to the Committee.
 - Commissioner McFatridge commented that zoning on the back property remains residential and zoning for the front property on Easton Road remains commercial.
 - The Committee recommends the Board of Commissioners take action at the February 7, 2022 Regular Meeting.
 - B. Preliminary Design for Warminster Road Sidewalk Project:
 - Anton Kuhner, McMahon Associates, reviewed details of the design plans.
 - The Committee recommends the Board of Commissioners take action at the February 7, 2022 Regular Meeting.
- IX. **Old Business:**
 - A. Zoning Ordinance Updates - Mr. Purtell discussed updates:

**UPPER MORELAND TOWNSHIP
Community Development Committee
January 10, 2022 - Meeting Minutes**

- The Committee discussed consolidation of the current O-Office, C1 and C2-Commercial Districts, and items concerning greenspace/common gathering open space, driveways, sidewalks and parking areas.
- The Committee will continue a discussion at the February 14, 2022 Community Development Committee Meeting.

B. Update on Carson Simpson Farm Streambank Stabilization Project - James Hersh, Gilmore & Associates, provided updates:

- A Department of Environmental Protection (DEP) permit was submitted. Next steps include preparation of an Easement Agreement with Carson Simpson Farm and posting specifications and documents out for bid, before construction can begin in the spring.
- Reassured with Pat Stasio, Director of Parks and Recreation, that the project should have no interference with the County's Master Trail work.

XI. New Business - Nothing to report.

XII. Acceptance and Approval of the following monthly reports for November and December 2021:

- A. Code Enforcement Department Reports - Mr. Purtell discussed the following:
 - The Department continues to be very active with the processing of permits and construction projects, despite the Covid pandemic.
- B. Public Works Department Report and Recycling Report - Mr. Elsier discussed the following:
 - Details from the recycling bids were discussed. Municipal Solid Waste (MSW) presented studies recommending that the Consortium accept a 7-year contract with Republic Services, and establishing a Recycling Authority, which can apply for grants to assist with the purchase of transfer trailers.
 - Neighboring municipalities currently prefer to utilize single-stream trucks.
 - Republic Services will provide recycling education for public presentations in communities and schools.
 - The Committee recommends the Board of Commissioners take action on a resolution at a future Regular Meeting.
- C. Engineer's Report - Nothing further to report.
- D. Landscape Architect's Report - Nothing further to report.
- E. Traffic Engineer's Report - Anton Kuhner, McMahon Associates discussed the following:
 - Warminster Road Bridge project was awarded to Allen Myers and a schedule will be obtained during the preconstruction meeting next week. Commissioner Spearing noted that Davisville Road cannot be paved while Warminster Road is closed.
 - The 611 Bridge over the Turnpike is awaiting results in March-April from the PennDOT Multi-modal grant application. An Agreement is also being worked through with the Department of Community and Economic Development.
 - Further follow up will be provided on the proposed improvements to Moreland Avenue Bridge in Hatboro.
 - Maryland Road culvert flooding issues are being studied for solutions.
 - All Township bridge structures have been added to the State's Bridge Bill. A list of approved bridges will be generated, which can be submitted for grant funding.
 - A follow up will be conducted with Horsham Township to coordinate improvements at Blair Mill Road and Commerce Avenue and Blair Mill Road and Easton Road.
 - PennDOT has approved one sign for the Turnpike, which is pending the Turnpike Commission's approval of the Agreement.
 - Mr. Kuhner recommends that the Committee review and update the 2023 Capital Improvement Project Schedule.

**UPPER MORELAND TOWNSHIP
Community Development Committee
January 10, 2022 - Meeting Minutes**

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

- Plans for the Outdoor Environmental Education Center continue to be developed.
- A teacher at the Middle School has designed a sign for the bioswales.
- A Shade Tree Commission ordinance is required to establish a Tree City USA.
- Recommending that developments that have "in-lieu-of" conditions be required to create woodland habitat locations, and suggested benefiting the land along Pennypack Creek, Warminster Road, the Middle School's track grounds toward Preston Lane, along the creek next to the Dog Park, and the YMCA.
- A native shade tree will be planted with an educational sign and suggested Masons Mill Park, or Farmstead Park.
- Earth Day event will be held on April 23, 2022, 10 am to 2 pm, at Masons Mill Park.
- Proposed installing a water fountain at Masons Mill Park to fill reusable water bottles.
- A brochure is being designed with educational information about problems with plastics.
- Suggested inviting Faran Savitz from PennEnvironment, to give a presentation about plastics and potential bag bans.
- Commissioner Whiting commented about the effect of plastic bags polluting oceans.

G. Upper Moreland Historical Commission - Commissioner Prousi provided the following updates:

- There was a change in leadership in December and thanked Michelle Young, Bob Young and Bob Mathers for their many years of service, as they resign from the Commission.
- Susan Worth-LaManna is President, Udo Maron is Vice-President, Natalie Baine-Schliskey is Secretary, and Bonnie MacDonald is Treasurer.
- Planning continues for the 250th Anniversary of the United States to be celebrated in 2026.
- Three historical Downtown walking signs are to be purchased and installed using the grant received in 2021.
- The Mineral Springs project is nearly completed at Veterans Memorial Park.
- Work continues with the Historical Association to develop a digital format that visitors can access on their devices at historical landmark signs with further educational information.
- The public is encouraged to apply to the vacancies on the Commission and to also join in the Zoom meetings, which are held on the first Tuesday of each month.

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

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

XV. **Commissioner Comments:**

- Mr. Candland announced that the Department of Conservation and Natural Resources (DCNR) awarded a grant in the amount of \$335,000 to the Township for stormwater restoration projects at Farmstead Park.
- Commissioner McFatridge inquired about the draft sign ordinance and the Committee will continue a discussion at a future Committee Meeting.
- Commissioner Spearing announced that the Committees Meetings will be held on January 24, 2022 at 7:00 p.m.

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

Respectfully submitted by Kathleen Kristire.

February 10, 2022
Via: Email

Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Attention: Paul Purtell

Re: Willow Grove Shopping Center Pad Site
Rt 63 (Moreland Rd), Park Ave & Rt 611
Willow Grove, Upper Moreland Township
Montgomery County, PA 19090
Bohler Project No. PP203084

Dear Paul:

Regarding the above referenced project, please find the following waiver list based on Preliminary Land Development Plans that have been prepared for this project. A description of each requirement is in *italics*, followed by a justification.

Streets

1. **§300-15.B** – requires that *Park Avenue should have a minimum cartway width of 30 feet.*

The project is not providing any modifications to the existing cartway widths within Park Avenue. Park Avenue is being widened for certain portions along the property frontage to provide parallel parking spaces as requested by the Commissioners.

2. **§300-15.C** – requires that *streets bordering the subject property shall meet the minimum required right-of-way and cartway requirements.*

The project is not providing any modifications to the existing cartway widths. Additional right-of-way is not being dedicated because on all street frontages there are existing buildings or structures located on or near the legal right-of-way line. Changing the right-of-way lines would create zoning variances with existing buildings.

Parking Areas

3. **§300-17.F** – requires that *parking stall dimensions shall not be less than nine feet in width.*

The proposed parallel parking stalls along Park Avenue and interior to the site are proposed to be eight feet wide which is consistent with industry standards. Any wider would technically reduce the cartway width of the Park Avenue travel lanes.

4. **§300-17.H** – requires that *no less than a five-foot radius of curvature shall be permitted for all curblines in parking areas.*

The reduced radii are provided in a few locations to promote proper vehicular circulation.

5. **§300-17.I** – requires that *two-way drive aisles in parking areas with 90-degree spaces should be a minimum of 25 feet.*

The locations of reduced width drive aisles occur in existing drive aisles which are not being proposed to be restriped. All the deficient width aisles will be widened or eliminated as part of our imminent Phase 3 development.

Sidewalks

6. **§300-18.C** – requires that *On public streets. Sidewalks shall be located between the curb and right-of-way line one foot from the right-of-way line.*

The existing legal right-of-way line is located at the back of curb of the proposed parallel parking spaces along Park Avenue. There is not enough space to provide a sidewalk and a one-foot verge. If required, an easement will be provided to the Township.

Plans for Approval

7. **§300-50.B** – requires that *a preliminary plan is required for all subdivisions and land development plans proposed within the Township.*

With the knowledge and acquiescence of the Commissioners the application is being submitted as Preliminary/Final.

Preliminary Plan

8. **§300-52.C(1)** – requires *extensive information be shown off-site for a minimum distance of 400'.*

In lieu of providing the information, an Aerial Plan is included within the plan set. Any specific information outside of the boundaries of our tract requested by the Township Engineer will, of course, be provided.

Stormwater Management

9. **§287-23.A.(2)(b)** – requires, in part, that *one hundred percent of existing impervious area, when present, shall be considered meadow in the model for existing conditions.*

With the knowledge and permission of the Township Engineer the requirements of the PADEP, which require 20% of existing impervious to be considered meadow, are proposed to be used. A contribution for off-site stormwater improvements is being offered in lieu of providing the additional stormwater controls on-site.

10. **§287-25.B** – requires that *stormwater rate reductions be provided.*

With the knowledge and permission of the Township Engineer the stormwater facility is designed such that it complies with the PADEP's requirements for rates, which is to not exceed pre-developed rates for corresponding storms. The stormwater design will reduce the peak flows from the 2-year post development condition to be below the pre-developed 1-year condition. Additionally, for the 5 through 50-year storm events the rates will be 20 percent lower than the equivalent pre-development flows and 13 percent lower for the 100-year storm. A contribution for off-site stormwater improvements is being offered in lieu of providing the additional stormwater controls on-site.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Michael Roth P.E., Assistant Project Manager



OVERALL SITE PLAN

Willow Grove Redevelopment | Willow Grove, PA
Federal Realty Investment Trust

BERNARDON BOHLER// STUDIO39



FEDERAL
1963

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

21015 | JANUARY 28, 2022

November 17, 2021
Via: Fed-Ex Priority/email

Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Attention: Paul Purtell

RECEIVED
NOV 18 2021
UPPER MORELAND
CODE ENFORCEMENT

Re: Willow Grove Shopping Center Pad Site
Rt 63 (Moreland Rd), Park Ave & Rt 611
Willow Grove, Upper Moreland Township
Montgomery County, PA 19090
Bohler Project No. PP203084

Dear Paul:

With regard to the above referenced project, enclosed please find the following for your review and approval:

- One (1) copy of the Upper Moreland Township Plan Application
- One (1) copy of the Checklist Final Subdivision & Land Development Review
- One (1) copy of the Act 247 MCPC Application
- One (1) check in the amount of \$1,032, made payable to the "Montgomery County Treasurer," for the Act 247 Review Fee
- One (1) check in the amount of \$2,500, made payable to "Upper Moreland Township," for the Escrow Fee
- One (1) check in the amount of \$5,000, made payable to Upper Moreland Township, for the Township Review Fee
- Eight (8) copies of the Preliminary/Final Land Development Plans, dated January 19, 2021 last revised November 16, 2021
- Eight (8) copies of the Landscape/Hardscape Plans by Studio 39 Landscape Architecture, P.C., dated November 11, 2021.
- Five (5) copies of the Erosion & Sediment Pollution Control Plan Narrative & Calculations Report, dated November 12, 2021
- Five (5) copies of the General Project Description and Stormwater Management Calculations Report, dated November 12, 2021
- One (1) copy a Waiver Request Letter, dated November 17, 2021.
- One (1) copy of the Water Availability Letter from AQUA.
- One (1) copy of the Sewer Availability Letter from UMHJSA (*being sent separately*).
- One (1) CD-ROM containing all information included in the above submission.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Michael Roth P.E., Assistant Project Manager

11/19/21 - 17) Copies to J.S.

Electronic Copies to: D. Purtell, M. Roth, J. Hinch, K. Flanders, C. Dixon, S. Killiany, A. Baumber, E. Lindholt, A. Price

RECEIVED
NOV 18 2021
UPPER MORELAND
CODE ENFORCEMENT

**Upper Moreland Township
Plan Application Submission Checklist**

The applicant is responsible for submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete.

The following is a per item submission checklist for all Subdivision, Land Development and Lot Consolidation Applications for Upper Moreland Township.

- Application Form:** Completed and signed by the owner/applicant. Authorization letter is required if applicant is not owner of property.
- Completed MCPC *Request for Review* sheet.
- Eight (8) copies** of plans folded to legal file size. Plans should be a 20 scale and will not exceed 24"x36"
- 1 CD-ROM** containing all information (transmittal letter, plans, Application, etc.).
- Application fee:** Check made payable to Upper Moreland Township.
**Montgomery County Planning Commission fee: MCPC will contact applicant with required fees. Review will not commence until fee received.
**Township consultant review fees will be billed to applicant separately.
- Escrow fee:** Completed Professional Services Agreement (PSA) with \$2,500 check made payable to Upper Moreland Township.
- Copy of Montgomery County Conservation District Application.
- Letter of Sewer availability from UMHJSA.
- Letter of water availability from Aqua
- Copies of Zoning Hearing Board decision or Conditional Use decision, if applicable
- Sign application notification posters (provided by UM Code Enforcement)
Applicant required to post property on submission then 10 days prior to decision by Board of Commissioners.

Application Received By: 

Date Received: 11/19/21

Application Fee: 5,000 Escrow Fee: 2,500 Total Fee: 7,500

This application shall be presented to the Upper Moreland Township Code Enforcement Office.
Rev: 4-18-18 LDSD checklist

Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN

Submission date: _____ Application number: _____

To the Board of Commissioners of Upper Moreland Township:

The undersigned hereby makes application for approval of a plan type as indicated below, under the provisions of the Code of Upper Moreland Township, Chapter 300, *Subdivision and Land Development*, and any supplements and amendments thereto.

Furthermore, the applicant hereby waives the requirement under Act 247, as amended, that the Subdivision and/or Land Development plan be acted upon within ninety (90) days from date of submission.

Signature of Applicant *ANDREW BOTTARELLO*
SENIOR DIRECTOR, DEV.

Signature of Land Owner

Title of Plan Submitted: Willow Grove Pad Site

A. Plan Type:

Minor Subdivision
 Preliminary Major Subdivision
 Final Major Subdivision
 Preliminary Major SD&LD

Minor Land Development
 Preliminary Major Land Development
 Final Major Land Development
 Final Major SD&LD

B. Plan Identification

Plan Dated: 11/10/2021

Engineer: Cornelius Brown

Plan Proposes: Brief narrative of the proposed activity. Commercial/Industrial/Institutional applications to include building square footage and specific uses; Residential applications to include number of lots and amount of dwelling unit types:

Proposed 18,745 sf redevelopment retail space along with other site requirements including parking areas, landscaping, lighting, utilities, and stormwater management facilities.

C. Property Identification:

Address/Location Route 63, Park Avenue & Route 611, Willow Grove, PA 19090

(Continued on next page)

TPN: 59-00-05425-00-6 Block # 20 Unit # 2

D. Applicant Identification:

Applicant: Andy Bottaro- Federal Realty Investment Trust

Address: 50 E. Wynnewood Road, Suite 200

Phone: 484-419-1213 Email (required): abottaro@federalrealty.com

Land Owner: Federal Realty Investment Trust

Address: 50 E. Wynnewood Road, Suite 200 Wynnewood, PA 19096

Phone: 484-419-1213 Email (required): abottaro@federalrealty.com

Engineer: Cornelius Brown- Bohler Engineering

Address: 1515 Market Street, Suite 920 Philadelphia, PA 19102

Phone: 267-402-3400 Email (required): cbrown@bohlereng.com

Attorney: James J. Garrity, Esq.- Wisler Pearlstine, LLP

Address: 460 Norristown Road, Suite 110 Blue Bell, PA 19422-2323

Phone: (610) 825-8400 Email (required): igarrity@wispearl.com

Office Use Only

Fees received from applicant:

Application fee: _____

Review Escrow: _____

Total: _____

Fees acknowledged and application accepted as complete:

Staff signature

Date

November 17, 2021
Via: Fed-Ex Priority

Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Attention: Paul Purtell

RECEIVED
NOV 18 2021
UPPER MORELAND TOWNSHIP
CODE ENFORCEMENT

Re: Willow Grove Shopping Center Pad Site
Rt 63 (Moreland Rd), Park Ave & Rt 611
Willow Grove, Upper Moreland Township
Montgomery County, PA 19090
Bohler Project No. PP203084

Dear Paul:

Regarding the above referenced project, please find the following waiver list based on Preliminary Land Development Plans that have been prepared for this project. A description of each requirement is in *italics*, followed by a justification.

Plans for Approval

1. **§300-50.B** – requires that a *preliminary plan is required for all subdivisions and land development plans proposed within the Township*.
The application is being submitted as Preliminary/Final.

Preliminary Plan

2. **§300-52.C(1)** – requires *extensive information be shown off-site for a minimum distance of 400'*.
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Stormwater Management

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The requirements of PADEP, which requires 20% of existing impervious to be considered meadow, are proposed to be used. A contribution for off-site stormwater improvements is being offered in lieu of providing the additional stormwater controls on-site.
4. **§287-25.B** – requires that *stormwater rate reductions be provided*.
The stormwater facility is designed such that it complies with PADEP's requirements for rates, which is to not exceed pre-developed rates for corresponding storms. A contribution for off-site stormwater improvements is being offered in lieu of providing the additional stormwater controls on-site.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Michael Roth P.E., Assistant Project Manager



An  Essential Utilities Company

November 12, 2021

Christos N Dinoulis
Bohler Engineering
Philadelphia, PA

RECEIVED
NOV 13 2021
UPPER MORELAND
CODE ENFORCEMENT

Re: Water Availability
Willow Grove Shopping Center
Route 63, Park Ave, Route 611
Upper Moreland Township, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas of our Control Center at LATHOMAS@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquaamerica.com.

Regards,



Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

Checklist for Final Subdivision & Land Development Review

Township of Upper Moreland

Andy Bottaro- Federal Realty Investment Trust

Submission Date: 2021-11-16 For _____
 59-00-05425-00-6 Owner or Authorized Agent
 Parcel No. _____ Block # 20 Unit # 2 Address & Telephone No.
484-419-1213 50 E. Wynnewood Road, Suite 200

Item	Yes	No	N/A or Incomplete
1. Subdivision Name or Title	X		
2. Municipality Name	X		
3. North Point	X		
4. Scale (Min. 50' Horizontal)	X		
5. Date	X		
6. Location Map	X		
7. Sheet Size Either 15" x 18", 18" x 30", 24" x 36"	X		
8. Sheets Numbered To Show Relationship To Total Sheets Comprising the Submission	X		
9. Name and Address of Owner or Authorized Agent	X		
10. Name and Address of Registered Engineer, Surveyor or Architect	X		
11. Datum Reference	X		
12. Tabulation of Zoning Requirements	X		
13. Indication of Deed Restrictions Affecting the Subdivision of the Property	X		
14. Types of Soil Based on USDA Soil Survey	X		
15. Contours at 2' Vertical Intervals	X		
16. Existing Water Courses, 100 yr. Flood Plain	X		
17. Existing Tree Masses	X		
18. Other Significant Natural Features	X		
19. Tract Boundaries with Bearings & Distances, Tract Acreage	X		
20. Zoning Boundaries	X		
21. Permanent Reference Monuments			X
22. Names of all Abutting Owners			X
23. Existing Streets; R/W and Cartway, Curbs and Sidewalks	X		
24. Existing Adjoining Property Lines, Existing Easements Widths and Identification of Purposes	X		
25. Existing Buildings to be Retained or Demolished	X		
26. Existing Sanitary Sewers	X		

Item	Yes	No	N/A or Incomplete
27. Existing Storm Drains	X		
28. Existing Water Lines, Fire Hydrants	X		
29. Other Existing Utilities	X		
30. Names and Route Numbers of Existing Streets	X		
31. Building Setback Lines	X		
32. Location and Width of Drives	X		
33. Layout of Streets with Bearings and Distances, Stations Corresponding to Street Profiles	X		
34. Proposed Widths of all Streets, Ult R/W and Cartway, Curbs and Sidewalks	X		
35. Widths, Purpose and Locations of all Easements	X		
36. Indication of any Lands to be Dedicated for Public Use	X		
37. Names of Proposed Streets	X		
38. Development Details for Entire Subdivision	X		
39. Location, Sizes, Design Information for Proposed Sanitary Sewers	X		
40. Location, Sizes, Design Information for Proposed Storm Sewers	X		
41. Location, Sizes of Proposed Water Lines, Fire Hydrants	X		
42. If Public Sewers Are Not Available; Location of On-Site Sewage Disposal	X		
43. If Public Water Service Is Not Available; Location of Wells	X		
44. Street Profiles		X	
45. Sanitary Sewer Profiles		X	
46. Storm Sewer Profiles		X	
47. Location and Sizes of all Proposed Buildings	X		
48. Proposed Finished Contours	X		
49. Erosion and Sediment Control Plan	X		
50. Proposed Landscaping, Street Trees	X		
51. Number and Sizes of All Proposed Lots	X		
52. Construction Details for All Proposed Improvements	X		
53. Evidence of Permits or Approvals from Agencies with Jurisdiction; Highway Departments, D.E.R., Public Utilities, S.C.S., Etc.	X		
54. Complete Drainage Calculations	X		
55. Typical Street Paving Cross Sections	X		
56. Signature Block for Owner/Equitable	X		
57. Signature Blocks for Township Secretary, Township Engineer, and Township Board of Commissioners	X		







CTS



December 21, 2021

File No. 21-11071

Paul E. Purtell, Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090-3215

Reference: Willow Grove Shopping Center Pad Site
Federal Realty Investment Trust
Preliminary/Final Land Development Review

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted land development plans for the above-referenced project and offers the following comments for consideration by Upper Moreland Township:

I. Submission

- A. Preliminary/Final Land Development Plans prepared for Federal Realty Investment Trust by Bohler Engineering, dated January 19, 2021 and last revised November 16, 2021, consisting of sheets 1 to 29 of 29.
- B. Preliminary/Final Landscaping Plans prepared for Federal Realty Investment Trust by Studio39 Landscape Architecture, P.C., dated November 11, 2021.
- C. General Project Description and Stormwater Management Calculations prepared by Bohler Engineering for Federal Realty, Investment Trust, dated November 12, 2021.

II. General Information

The 13.03-acre parcel is located within the TC-1 Town Center District and Transit Management Overlay District. The property is bound by Easton Road (S.R. 0611), Moreland Road (S.R. 0063), and Park Avenue and contains the Willow Grove Shopping Center which includes retail, restaurant, bank, and other uses. The Applicant is proposing to reconfigure the parking lot and drive aisle layout and provide a new, 18,745 square-foot retail building along the frontage of Park Avenue. The improvements will result in a net decrease of approximately 7,288 square feet of impervious surface area and a net decrease of 134 parking spaces. Additional improvements also include crosswalks within Park Avenue, landscaping, hardscaping, and lighting. The site will continue to be serviced by public water and sewer. An underground managed release concept (MRC) basin, a water quality filter, and associated storm sewer have been proposed to manage the newly constructed impervious surfaces.

III. Review Comments

A. Zoning Ordinance (Chapter 350)

We have identified no issues with the plan in regard to the current requirements and provisions of the Upper Moreland Township Zoning Ordinance.

B. Waivers Requested

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

The Applicant is requesting relief from the following requirements and provisions of the current Upper Moreland Township Subdivision and Land Development Ordinance (Chapter 300):

1. §287-23.A(2)(B) – To permit 20% of existing impervious area to count as meadow in the preexisting condition per PADEP standards, instead of modeling 100% of existing impervious area as meadow as required.
2. §287-25.B – To permit a peak rate reduction consistent with PADEP standards (2-year post condition to 1-year pre condition, 5-year post condition to 2-year pre condition...100-year post condition to 50-year pre condition) in lieu of the required peak reduction rates per this section.

We note that the Applicant is requesting waivers from strict compliance with the volume and rate reduction requirements of the Township's Stormwater Management Ordinance. The site is located within a densely developed area of the Township with little to no conventional stormwater controls and redevelopment projects like this represent a chance to improve the quality and reduce the quantity of water runoff to receiving streams. The Applicant will need to provide justification for the waivers including why the requested amount of relief is necessary for the project. Additionally, we note that past projects in this area of the Township where available on-site land area precluded the installation of stormwater management facilities to the full extent of the Ordinance, off-site improvements were discussed and implemented to help meet the intent of the Ordinance requirements.

3. §300-50.B – To permit one plan submission to count as both preliminary and final submission.
4. §300-52.C(1) – From the requirement to show existing features within 400 feet of the site. An aerial photograph of the surrounding area has been provided in lieu of.

C. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. §300-14.G - The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances. The List of Requested Waivers on the Cover Sheet should include any conditions that the Board requires, and the date granted as applicable.
2. §300.15.B – The centerline, right-of-way half and full widths, and cartway half and full widths for Moreland Road, Easton Road, Old York Road, and Park Avenue should be shown on the plans.
3. §300.15.C – The streets bordering the subject property shall meet the minimum required right-of-way and cartway requirements, or a waiver requested. Sheet 6 notes that no additional street right-of-way is being offered for dedication at this time.
4. §300.15.C.8 – The setbacks required per the Zoning Ordinance should be measured from the ultimate right-of-way unless a waiver is granted from further dedication. Upon showing the required ultimate rights-of-way for each street that borders the subject property, the setbacks should be verified.
5. §300.15 – Our understanding is the proposed site driveway, which currently intersects with Park Avenue, may continue through the site to Easton Road in a subsequent phase and essentially act as a public street. As such, we recommend the intersection be designed in accordance with the standards of this section. Additionally, design standards for public streets such as, curb radii, cartway width, curb reveal, sidewalk, on street parking, etc. should be discussed and contemplated with this phase so as not to deter their implementation in subsequent phases. Ultimately, we defer to McMahon Associates for comment on the appropriateness of the public street design standards.

6. §300.15.G – The Heavy Duty Asphalt Pavement Detail on Sheet 25 should be revised to conform with the Township Standard Pavement Section detail of 3" 2A, 5.5" base course, and 1.5" wearing. Alternatively, a waiver may be requested along with justification for use of the currently proposed cross section.
7. §300.17.E – The subject property is a commercial area providing common parking facilities which are encouraged by the Township. We note that the parking calculations provided on Sheet 6 do not provide an exact number of required employee spaces but uses an assumed number of 100 spaces. The calculation for "maximum number of permitted employees" in the proposed calculation should be revised to 124. Additionally, back up documentation as to how the Applicant arrived at the assumed 100 spaces should be provided for review.
8. §300.17.F – Parking stall widths should not be less 9 feet. The three parallel parking spaces east of the proposed retail building and 11 spaces proposed along Park Avenue should be revised. We ultimately defer review of the 11 parallel parking spaces proposed along Park Avenue to the Township Traffic Engineer.
9. §300.17.H – No less than a 5-foot radius should be provided for all curb lines in parking areas. The plans propose several curbline radii as small as 3.5 feet within the parking areas. The plans should be revised accordingly, or a waiver requested.
10. §300.18.C – Sidewalks should be located between the curb and right-of-way line, one foot from the right-of-way line. Upon confirmation of the ultimate right-so-way, the location of the proposed sidewalk along Park Avenue should be confirmed, or a waiver would be required. If sidewalk along a public street is located outside of the established right-of-way, the Applicant will be required to provide pedestrian access easements over the sidewalk area.
11. §300.18. D – Crosswalks should have a minimum width of 10 feet. The proposed crosswalks located through the site and at the proposed intersection with Park Avenue should be revised.
12. §300-22 – We recommend Architectural Renderings of the proposed building be presented to the Commissioners for review.
13. §300-25 – The Applicant will be required to obtain the necessary NPDES permit from the Montgomery County Conservation District as the proposed disturbance to the site is more than 1 acre. The Township should be copied on all future correspondence with MCCD.
14. §300-26 – The plans shall be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Authority for review and signature.
15. §300-27 – The plans shall be submitted to the water provider for review and approval. Approval from the water provider will be required prior to the start of construction.
16. §300-27. F – We defer review of the plans to the Fire Marshal regarding fire hydrant locations and other related facilities.
17. §300-29 – The Lighting Plan, Sheet 22, proposes the relocation of several light poles and luminaries on sight, at a proposed mounting height of 33 feet. The plans should confirm the mounting height for the existing lights on site to verify that the proposed foundations and relocated pole heights are consistent with the existing lights.
18. §300-33 – The plans indicate that two drainage easements, 15 feet and 20 feet respectively, exist on-site and are located within the limits of disturbance. The plans should clarify the Owner and Grantee of the easements. As necessary, permission from the Owner of the easements allowing the improvements should be acquired prior to plan approval.

19. §300-34 – Open Space shall be provided for all nonresidential land developments shall be provided at a rate of 1,000 SF of open space per 5,000 SF of building. Based on the proposed 18,745 SF retail building, we calculate 3,749 SF of required open space. The plans do not currently depict any open space for dedication; however, the Applicant may elect to contribute a fee-in-lieu of open space in the amount of \$500 per 1,000 SF in accordance with 300-34.F. As such, we calculate the fee to be \$1,874.50.
20. §300-39 – We defer to McCloskey & Faber for review of the plans with respect to landscaping requirements.
21. §300-53.B(2)(b)[3] – Profiles should be provided for the proposed storm sewer improvements.
22. §300-53.C(3)(j) – The location and material all of monuments should be shown on the Record Plan. For all undocumented lot corners, monumentation should be provided in accordance with §300-30 of the Subdivision and Land Development Ordinance.
23. We offer the following comments in regards to the Transit Overlay District Bulk Requirements Table on Sheet 6:
 - a. The proposed front yard setback to Park Avenue appears to be 15 feet rather than 16.5 feet and should be verified.
 - b. The proposed max building coverage should be verified, as the difference between the proposed and existing coverages does not correlate with the proposed building area.
 - c. The max impervious coverage should be verified, as the plans appear to show a reduction in impervious area of approximately 7,288 square feet, instead of the 15,334 square feet currently noted.
24. The direction of the street lamp between the row of 3 parallel spaces and 5 parallel spaces along Park Avenue should be verified, as the orientation of the lamp conflicts with the proposed building footprint.
25. We offer the following comments with respect to the ADA Grading Detail Plan, Sheet 8:
 - a. We recommend providing an immediate route for the accessible parking space in the area shown in the ADA Ramps and Crosswalk & ADA Stall inset.
 - b. The 277.43 spot elevation at the southern point of the crosswalk within the ADA Spaces and Crosswalk inset should be verified, as the proposed elevation is a foot higher than surrounding grade.
 - c. The flare slope directional arrows for the southernmost crosswalk in the ADA Ramps and Crosswalk at Four-Way Intersection inset appear to be oriented incorrectly. The grading of the flares should be verified.
26. A Heavy Duty Asphalt Pavement Detail and a Standard Pavement Section Detail have been provided on Sheets 25 and 26, respectively. The plans should be revised to clarify the areas of each pavement design.
27. We recommend sidewalk be placed along the eastern side of the proposed driveway to connect to the proposed sidewalk along Park Avenue. Currently the southern crosswalk at the access drive does not lead to a pedestrian connection. Additionally, the landscape drawings indicate that a canopy post will be located within the accessible sidewalk at the southeastern corner of the proposed building.
28. We defer to McMahon Associates regarding a review of the plans with respect to driveway access, traffic circulation, signage, and review of any subsequent submission of a Traffic Impact Study.

29. Details for all proposed line striping, such as pavement markings, gore striping, crosswalks, etc. should be provided on the plans and should specify a minimum of waterborne pavement markings.
30. The plans should elaborate on the maintenance and protection of traffic and pedestrian safety during the construction process. Temporary fencing and any other means of protection should be shown on the plans.
31. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshall, etc.). Copies of these permits and approvals should be submitted to the Township.

D. Stormwater Management Ordinance

We have identified the following issues with the proposed plan in regard to the stormwater requirements and provisions of the Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. §287-13.B(2)(v) – A statement to be signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township or Conservation District for approval.
2. §287-18.K – Storage facilities should drain the volume control and rate control capacities over a period not less than 24 hours and not more than 72 hours. The dewatering time of the underground basin should be provided in the Report.
3. §287-18 – We offer the following comments regarding the Stormwater Site Plan requirements and MRC Basin design:
 - a. The underground basin details on Sheet 17 show that the 4-inch underdrain is to be suspended within the concrete slab. Since the basin storage area is bound by the walls of the Storm Trap chambers and the concrete footing, it is unclear how water from the underground basin storage area will enter the underdrain. Additionally, the Outlet Structure details on Sheet 16 show that the underdrain is to be wrapped in stone and geotextile fabric. The design should be clarified.
 - b. The proposed information leaders on Sheet 14 for Yard Drain 1 and Manholes 3, 4, 5, 11, and 12 should be revised to point at their respective structures. The leader for Yard Drain 1 should be relocated so that the leader for Manhole 6 is visible.
 - c. The information leader for IN006 on Sheet 14 should be relocated so that it is visible.
 - d. The size, length, material, and slope of all storm sewer pipes should be labeled on the plans.
 - e. The inverts into the underground basin from each contributing storm structure should be identified on the plan and associated details.
 - f. The Jellyfish Filter detail on Sheet 16 should be revised to note the inlet and outlet pipe inverts.
 - g. The location of the detailed Type S inlet top should be noted on the plans.
 - h. The rim elevation for Manhole 3 on the provided pipe calculations is inconsistent with the rim elevation in plan view and should be revised for consistency.
 - i. The drainage areas noted for Inlets 003, 005, and 006 on the Inlet Drainage Areas Map, Sheet 21, are inconsistent with the areas noted on the Inlet Report. The areas should be revised for consistency.
4. §287-23.A(1) – The Stormwater Management Calculations Report should be revised to contain calculations demonstrating that the post-development total runoff volume for the two-year, twenty-four-hour storm event is equal to or less than the pre-development total runoff for the 2-year storm.

5. The Applicant will be required to enter into a Stormwater Ownership and Maintenance Agreement with the Township for the proposed stormwater management facilities. The document will be prepared by the Township Solicitor and executed prior to the plans being recorded.

In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

If you have any questions regarding the above, please contact this office.

Sincerely,



James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/mz

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixon, P.E., McMahon & Associates
Cornelius Brown, P.E., Bohler Engineering
Andy Bottaro, Federal Realty
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

December 22, 2021

Mr. Paul E. Purtell
Director, Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: First Landscape Plan Review for **Willow Grove Shopping Center - Pad Site – Park Avenue**
Upper Moreland Township, Montgomery County, PA; M&F No. 215

Dear Mr. Purtell:

We are in receipt of a ten-sheet Landscape design plan submission (Sheets L0.00 to L4.00) prepared by Studio39 Landscape Architecture and dated November 11, 2021 and twenty-nine sheet civil design plan set prepared by Bohler and dated November 16, 2021. The plans were received by our office on November 19, 2021.

The 13.03 acre existing shopping center is situated within the TC-1 Town Center zoning district with Transit Management Overlay. The Applicant proposes to construct a new 18,745 SF building within an existing shopping center. In addition, hardscape and landscape improvements are proposed in conjunction with an existing building. The focus of this review is limited to the area of proposed improvements.

We commend the Applicant's continued desire to provide overall pleasing landscape and hardscape concepts throughout the shopping center. We offer the following comments and recommendations relative to the *landscape design* review:

ZONING – TRANSIT MANAGEMENT OVERLAY DISTRICT (Streetscape Review)

The Applicant is utilizing the Transit Management Overlay District for the development of the site. As part of the overlay district, Section 350-281. E. reads, "*The applicant shall incorporate design elements as must be approved by the Board of Commissioners in accordance with the Township Subdivision and Land Development Ordinance as follows: (1) "Buffer plantings, ornamental lighting, masonry walls, masonry piers and ornamental sidewalks to include brick, brick look-alike material, or brick look-alike stamped concrete on every fourth section of sidewalk."*" While this is not a comprehensive review of the proposed enhanced lighting, hardscape, site furnishings, etc., we offer the following comments and recommendations for consideration.

1. Brick inlays are to be provided within the sidewalks along Park Avenue. (Section 350-281. E. (5))
2. The Bohler Lighting Plan, Sheet C-701 indicates that the existing traffic-oriented davit arm streetlights along Park Avenue are to remain. We recommend the incorporation of pedestrian-oriented ornamental lighting along Park Avenue improvements to match the existing pedestrian-friendly/pedestrian-scale lighting along Easton Road consistent with the intent of "pedestrian-oriented scale and design" discussed in Section 35-258, F. Town Center District. We believe that the incorporation of

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
Willow Grove Shopping Center
December 22, 2021
Page 2

pedestrian-friendly lighting as part of the overall streetscape improvements will enhance the aesthetic appearance and pedestrian environment along Park Avenue.



3. The Applicant is proposing to install a plaza along Park Avenue at the northern corner of the proposed building. The Township may wish to consider review and approval of the proposed Sculpture as part of the land development approval.
4. We note that cross walks and associated curb improvements at the north side of Park Avenue at new "street" intersection are not included with hardscape details in Landscape Plans or on other

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
Willow Grove Shopping Center
December 22, 2021
Page 3

drawings. We recommend there is further discussion between Township and Applicant regarding Township's expectations.

5. While the design does not provide for masonry walls and piers, the positioning of the building close to Park Avenue and the associated hardscape and plantings meets the intent.
6. We note that bench seating is proposed to be integrated with cast-in-place concrete retaining walls at various locations. We note that while effective to meet the overall intended design concepts, benches are not consistent with "standard" benches currently utilized along Easton Road and proposed in association with the development under construction for the Grocer within this shopping center.
7. Information regarding the proposed "litter receptacle" has not been provided.
8. Location of proposed area lighting design as included on the Bohler Lighting Plan, Sheet C-701 should be reviewed and coordinated with the proposed landscape design to reduce conflict as deemed necessary between trees and lights.
9. We recommend that the Kelvin color temperature for the proposed enhanced lighting as indicated on the Studio39 plans is reviewed and adjusted as appropriate to be compatible with the existing **site** lighting.

SALDO - GENERAL REQUIREMENTS (Article 5, Section 300-40)

1. Landscape Plans shall be prepared, sealed and signed by a Landscape Architect registered in the Commonwealth of Pennsylvania. (Section 300-40 C.)
2. All plant materials shall be guaranteed by the developer for eighteen (18) months following final written approval by the Landscape Architect or Township engineer. (Section 300-40 G.) Planting note number 5 should be adjusted accordingly.
3. Planting Note number 44 should be expanded to include the Township Landscape Architect consultant in the review and approval of species substitutions.

SALDO - LANDSCAPE PLAN REQUIREMENTS (Article 5, Section 300-42)

1. Easement lines, Property Boundary and Legal Right-of-way lines should be clearly indicated and labeled on the Landscape drawings. (Section 300-42 B.)
2. *"Nothing shall be permitted to be placed, planted, set or put within the area of an easement. The area shall be kept as lawn."* (Section 300-33, C. (2)) The landscape design is to be revised accordingly.
3. Location of existing and proposed lighting as well as above and underground utilities are to be added to the Landscape Plans to demonstrate that landscaping and utilities will not be in conflict with one another. (Section 300-42 F. and G.)

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
Willow Grove Shopping Center
December 22, 2021
Page 4

4. We recommend that proposed trees are located no closer than 5 feet horizontally from any underground utility. Substantial conflicts exist between proposed underground utilities and locations of required parking lot trees. Adjustments to the location of proposed stormwater facilities and underground utilities, currently within or near the landscape islands south of the proposed building, are needed in order to accommodate the proposed trees in these islands.
5. The plant schedule is to be expanded to indicate Native species plant material intended to satisfy minimum native species requirements. (Section 300-42 K.)
6. Existing and proposed contours are to be added to the plan. (Section 300-42 L.)

SALDO - PLANTING REQUIREMENTS (Article 5, Section 300-43)

A. Street Trees (Section 300-43, A.)

1. Street trees are required along “access and/or private driveways or boulevards serving developments other than single family residential developments and to residential developments serving 4 or more dwelling units.” (Section 300-43 A. (1) (d)) The SALDO Compliance Chart and landscape design is to be revised accordingly.
2. Street trees shall be planted from one (1) foot to eight (8) feet outside the ultimate street right-of-way. (Section 300-43 A. (2) (b)) It appears that the street trees are approximately 10 feet from the property line / street right-of-way. Therefore, a waiver for relief from the street tree setback appears necessary and seems reasonable based on site constraints of providing parallel parking along Park Avenue.
3. Sweetbay Magnolia trees are proposed for a portion of the street trees, and do not meet the requirements of Section 300-43 A. (2)(g) which requires that Street trees shall be a minimum of three inches in caliper, a species suggested in Section 300-47A., Shade trees, and single trunked. That said, we believe the overall layout and design of the street trees (in a mixture of canopy sizes) and associated street frontage plantings as proposed is acceptable for this development, and meets the intent of street tree requirements.

B. Screen Buffer (Section 300-43, C.)

1. Screen buffers are required to screen all truck loading, outside storage areas, mechanical equipment and trash receptacles from view from streets and all abutting land uses. (Section 300-43 C. (2) (b))
2. The plans depict a trash enclosure area along Park Avenue. More detailed information regarding height and materials is to be provided.

C. Parking Area Landscaping (Section 300-43, D.)

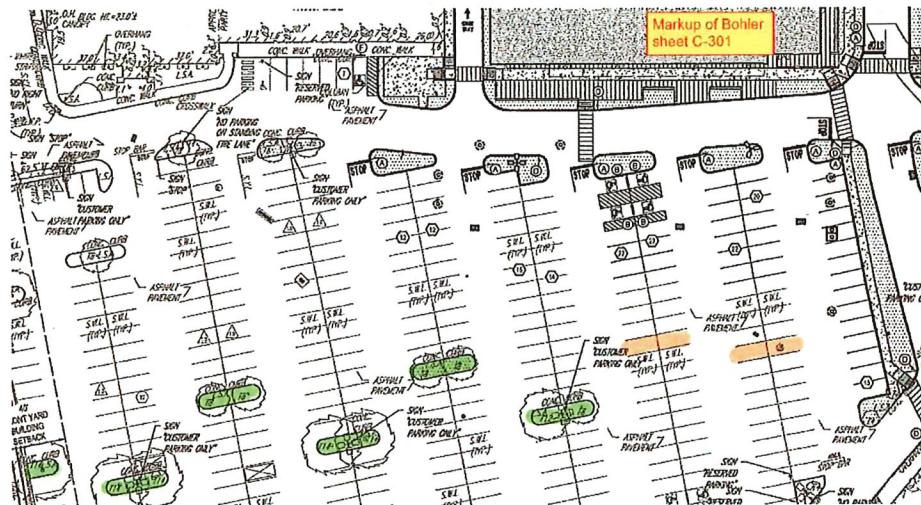
1. A minimum of 10% of any parking facility over 5,000 square feet in gross area, outside curb to outside curb, shall be devoted to landscaping. (Section 300-43 D. (1) (b)) A note indicates

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
Willow Grove Shopping Center
December 22, 2021
Page 5

that the parking lot interior landscaping as currently proposed is 8.7%. It is understood that there is an existing non-conformity. We request calculations for the existing conditions to review the difference between the proposed conditions versus existing conditions.

2. Planter islands are to be crowned to a height of eight (8) inches above the average top of curb height. (Section 300-43 D. (1) (c)) This information should be added to the plan in the form of a detail included on both the landscape drawings and civil drawings.
3. A maximum of twenty (20) parking spaces in a row is permitted without a landscape island for the Shopping Center use. (Section 300-43 D. (2) (a)) We note that with the proposed site plan layout, the number of non-conforming parking rows with more than twenty spaces without an island remains the same as existing conditions. That said, we recommend that islands are added in the parking rows as marked in orange below, to continue the existing parking island layout. This would decrease the deficiency with parking area greenspace.



SALDO - REPLACING TREES DESTROYED BY DEVELOPMENT (Article 5, Section 300-45)

1. Replacement trees shall be planted *in addition* to the trees required by the planting requirements of Section 300-43. (Section 300-45 D.) The SALDO Compliance Chart should be revised accordingly.

SALDO - RECOMMENDED PLANT LIST (Article 5, Section 300-47)

1. The Applicant should refer to Table 3 for minimum required percentage of native species for various applications. In order to review compliance, calculations are to be incorporated into a Landscape Compliance Chart.
2. Evergreen trees are to be a minimum 8' height at installation. (Section 300-47 B.) The Plant Schedules are to be revised accordingly.
3. Deciduous shrubs are to be a minimum of 30" in height and Evergreen shrubs are to be a minimum of 24" in height at installation. (Section 300-47 D. & E.) Several proposed shrubs are listed with sizes

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
Willow Grove Shopping Center
December 22, 2021
Page 6

under the required height. Based on the intensity of development of the site, the types of shrubs proposed, and the placement of these shrubs, we believe that the plant sizes proposed are appropriate for this application.

4. For clarification, Shenandoah Switchgrass should be moved from the Shrub category to the Ornamental grass category within the plant schedules.

The above Landscape Plan review is based on our review of the drawings submitted. It is recommended that the Applicant and their Landscape consultant review and address the recommendations listed in this letter, and, as appropriate, schedule a meeting with us to resolve any miscellaneous issues prior to resubmission to Upper Moreland Township, and resubmit the Landscape Drawings to Upper Moreland Township for further review. Further comments may be forth coming following our review of the revised drawings addressing the above comments.

In order to help expedite the review process of the resubmission of the plan, we request the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the plans that are unrelated to the review comments, but impact the landscape, should also be identified in the response letter.

We trust that this landscape plan review letter responds to your request and satisfactorily addresses the landscape ordinance requirements that are apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Very truly yours,



James R. Faber, ASLA
Township Landscape Architect
JRF/ kjf

cc: Matt Candland, Township Manager, Upper Moreland Township (email)
David Elsier – Upper Moreland Township (email)
Jim Hersh, P.E. – Township Engineer (email)
Sean Kilkenny, Esq. and Alex Baumler – Township Solicitor (email)
Chad Dixson, Township Traffic Engineer, McMahon Associates (email)
Cornelius Brown, PE, Bohler (email)
Michael Roth, PE, Bohler (email)
Siobhan Chewning, Studio Manager, Studio39 (email)
Andy Bottaro, Applicant's representative, Federal Realty Investment Trust (email)
Mark Brennan, FRIT (email)
James J. Garrity, Esquire, Wisler Pearlstine, LLP, Applicant's legal representative (email)



December 21, 2021

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Traffic Review #1 – Preliminary/Final Land Development Plans**
Willow Grove Shopping Center Modifications – Retail Pad Site
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 821A16.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our initial traffic engineering review of the proposed modifications to the Willow Grove Shopping Center in Upper Moreland Township, Montgomery County, PA. Based on our review of the plans submitted for review, the proposed modifications will consist of constructing an 18,745 square-foot retail building in the existing parking area on the northern end of the site. Access to the site will continue to be provided via the existing accesses along Moreland Road (S.R. 0063). The existing western access along Park Avenue which will be relocated to the east to align opposite the egress-only driveway to the Township Building and Library.

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Preliminary/Final Land Development Plans – Federal Realty Investment Trust (Willow Grove Shopping Center Pad Site), prepared by Bohler Engineering, last revised November 16, 2021.
2. Waiver Request Letter – Willow Grove Shopping Center Pad Site, prepared by Bohler Engineering, dated November 17, 2021.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. A master plan traffic impact study should be completed at this juncture for all proposed site development and modifications at the Willow Grove Shopping Center. The master plan transportation impact study will help to determine the short- and long-term operational and design needs for traffic access and circulation for the Willow Grove Shopping Center. The study should consist of an analysis of existing, as well as opening year conditions both without and with all proposed site modifications and mitigation/operational improvement measures of all access intersections and nearby intersections on Park Avenue, Moreland Road (S.R. 0063) and Easton Road/York Road (S.R. 0611).

The study should also provide recommendations for the ultimate design of the relocated Park Avenue driveway proposed for this application and all other site accesses that will be serving the site upon

completion of all shopping center modifications, as well as internal shopping center intersections, including lane configurations, corner radii, traffic control, etc. The study should include the following:

- Conduct a multi-stop warrant and traffic signal warrant evaluation at the relocated western driveway along Park Avenue. The evaluation should also consider potential changes to the current egress-only operation of the Township driveway located opposite the relocated western driveway.
- Provide details on the design of all internal drive aisles, specifically the main internal drive that will connect Park Avenue and Easton Road, as well as the main internal drive that will connect Moreland Road (S.R. 0063) and Easton Road (S.R. 0611).
- Provide discussion on potential cut-through traffic, including large trucks, that might use the main internal drive that will connect Park Avenue and Easton Road, as well as the main internal drive that will connect Moreland Road (S.R. 0063) and Easton Road (S.R. 0611).
- Provide discussion on all proposed pedestrian improvements that will be provided as part of the shopping center modifications both on-site and along adjacent roadways.
- Provide discussion on the potential route(s) delivery trucks will take to access the site.

A transportation impact study scoping application should be prepared for review by the Township, PennDOT, and Montgomery County prior to proceeding with the master plan traffic impact study for the site.

2. According to **Section 350-264** of the **Zoning Ordinance**, the required amount of parking for the shopping center is 481 parking spaces. The plans currently show 605 parking spaces for the shopping center, thereby satisfying the ordinance requirement.
3. Sight distance measurements must be shown on the plans at the relocated western Park Avenue site access as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
4. According to **Section 300-15.B(1)(b)[1]** of the **Subdivision and Land Development Ordinance**, Park Avenue should have a minimum cartway width of 30 feet. The plans currently show an approximate 24-foot cartway width along the Park Avenue site frontage, thereby not satisfying the ordinance requirement.
5. According to **Section 300-17.F** of the **Subdivision and Land Development Ordinance**, parking stalls shall be no less than 9 feet wide. The plans currently show an 8-foot width for the 11 parking spaces located along Park Avenue and for the 3 parking spaces located along the one-way drive aisle to the south of the proposed retail building, thereby not satisfying the ordinance requirement.
6. According to **Section 300-17.H** of the **Subdivision and Land Development Ordinance**, no less than a five-foot curb radius shall be permitted in parking areas. It appears as though some of the curb radii located in the parking areas are less than five feet, thereby not satisfying the ordinance requirement.
7. According to **Section 300-17.I** of the **Subdivision and Land Development Ordinance**, two-way drive aisles in parking areas with 90-degree spaces should be a minimum of 25 feet wide. The plans currently show drive aisle widths of 21 and 22 feet in the parking area to the east of the proposed retail building, thereby not satisfying the ordinance requirement.

8. The Township has concerns with travel speeds of vehicles along the Park Avenue site frontage and the potential pedestrian interaction between this site and the library/Township building. Traffic calming measures along Park Avenue, between Moreland Road (S.R. 0063) and Easton Road (S.R. 0611), should be evaluated by the applicant.
9. The landscape plans show stepping stones located along both the eastern and western sides of the relocated western driveway along Park Avenue. These stepping stones should be removed from the plans to discourage pedestrian crossing of the relocated western Park Avenue driveway in areas other than designated pedestrian crossing areas.
10. Based on review of the turning templates (Sheet C-801), it appears as though single unit truck (SU-30) will have difficulty maneuvering through the one-way drive aisle to the west of the proposed retail building without running onto the curb in this area. The turning template should be revised to demonstrate that this vehicle can maneuver through this area of the site without running onto the curb or the applicant's engineer should redesign this area of the site accordingly.
11. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
12. A "Stop" sign and stop bar should be shown on the plans on the northbound approach of the relocated western site access at its intersection with Park Avenue.
13. The "Stop" signs and stop bars located on the northbound and southbound approaches of the relocated driveway leading to/from Park Avenue at their intersection with the drive aisle to the south of the proposed retail building should be removed from the plans.
14. "One-Way" signs should be shown on the plans on both sides of the entrance to the one-way drive aisle located to the west of the proposed retail building.
15. An additional "Do Not Enter" sign should be shown on the plans on the southern side of the western end of the one-way drive aisle where this drive aisle meets the parking area to the north of the existing building that is located to the west of the proposed retail building.
16. "Pedestrian Crossing" signs should be shown on the plans at the following locations:
 - On the eastern side of the eastern crosswalk located along the main drive aisle to the south of the proposed retail building.
 - On the southern side of the crosswalk located along the southern end of the one-way drive aisle to the west of the proposed retail building.
 - On the eastern side of the crosswalk located on the eastern end of the one-way drive aisle to the north of the existing building that is located to the west of the proposed retail building.
 - On both sides of the eastern and western crosswalks across Park Avenue in the immediate vicinity of the relocated western site access.

17. An ADA ramp should be shown on the plans at the following locations:

- On both sides of the crosswalk located along the one-way drive aisle to the north of the existing building that is located to the west of the proposed retail building.
- On the northern side of Park Avenue at the relocated western site access where the two crosswalks across Park Avenue meet the sidewalk.
- Review of the on-site ADA ramps has not been completed by our office, but these ramps must be designed by the applicant's engineers to comply with Federal/PennDOT design standards for ADA facilities.

18. The proposed development will be subject to the Township's Transportation Impact Fee of \$1,904 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. Based on Land Use Code 820 (Shopping Center) contained in the Institute of Transportation Engineers publication, *Trip Generation Handbook, 11th Edition*, the proposed 18,745 square feet of retail space will generate approximately 42 total "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$79,968.

19. Since Moreland Road (S.R. 0063) is a State Roadway, a PennDOT Highway Occupancy Permit (HOP) will be required for any work that may be completed within the legal right of way along Moreland Road (S.R. 0063). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.

20. A response letter must accompany the resubmission of the waiver of land development plans that addresses how each comment has been addressed and satisfied, and where each may be found in the materials being submitted.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Matthew Candland, Upper Moreland Township Manager
Jim Hersh, P.E., Gilmore & Associates

**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.MONTCPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 10, 2021

Mr. Paul Purtell, Director, Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 21-0318-001
Plan Name: Willow Grove Shopping Center Pad Site
(1 lot comprising 13.00 acres)
Situate: Route 63, Park Avenue & Route 611 (Cross Street: Park Avenue)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 19, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Federal Realty Investment Trust, is proposing to construct an 18,745-square foot retail building and redesign a portion of the parking lot at the Willow Grove Shopping Center. The proposed building would be developed where there is an existing driveway, which would be relocated to align with the driveway on the opposite side of Park Avenue. The proposal includes a number of site improvements, such as sidewalks, public amenity areas, landscaping, and crosswalks to existing buildings. In addition, the proposed development would widen a portion of Park Avenue to add sidewalks and parallel parking spaces. The property is located in the TC-Town Center Zoning District and within the Transit Management Overlay District, the building bulk requirements of which supercede those of the TC District.

COMPREHENSIVE PLAN COMPLIANCE

- A. *MONTCO 2040* – The proposed text amendments are generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Regional Mixed Use Center" future land use category. Regional Mixed Use centers typically generate an abundance of traffic, jobs, and overall activity. These centers are intensely developed suburban cores with significant retail, office, and residential land uses. Land uses should be mixed, and developments and public improvements should make it easier to walk to public transportation and other parts of the center.



B. *Upper Moreland 2040* Comprehensive Plan – The Willow Grove Shopping Center is located in an area identified as the Town Center future land use category. Development in the Town Center should be a dense, intense, and transit-and pedestrian-oriented area, exhibiting high-quality design.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

BUILDING ACCESS

There do not appear to be entrances to the proposed retail building along the side of the building with frontage along Park Avenue. Therefore, it appears that the building will be oriented towards the side that fronts onto the parking lot. However, it is difficult to tell how the building façade will interact with the streetscape and Park Avenue. We recommend that the applicant provide renderings to the township for a clearer understanding of how the building will appear from all directions.

LANDSCAPING

A. Parking Lot Landscaping. There are three parking rows that have more than 20 parking spaces without planting islands, as required in the SALDO § 300-43.D. In addition, the TC Zoning District requires "one shade tree per 12 spaces" in surface parking lots of 20 spaces or more (§ 350-270.A). We recommend constructing additional planting islands to break up the long rows of parking spaces, which would provide more shade and opportunity for natural water retention and infiltration system. We encourage the applicant to reference the [Sustainable Green Parking Lots Guidebook](#).

B. Plant Schedule. Based on the landscape plan provided (Sheet No. L3.01), there would be Ginko biloba Grindstone, ornamental trees, planted along the proposed seating area located on the side of the building that fronts the parking lot. This variety of Ginko will grow to be narrow and tall. We recommend that at least one of the proposed ginkos be replaced with a large shade tree that would provide shade for people using the seating area.

STORMWATER MANAGEMENT

Based on the plans provided, there do not appear to be detention basins proposed. The proposed new parking lot planting islands present an opportunity for green stormwater infrastructure. The planting islands could be integrated with the subsurface detention basin, as shown on the Post-Dev Drainage Areas Map (Sheet No. C-611).

PEDESTRIAN CIRCULATION

Detectable Warning Systems, the tactile strip that is meant to guide movement for persons of all levels of ability, should be installed perpendicular to the crosswalk. Based on the plan provided, it appears that the detectable strip at the corner of the proposed building that leads pedestrians to the driveway and parking lot pedestrian walkways are not oriented to meet the ADA guidelines, and should be installed to be perpendicular to the crosswalk.

TRANSPORTATION

The Route 55 SEPTA Bus runs along Park Avenue. We recommend coordinating with SEPTA in the planning and design of the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for commercial development in the Town Center and Transit Management Overlay Districts.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (21-0318-001) on any plans submitted for final recording.

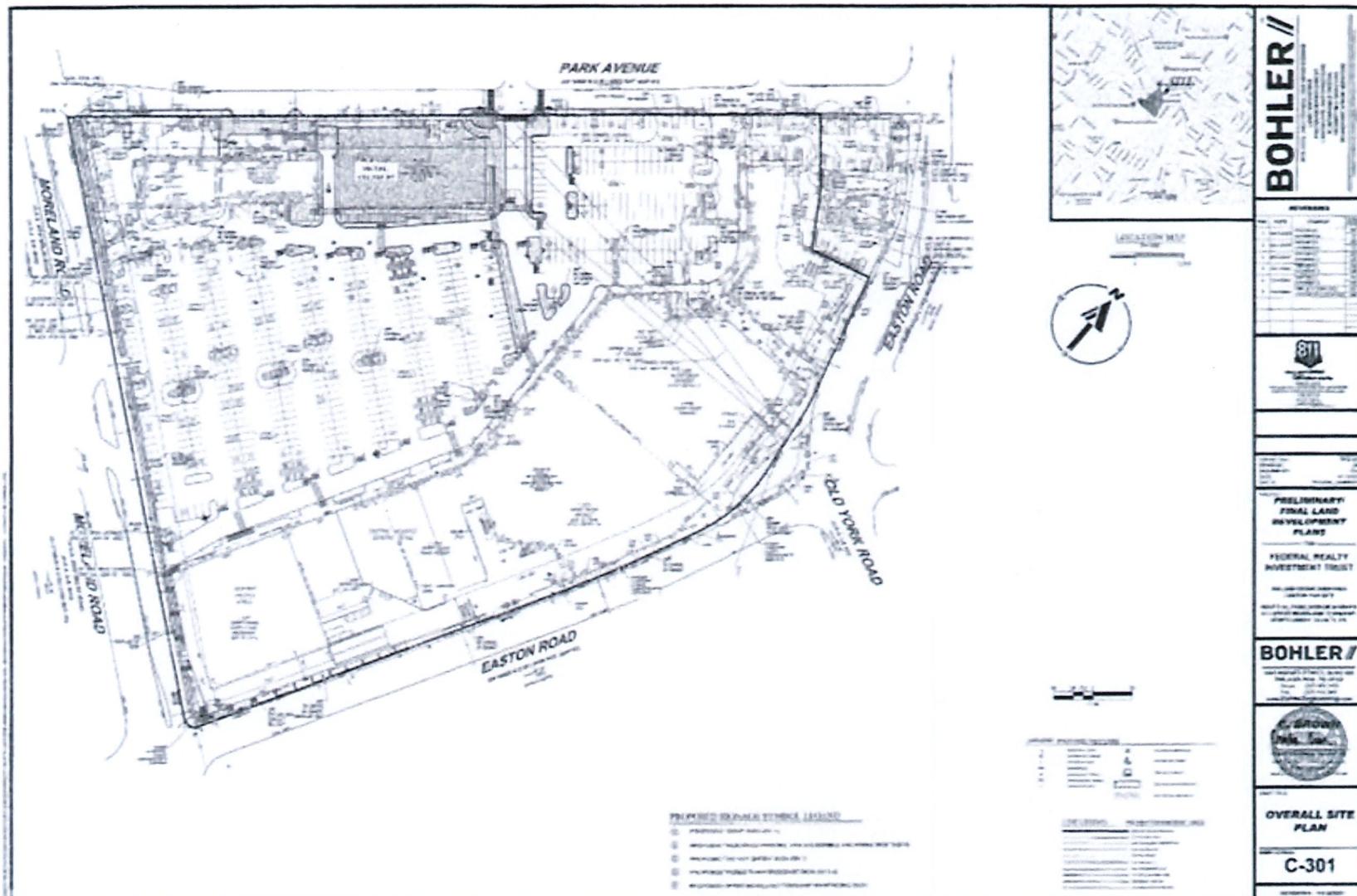
Sincerely,



Claire Warner, Community Planner II
cwarner@montcopa.org – 610-278-3755

c: Andy Bottaro, Applicant – abottaro@federalrealty.com
James J. Garrity, Esq., Applicant's Representative – jgarrity@wispearl.com
Cornelius Brown, Applicant's Engineer – cbrown@bohlereng.com
Gerald Foley, Chair, Township Advisory Planning Agency
Matt Candal, Manager, Upper Moreland Township
Mark Cassel, Director, Suburban Service Planning & Schedules, SEPTA

Attachments: Reduced Copy of the Applicant's Proposed Site Plan
Aerial Image of the Site





Willow Grove Shopping Center
Pad Site
MCPC #210318001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(610) 255-3722 • (610) 255-3741
www.montcopa.org/pcom
Aerial photography provided by Nextmap.

Advisory Planning Agency
December 16, 2021
Minutes

A meeting of the APA was held on December 16, 2021 at 5:00 PM in the UMT Building. Members present included Ray Fox, Arlene Rubin, Brian Shannon, George Hartman & Claire Warner from the MCPC. Absent: Gerry Foley & Dee Barnes.

Land Development

Willow Grove Shopping Center. Andy Bottaro from Federal Realty was present along with project engineer, Christos Dinoulis, to discuss the land development application. Mr. Bottaro gave an overview of the project and the shopping center. Federal Realty is proposing an 18K square foot, multi-tenant, building, entrance drive relocation and other site improvements. Proposal calls for an additional 16K square feet of green area. The proposed building will have transom windows along Park Avenue so as not to look like the back of a building. A plaza, seating, landscaping and other features are included.

Claire Warner discussed the MCPC 247 review letter, dated 12/10/21. The need for planting islands based on the number of parking spaces in a row was also discussed. Stormwater Management is proposed but applicants will be requesting a waiver of certain requirements of the SWM Ord. A recommendation was made to coordinate with SEPTA on the Route 55 bus along Park Avenue as the stop location may change.

The APA brought up possible traffic control measure along Park Avenue and into the shopping center due to the potential for people crossing from the library. The applicants responded that they are still waiting on comments from Twp. Traffic Engineer before addressing those items.

George Hartman made a motion to recommend approval of the land development application; seconded by Arlene Rubin. All in favor.

Zoning

Zoning ordinance update review. Claire Warner discussed the MCPC memo, dated 12/16/21. Discussion was held on rezoning the C-2 district to the SC-shopping center district and integrating the Unified Development Commercial District.

No further business.

Meeting adjourned at 6:25 PM.

Respectfully submitted,

Paul E. Purtell
Director, Code Enforcement

From: Rob Cunningham
Sent: Monday, February 7, 2022
To: Purtell, Paul
Cc: [edwinbeza](#)
Subject: Palz Taphouse - Land Development Waiver

Good Evening Paul –

On behalf of Palz Taphouse and Edwin Beza, I am attaching the latest site plan for the Palz Taphouse covered patio addition that was approved by the zoning hearing board in October. We are hoping that this project could be processed as a waiver of land development. Can you please let us know if you need anything else to place this on the next Commissioner's agenda.

Thanks, Rob

Robert Cunningham
Holmes Cunningham Engineering
409 East Butler Avenue, Unit 5
Doylestown, PA 18901
215-586-3330
www.hcengineering.net



Palz Tap House
1902 County Line Rd
Huntingdon Valley, Pa 19006

To Whom It May Concern

This letter states that Tom Pileggi approves of the proposed waiver for land development and the plans for the deck at Palz Tap House.

Mr Pileggi has been informed and approves that we have requested a waiver of land development to proceed with the plans for inside and outside of the deck including plans for the land development and has approved.

Edwin Beza

Date: _____

Thomas Pileggi

A handwritten signature in black ink that appears to read "Thomas Pileggi".

Date: 3-8-2002

**IN AND BEFORE THE ZONING HEARING BOARD
OF UPPER MORELAND TOWNSHIP, PENNSYLVANIA**

IN RE: EDWIN BEZA OF PALZ TAP HOUSE

NO. 21-39(18)

ORDER

AND NOW, this 28th day of October, 2021, upon consideration of the application of Edwin Beza of Palz Tap House, Applicant, for the property located at 1902 County Line Road, Huntingdon Valley, PA 19006, in which the Applicant sought the following:

A variance from the Upper Moreland Township Code Chapter 350, Article XIV, Sec. 350-86 to permit a front yard setback of 42.3 feet instead of the minimum 50 feet;

A variance from Article XIV, Sec. 350-85, for a building area of 17.1 percent instead of the maximum 15 percent where 16.9 percent currently exists; and

A variance from Art. XXIV, Sec. 350-178.B(7), to utilize existing site parking instead of the additional 18 spaces required.

Applicant proposes to construct a 900 square foot covered porch for outdoor dining.

The Board approves Applicant's request for the variances subject to the condition that the addition shall not be more than 15 feet from the existing façade as shown on Exhibit 10.

All material representations made by the Applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicant. Material representations include, but are not limited to, the location and use of the proposed addition. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

Applicant must apply for permits or otherwise proceed in accordance to zoning ordinance 350-239 within 9 months of the date of this Order. Otherwise, this grant of relief shall expire.

The property involved is located in the SC Zoning District.

BOARD SIGNATURES:

Dan Fannon

Dan Fannon, Chairman

Peter O'Halloran

Peter O'Halloran, Vice Chairman

Anthony Corbett

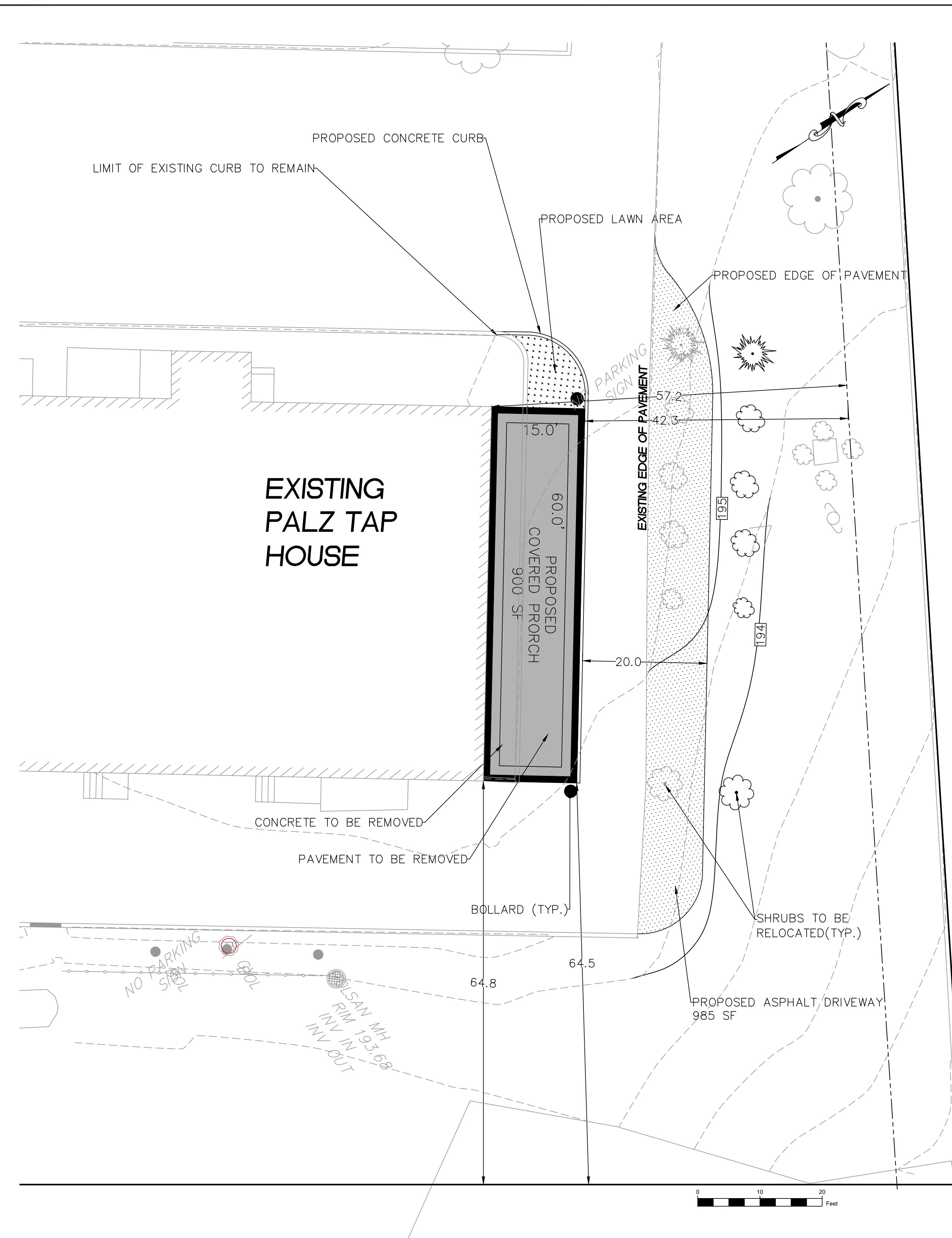
Anthony Corbett, Member

Francis Calter

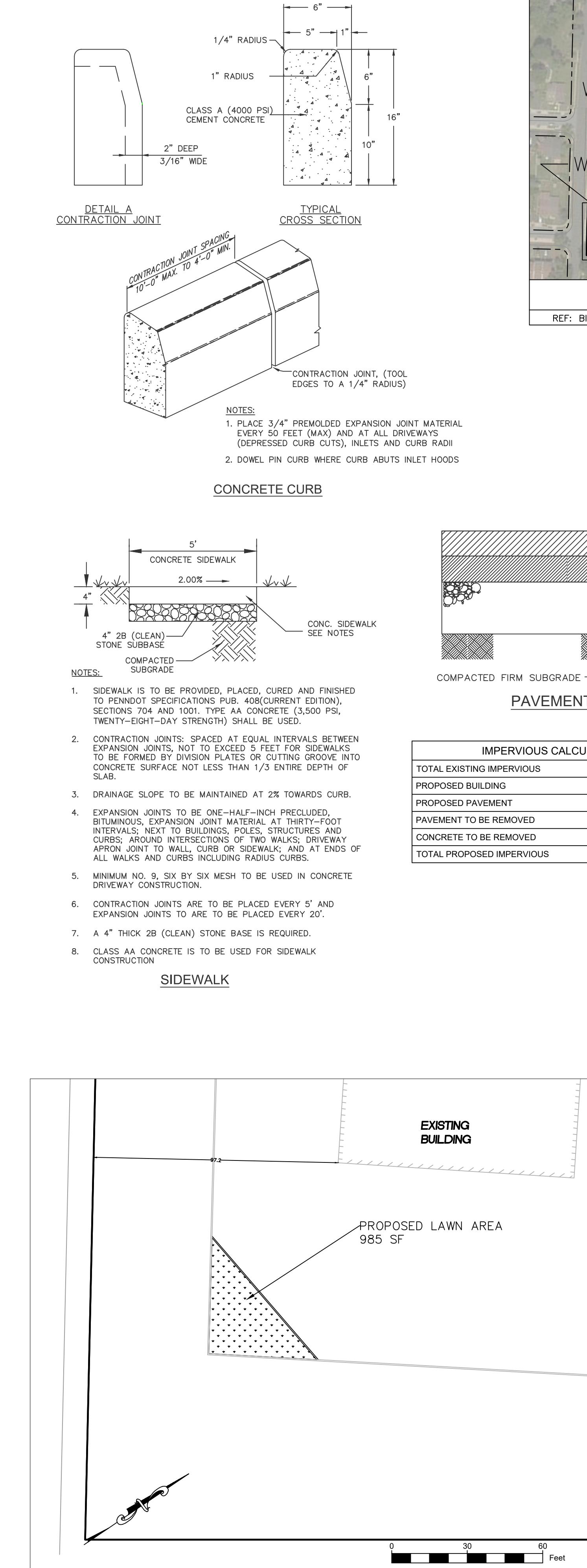
Francis Calter, Member

Louise D'Alessandro

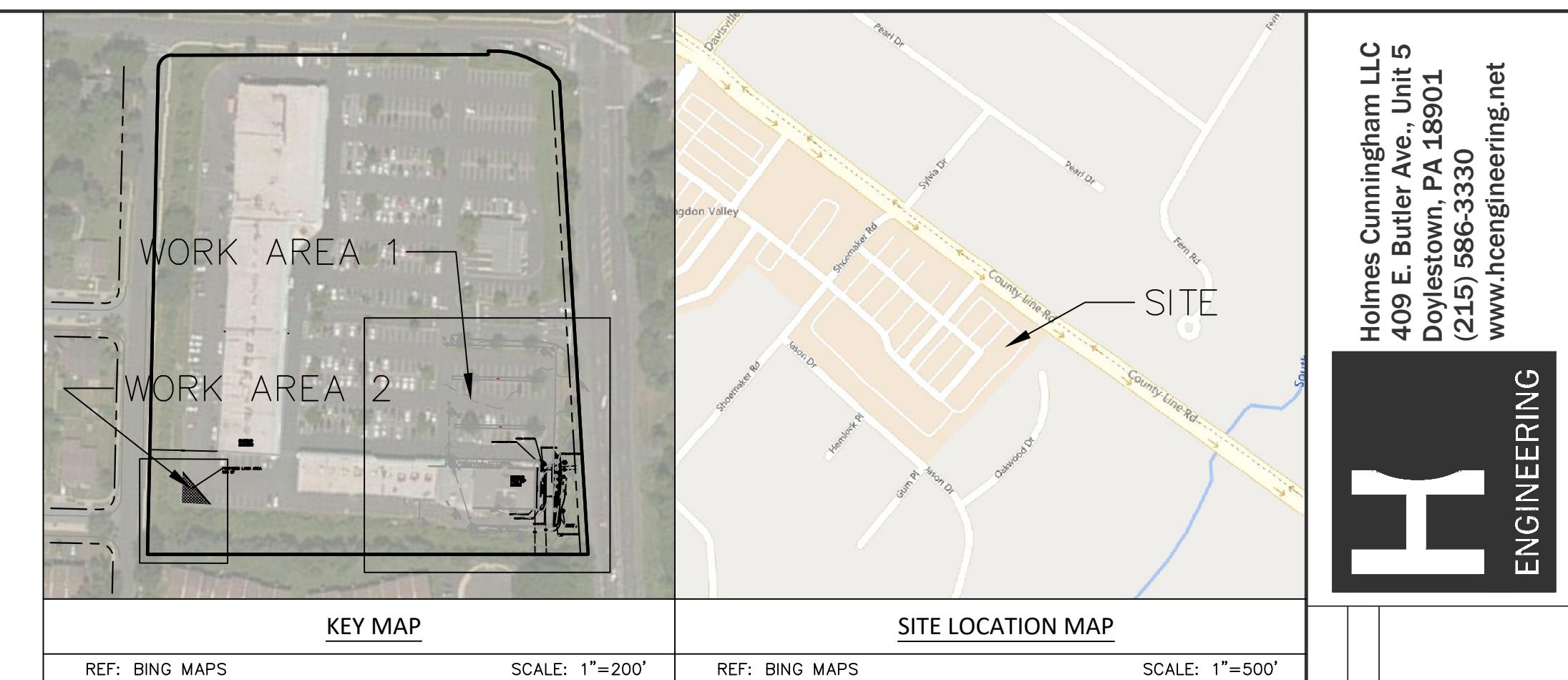
Louise D'Alessandro, Member



WORK AREA 1



WORK AREA 2



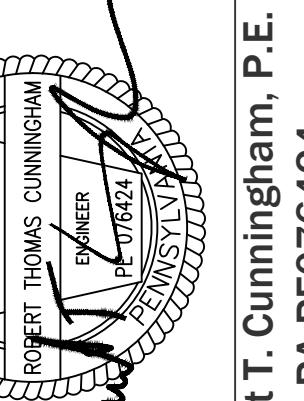
Holmes Cunningham LLC
409 E. Butler Ave, Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

ENGINEERING

PALZ TAP HOUSE
1902 COUNTY LINE ROAD, TP# 590015937006
UPPER MORELAND, MONTGOMERY COUNTY, PA

ZONING SITE PLAN

LEGEND		REVISIONS
RIGHT-OF-WAY	PROPOSED DECK	
PROPERTY LINE		
EXISTING BUILDING		
PROPOSED DRIVEWAY		
PROPOSED BOLLARD		
PROPOSED CURB		
EXISTING CURB		
EXISTING CONTOUR		
EXISTING GRATE		
EXISTING MAN HOLE		
EXISTING WATER VALVE		
EXISTING TREES		



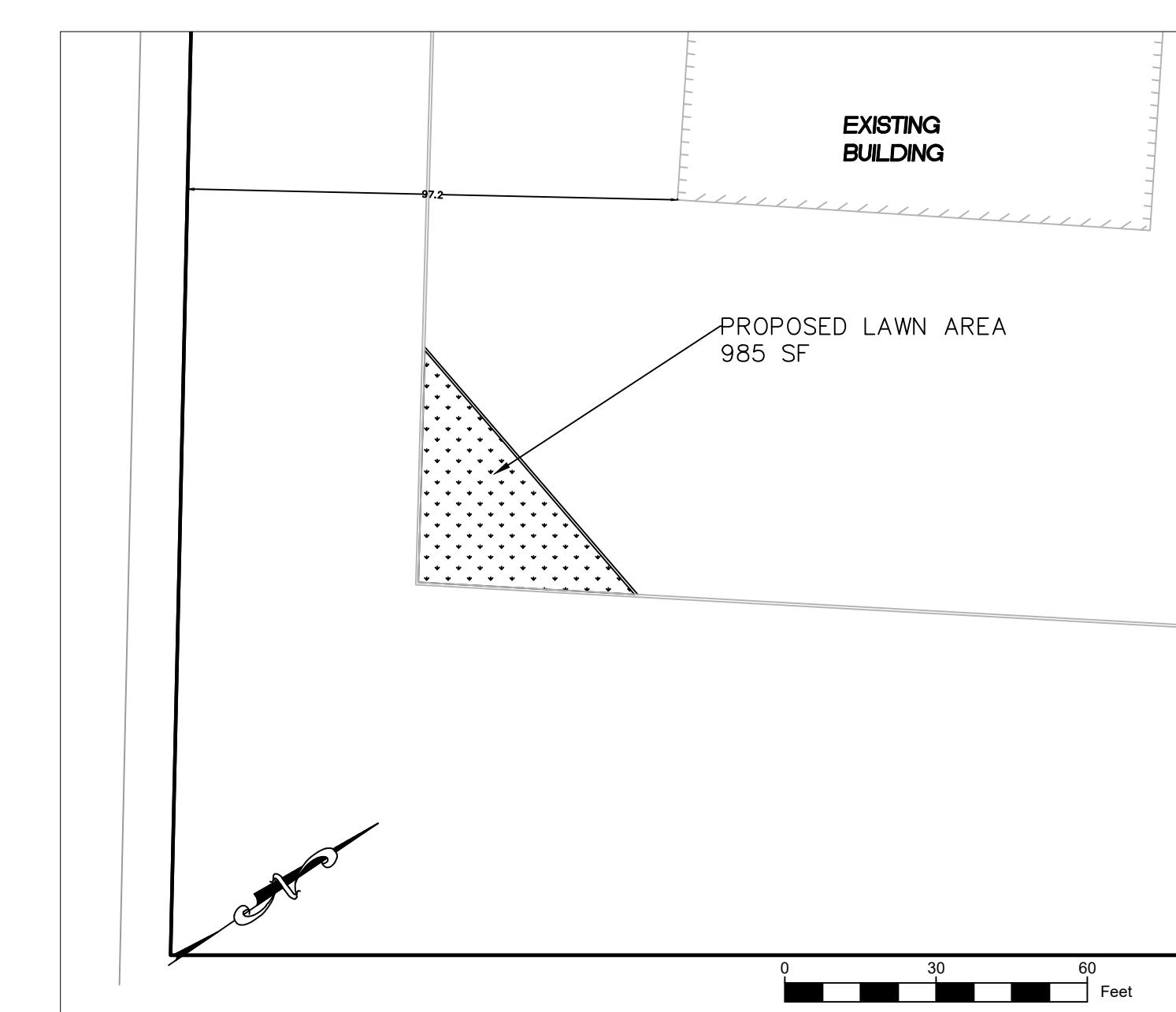
File No.
1628-C1.0 Permit.DWG

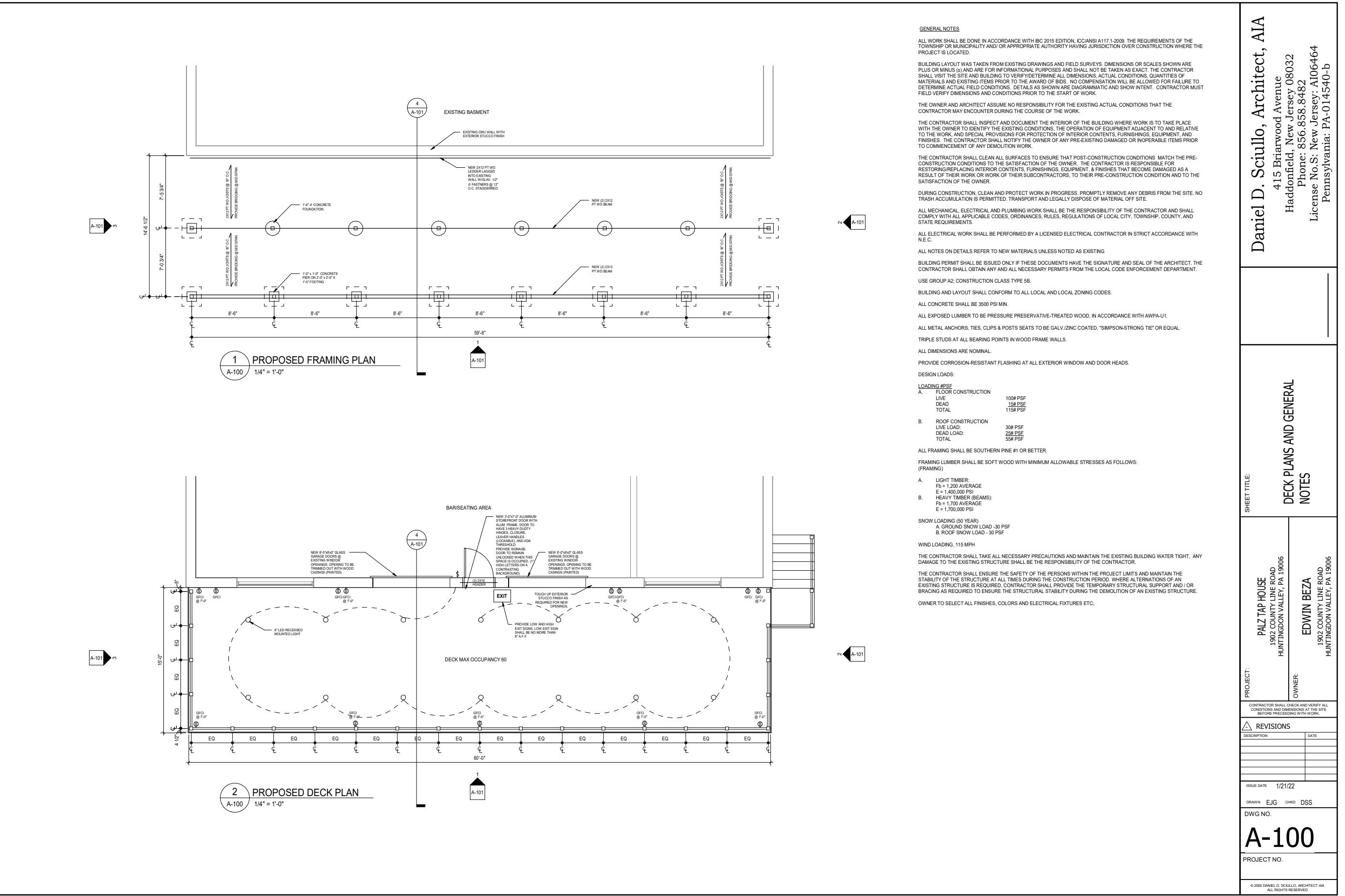
1628
HCE Job
9/13/2021
Date
AS SHOWN
Scale
1 of 1
Sheet
Designed
CP
Drawing No.
C1.0

NOTES:
(A) FIELD SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION IN JUNE 2021.
(B) REVISED SITE DEVELOPMENT PLAN PREPARED BY ALON ENGINEERING LAST REVISED 6/23/03 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE.
2. FLOODPLAIN INFORMATION: SUBJECT PARCEL AREA IS LOCATED INSIDE ZONE A (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 316 OF 451, COMMUNITY MAP NO. 42091C0316C, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.

UPPER MORELAND TOWNSHIP ZONING TABLE				
SC Shopping Center District				
ITEM	PERMITTED / REQUIRED	EXISTING	PROPOSED	ORDINANCE SECTION
Use:	Retail/ Restaurant	Retail/ Restaurant	Retail/ Restaurant	350-82
Min. Tract Area	10 Acre	10.2 Acre	10.2 Acre	350-84
Min. Front Yard Setback	50 FT	57.3 FT	42.3 FT (V)	350-86
Min. Side Yard Setback	50 FT	64.8 FT	64.5 FT	350-86
Min. Rear Yard Setback	100 FT	101 FT	101 FT	350-86
Max. Building Area	15%	16.9%	17.1% (V)	350-85
Max. Impervious Coverage	60%	75.4 (N)	75.4 (N)	350-87
Min. Parking Required	See Parking Table			350-178
(V) Variance Required				
(N) Existing Nonconformity to Remain				

PARKING TABLE			
Use	Requirement	Units	Spaces
Existing			
Restaurant	1 Stall Per 50 SF of Gross Floor Area Available to Patrons + 1 per employee on largest shift	3,800 Sq.Ft.	88
Retail	1 Space Per 200 SF of Gross Floor Area	65,200 Sq.Ft.	326
Bank	1 Stall Per 200 SF of Gross Floor Area Available to Patrons + 1 per employee on largest shift	2,000 Sq.Ft. + 5 Employees	15
Total Existing Required Parking			429
Total Existing Parking Provided			422
Proposed			
Restaurant Addition	1 Stall Per 50 SF of Gross Floor Area Available to Patrons + 1 per employee on largest shift	900 Sq.Ft.	18
Total Proposed Required Parking			447
Total Proposed Parking Provided			422
(V) Variance Required			







February 9, 2022

File No. 22-02063

Paul E. Purtell, Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090-3215

Reference: Palz Taphouse – 1902 County Line Road
Waiver of Land Development

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the proposed improvements for the above-referenced project and offers the following comments for consideration by Upper Moreland Township:

It is our understanding that the Applicant is requesting that the application be processed as a waiver of land development, and we have reviewed the submission as such. In the event that the Township does not wish to process this application as a waiver of land development, we reserve the right to perform a comprehensive review with respect to the Subdivision & Land Development Ordinance (SALDO) and the Applicant will be required to comply with additional regulations.

I. Submission

- A. Zoning Site Plan for Palz Taphouse prepared by Holmes Cunningham Engineering, consisting of one sheet dated September 13, 2021.

II. General Information

The Applicant, Edwin Beza has requested a waiver of land development for the proposed project. The 10.20-acre property is located within SC – Shopping Center District located at 1902 County Line Road and is the site of the Justa Farms Shopping Center. The subject Palz Taphouse is located on the southeast end of the shopping center. The Applicant proposes to construct a 900 square-foot addition to the building that will serve as a covered porch and outdoor dining area. Additionally, a 985 SF expansion of the existing pavement is proposed in order to maintain a 20' drive aisle around the building. In support of the project, the Applicant has obtained relief from the Upper Moreland Zoning Hearing Board to permit a 42.3' front yard (50' required), 17.1% building coverage (16.9% exists a non-conformity where 15% is required), and relief to not install 18 additional parking spaces as required by the code. Zoning relief is pursuant to UMT ZHB Order No. 21-39(18). No other improvements are depicted on the plan.

III. Review Comments

A. Zoning Ordinance

We have identified no issues with the proposed plan in regards to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

B. Subdivision and Land Development Ordinance (SALDO)

It is our understanding that this application may be processed as a partial waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development is approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Commissioners feel have merit. In the event, a partial waiver of land development is not granted, our office reserves the right to perform a comprehensive review of the SALDO and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. We defer to the Township Solicitor to determine if a full-size copy of the land development waiver plan will need to be recorded.
2. The plan should be revised to include erosion and sediment control features and applicable notes.
3. We defer to the Township's Fire Marshal for review and approval of the plans.
4. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshall, etc.). Copies of these permits and approvals should be submitted to the Township.

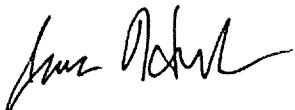
C. Stormwater Management Ordinance

We have identified the following issues with the proposed plan in regards to the stormwater requirements and provisions of the Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. §287-6.A – Proposed impervious surface includes new, additional, or replacement impervious coverage. As such, although the plan proposes to remove impervious surface, there is the creation of approximately 985 SF of "replacement" impervious for which there are no exemptions in the Ordinance for commercial projects. In consideration of the relatively de minimis nature of 985 SF added to the shopping center, we would allow the planting of shade trees anywhere on the shopping center site to count towards the water quality / volume reduction components of the Ordinance. The project is exempt from providing rate control. Species, quantity, and location of trees should be depicted on the plan and approved by the Township prior to installation.

If you have any questions regarding the above, please contact this office.

Sincerely,



James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/ve/

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Rob Cunningham, P.E., Holmes Cunningham, LLC
Edwin Beza, Palz Taphouse, Applicant

TOWNSHIP OF UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

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Township Manager
RANDALL K. SCHABILE
Assistant Township Manager/Director of Finance
ALEX H. LEVY
Township Treasurer
SEAN P. KILKENNY, ESQ.
Township Solicitor

MEMORANDUM

TO: Board of Commissioners

FROM: Matthew Candland, Township Manager

RE: FEMA/PEMA Hazard Mitigation Grant Program - Buyout Program

DATE: February 1, 2022

The Township recently submitted an application to the Pennsylvania Emergency Management Administration (PEMA) to participate in the Hazard Mitigation Grant Program to purchase seven homes within Upper Moreland Township that are situated within the Floodplain and that have a history of repeated flooding.

The specific properties and property owners for which we have applied for this funding include the following:

101 Lori Lane, Hatboro – Sara Acklin
102 Lori Lane, Hatboro - Daniel Rutz
103 Lori Lane, Hatboro – William and Christine Greenwood
304 Surrey Lane, Hatboro – Rowland and Lois Dudley
307 Surrey Lane, Hatboro – Sarah McClatchy

If awarded, the grant will provide the funds to purchase and demolish each of these homes. Ownership of the vacant land would then be transferred to the Township. The land would then be used as parkland.

It is unclear as to when we will hear back from FEMA/PEMA but it will likely take several months.



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	4	0	\$0.00	\$0.00
Bulk Pick Up	21	20	\$0.00	\$530.00
Trailer	0	0	\$0.00	\$0.00
Plumbing	17	16	\$95,435.00	\$1,017.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	5	4	\$0.00	\$100.00
Building	27	32	\$712,951.43	\$11,580.50
Commercial Zoning Use	6	4	\$0.00	\$300.00
Fire	47	14	\$17,530.00	\$1,454.50
Miscellaneous	0	6	\$0.00	\$600.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	0	0	\$0.00	\$0.00
Well	0	0	\$0.00	\$0.00
Electrical	12	17	\$169,149.09	\$4,576.50
Mechanical	6	9	\$72,922.30	\$1,365.50
Totals:	145	122	\$1,067,987.82	\$21,524.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	4	\$375.00
Mechanical Contractor	2	4	\$450.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	18	18	\$2,600.00
General Contractor	44	40	\$6,300.00
Sign Contractor	0	2	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	7	14	\$1,575.00
Totals:	73	82	\$11,525.00

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
Totals:	0	0	\$0.00

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	1	0	\$75.00
General Contractor	7	0	\$150.00
Sign Contractor	0	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2022-01-01 to 2022-01-31 23:59:59

Date Printed: 02/02/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
Totals:	9	0	\$300.00

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
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	66
--------------------	----

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	234	\$11,750.00
Amusement License	1	3	\$750.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	1	\$75.00
Recreational Trailer	1	10	\$55.00
Totals:	3	248	\$12,630.00

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	3	\$1,900.00
Totals:	3	\$1,900.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	2
Misc	0
Exterior Maintenance	2
High Grass	0
Work Without Permit	2
Totals:	6

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
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Willow Grove, PA
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Commissioners Report

For the period of: 2022-01-01 to 2022-01-31 23:59:59

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OPEN RECORDS

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

Total Revenue Collected: \$47,879.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

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

Date Printed: 02/02/2022

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	2	2	\$105,000.00	\$40.00
Bulk Pick Up	37	36	\$0.00	\$711.00
Trailer	2	2	\$0.00	\$150.00
Plumbing	17	15	\$68,904.00	\$1,537.50
Garage Sale	0	0	\$0.00	\$0.00
Public Works	2	2	\$0.00	\$71.00
Building	53	43	\$941,822.82	\$16,644.00
Commercial Zoning Use	1	3	\$0.00	\$225.00
Fire	44	14	\$5,300.00	\$1,384.50
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	4	5	\$15,617.00	\$440.00
Well	0	0	\$0.00	\$0.00
Electrical	18	22	\$575,618.92	\$14,924.00
Mechanical	6	12	\$111,639.76	\$2,039.00
Totals:	186	156	\$1,823,902.50	\$38,166.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	1	\$150.00
Mechanical Contractor	3	1	\$300.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	7	22	\$2,075.00
General Contractor	41	19	\$4,500.00
Sign Contractor	0	3	\$225.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	7	12	\$1,425.00
Totals:	59	58	\$8,675.00

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
Totals:	0	0	\$0.00

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	3	0	\$0.00
Sign Contractor	0	0	\$0.00



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19090

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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	5	0	\$0.00

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
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	75
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	229	\$11,500.00
Amusement License	0	1	\$150.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	1	\$75.00
Recreational Trailer	1	11	\$60.00
Totals:	2	242	\$11,785.00

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	5	\$2,700.00
Totals:	5	\$2,700.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	2
Misc	10
Exterior Maintenance	1
High Grass	0
Work Without Permit	7
Totals:	20

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



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Commissioners Report

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Date Printed: 02/02/2022

OPEN RECORDS

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

Total Revenue Collected: \$61,326.00

To: Public Works Committee

From: David Elsier, Director of Public Works

Date: January 2022

Re: **UMPW DEPARTMENTAL REPORT**



PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- Toured the Republic Services Recycling Facility in King of Prussia where will be delivering our recyclables in April.
- Met with 2 vendors to view their highway paver for purchase. The companies and models are: Groff Tractor, Roadtec RP175E Track model and Elliott & Frantz, Vogeles Super 17003i
- 4 salting and plowing events 1/6-1-7, 1/10, 1/16-1/17 and 1/28-1/29

- **Vehicle Maintenance** - Township mechanics maintained all Township vehicles and equipment.
- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION January 2022

During the month of January 2022, our Sanitation Division picked up 537 tons of compacted trash.

Since the last report period we had 10 bulk pick-ups. For the same period in 2021 we collected 20 bulk items

We collected 55 tons of yard waste since the last report period. For the same period in 2021, we collected 61 tons of yard waste.

We collected 11 electronic items (E-cycling) since the last report period. For the same period in 2021, we collected 16 electronic items.



Public Works Department
January 2022

Summary of materials handled by Sanitation Division
 (in tons)

Single Stream	182
Curbside Yard Waste	55
Total Recycling Tonnage	237
Trash Tonnage	537
Tipping Fee Cost Avoidance	\$13,343
Cost of Single Stream	\$ 5,675.00
Percent of Waste Recycled	31%

<u>Materials</u>	<u>Single Stream</u>	<u>Yard Waste</u>	<u>Trash</u>	<u>% Recycled</u>
2022	182	55	537	31%
2021	192	61	575	31%

	2022	2021
Bulk Metal Items	10	20
E-Cycling Items	11	16



PROJECT	WORK PERFORMED LAST PERIOD (January 10 th to February 14 th)	WORK TO BE PERFORMED THIS PERIOD (February 14 th to March 14 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none">• No work provided this period	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none">• Site visit with USDA Engineers to evaluate Fulmer Heights project for grant opportunity.• Site Visit to assess overhead door clearance issue at Public Works Garage.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
3. Fair Oaks Basin	<ul style="list-style-type: none">• Final reimbursement request and reporting to PA DEP for grant closeout.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
4. Mason's Mill Park	<ul style="list-style-type: none">• No work performed this period	<ul style="list-style-type: none">• Project is in 18-month maintenance period.
5. Library ADA Improvements	<ul style="list-style-type: none">• Payment #2 certification	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
6. Woodlawn School Demolition	<ul style="list-style-type: none">• Bid Specs & Construction Drawings for Woodlawn School Demolition. All documents were uploaded to Penn BID on 2/9.	<ul style="list-style-type: none">• Woodlawn Pre-Bid Meeting is 2/22 and bids are scheduled to be opened on 3/3.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none">• Construction observation	<ul style="list-style-type: none">• Monitor project status and perform work as needed
2. 2700 Turnpike Dr. (Acme Box)	<ul style="list-style-type: none">• Construction Observation	<ul style="list-style-type: none">• Move project into 18-month maintenance period upon request from Applicant.
3. Jaguar Land Rover Dealership	<ul style="list-style-type: none">• No work performed this period.	<ul style="list-style-type: none">• Monitor project status and perform work as needed.

PROJECT	WORK PERFORMED LAST PERIOD (January 10 th to February 14 th)	WORK TO BE PERFORMED THIS PERIOD (February 14 th to March 14 th)
4. 28 N. York Road	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
5. Federation Housing (432-512 Davisville Road)	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
6. 2255 Wyandotte Road	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
7. 10-170 Park Ave (Federal Realty - Grocery Store & Marshals LD Waiver)	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
8. Aqua Parking Lot Expansion (Computer Ave)	<ul style="list-style-type: none"> CO Recommendation 	<ul style="list-style-type: none"> Move project to 18-month maintenance period upon request from Applicant.
9. Federal Realty – Retail Pad Building (10-170 Park Avenue)	<ul style="list-style-type: none"> Staff meeting with Applicant on 1/26 	<ul style="list-style-type: none"> Project is on CDC Agenda for 2/14.

CONSTRUCTION PROJECTS

1. 4205 Shoemaker Road	<ul style="list-style-type: none"> No work occurred this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary.
2. 2405 Maryland Road Appts.	<ul style="list-style-type: none"> No work occurred this period. 	<ul style="list-style-type: none"> Coordinate project closeout and end of maintenance period.
3. Lightbridge Academy	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Coordinate project closeout and end of maintenance period.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

Date: February 03, 2022 (prior report dated 2/3/2022)

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 – Marshall's
 - a. General coordination with Project Landscape Architect.
 - b. Receive revised land development submission; General coordination regarding same.
 - c. **PENDING:** Review plan submission.
2. 2321 Blair Mill Road – Lightbridge Academy
 - a. General coordination with Township Engineer regarding status of response from Applicant's representative related to end of 18-month guarantee review (punch list issued on November 8, 2021).
 - b. **PENDING:** Follow up in spring.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

February 3, 2022

Page 2

B. Fair Oaks Park – Construction Administration:

1. **PENDING:** Await spring for follow up from December 9, 2021 punch list.

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 Candal, 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 Baumler, Kilkenny Law Office
Erik Garton, P.E., Gilmore & Associates
Jim Faber, ASLA, Township Landscape Architect

kevinumtwp@hotmail.com
aprousi@uppermoreland.org
mcfatridge@gmail.com
mcandal@uppermoreland.org
vsykes@uppermoreland.org
ppurtell@uppermoreland.org
delsier@uppermoreland.org
sean@skilkennylaw.com
alex@skilkennylaw.com
egarton@gilmore-assoc.com
jfaber@mcfpc.com

Issue Date: February 3, 2022										
UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT APPLICATION REVIEWS AND FIELD WORK SCHEDULE										
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									[Review revised plan resubmission rec'd 1/28/22]
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	n/a	6/12/19					[Await final request for escrow release associated with landscape installation.]
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			[Await final request for escrow release associated with landscape installation.]
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	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	11/25/20	ACTIVE					[Await installation of required landscaping - anticipated to be spring of 2022]

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	
Willow Grove Shopping Center - Tenant Fitout	LPR2 4/23/21	10/2/20	3/30/21							Review of OPC: 2/22/21 [Await review of planting design in easements by each governing jurisdiction] [Await review of installed landscaping]
2855 Wyandotte Road	LPR3 5/6/2021	1/30/20	6/29/21	8/17/21	10/21/21					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	LPR2 5/25/21	Online photos	9/22/21	9/22/21						Development staff meeting: 3/23/21 [LS installation is anticipated for late winter/early spring 2022]
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							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	Memo 8/18/21 Administrative Plan review	5/12/21	11/4/21							[Await landscape installation]
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										
End of Guarantee Inspection Performed - Landscape Issues Remain										
2321 Blair Mill Road (Lightbridge Academy) LD 16-10	LPR3 10/11/16	3/30/16 no M&F rep	2/21/19		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]
2901 Blair Mill Road (Blair Mill TH), Willow Crossing 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	LPR4 10/17/14 LD14-2	1/16/14	2/17/15	3/19/15	5/27/16	12/4/15		12/1/17 G&A ltr 6/23/16	10/11/17	[Revisit site upon completion of punch list items.]



UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY

PROJECT STATUS
February 14, 2022

WARMINSTER ROAD BRIDGE RECONSTRUCTION

- Project Bids opened 12/16/21 – Project awarded to Allan A. Myers.
- **Utility work to be completed in 2022. Bridge work not anticipated to start till 2023.**
- 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.

MORELAND AVENUE BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Moreland Avenue at Hatboro Borough border by County.
- Full road closure is required. Approximate 6 - 8 month closure.

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 complete. 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.

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
February 14, 2022

- HOP Submission made to PennDOT 1-25-2022

BLAIR MILL ROAD (HORSHAM PROJECT)

- Project for widening along Blair Mill Road at Commerce Avenue\Witmer Rd and at Easton Road. Project be led by Horsham Township. Michael Baker is the designer.

MARYLAND ROAD BRIDGE

- Bridge culvert deficiencies identified by PennDOT inspections.
- August 2020 memo from Gilmore Associates identified possible remediation options
- McMahon currently evaluating feasibility of relining the existing structure.
- Bridge spans Pennypack Creek Tributary No. 1 and is located in a detailed FEMA Study area. Since it is in a detailed FEMA Study area the 100 year water surface elevations cannot increase (without going through the CLOMAR process).

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.
- 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.
- **Field meeting held 2/3/22 with Turnpike staff to locate proposed sign locations. Revised agreement sent to Turnpike 2/4/22.**

2018 ARLE SUBMISSION – BLAIR MILL ROAD AND HORSHAM ROAD

- Signal upgrades (pedestrian signals, APS, emergency pre-emption, video detection).
- **Project Complete**

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.

**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
February 14, 2022**

- Rhythm Engineering INSync System initially selected. Design engineer revised recommendation to the Econolite Edaptive 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.
- Coordination with Jefferson Health property started.
- Anticipated design completion in 2022 with construction in Summer\Fall 2022.

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. **Letters sent to property owners.**
- **Preparing Montco 2040 submission for 3/1/2022.**

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.
- Design underway. Submission made to PennDOT 1/25/2022.

BONNET LANE PARK – PHASE 1 ROADWAY CONNECTIONS AND ACCESES

- **Improvements to provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstans and Burnbridge, and installation of parking lot per Bonnet Lane park master plan**
- **Local Share Account – Statewide grant submission due 3/15/2022**

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
February 14, 2022

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 February 2022 Report to the CDC

We are planning for the third annual Earth Day Fair on Saturday, April 23, 2022 at Masons Mill Park from 10 am to 2 pm. Book and tree sapling giveaways are planned along with many other activities.

We would again like to have a live animal presentation by Briar Bush Nature Center and we are hoping to have a food truck. Perhaps the Willow Grove Bears football club's food truck. A DJ is also planned like last year. Hopefully all of this is ok.

Ed Landau has agreed to draw up a detailed plan for the Outdoor Environmental Education Center on the grounds of the library. The proposed area would have a space for gardens, presentations, reading, water issue education, and more.

Has there been any decision on which site(s) might be best to designate as a reforestation area? The sites suggested were:

- 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

What is the feasibility of having a reusable water bottle filling fountain at Masons Mill Park? An online search indicated that the cost of the fountain itself is between \$700 to about \$1100.

It was brought up at our meeting that both the township and school district use Roundup as a weed control method. Since Roundup has now been classified as a probable human carcinogen it seems prudent to perhaps reduce its use, especially at schools and parks. Garden vinegar might be a possible alternative.

The EAC would like to be able to have the attached brochure about plastics available here at the township building.

We would like to have a presentation by Farin Savitz, of the nonprofit group PennEnvironment, for the entire board of commissioners about the problems plastics cause and some possible ways townships can help reduce the problems.

Ways to Help

*You can stop using single-use-plastics such as plastic shopping bags, straws, cups, etc.

*Always take your own cloth bags

into any store. Put your fresh produce into a cloth bag too.

*Buy products in glass jars & bottles. Write to companies that only have plastic containers.

*Buy products in cardboard containers, never styrofoam.

*Use a reusable water bottle. Most plastic bottles never get recycled.

*Don't use plastic wrap, use waxed paper or beeswax paper.

*Put pet wastes in ASTH D6400 certified compostable bags.



Resources

- MOM's Organic Markets
- Plastic Free: How I Kicked the Plastic Habit and How You Can Too. Beth Terry. Skyhorse Pub. 2012.
- <https://myplasticfreelife.com>
- <https://www.attainable-sustainable.net/reusable-snack-bags/>
- www.oceanconservancy.org
- www.americanrivers.org
- <https://ecoroots.us/>
- <http://www.bagitmovie.com/>
- A Plastic Wave – documentary <https://youtu.be/9-dpv2xbFyk>
- The Majestic Plastic Bag – a mockumentary <https://youtu.be/GLgh9h2ePYw>
- <https://www.kleankanteen.com/>
- <https://www.lovebottle.com/>
- <https://www.ifyoucare.com/>
- <https://storyofstuff.org>

The Problems with Plastics



Why recycling is *not* the answer to plastic pollution problems.

Plastics Production



*Plastics are made from crude oil, so production contributes to oil spills, air, water & land pollution.



*Their production contributes to climate change and habitat destruction.

* Many of the chemical additives used to make plastics cause cancer or interfere with hormone systems.

*Many negative health effects on workers & neighborhoods near oil refineries & plastic production facilities.

* Nurdles, the pellets used to make plastic products, can end up in water & on land as trash.



Plastic, Plastic Everywhere

*Plastic trash is now everywhere around the world, in oceans, lakes, streams & on the land.



*As plastic trash sits in water or along roadsides, it can absorb toxic substances.

*Plastics don't ever biodegrade, they just break up into smaller and smaller pieces called microplastics. You eat some every day, as do fish, birds & other wildlife.



*Wildlife can mistake plastics for food and eat it, along with the toxins absorbed.

Animals also starve since plastics have no food value.

*Wildlife can become entangled in plastic trash.



Why Isn't Recycling the Answer?

*Most plastics are not really recyclable. They can only be down-cycled; made into something else one more time.

*This is called open loop recycling as shown below.



*Since new plastics are still needed, all the pollution problems from plastic production will remain.

Closed-loop recycling



*Glass & metal can be remade into a new bottle or can countless times. This is called closed-loop recycling.

*We must make plastics from plant-based resources so they truly are biodegradable.