

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
April 11, 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

Public comments via email have been discontinued and must be stated in person at the meeting.

***Residents requiring special accommodations:
please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

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:**
 - A. Fulmor Heights Stormwater Management Project (attachment)
- VII. Approval of Minutes – March 14, 2022 (attachment)**
- VIII. Land Development/Subdivision**
- IX. Other Items**
- X. Old Business:**
 - A. Gateway Sign Discussion (attachment)
- XI. New Business:**
 - A. Market Place Shopping Center: Interpretation of covenant by UMT for proposed Chipotle Mexican Grill (attachment)
- 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

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-
- 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
March 14, 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. Purtell and Mr. Elsier. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Alex Baumler, Township Solicitor.
- V. **Presentations/Announcements:**
 - A. Faran Savitz of PennEnvironment regarding Plastics in Upper Moreland Township:
 - Mr. Savitz, Zero Waste Advocate, discussed plastics pollution in the environment and an overview of programs locally and statewide.
 - Mr. Baumler will follow up with a copy of a model ordinance.
 - B. Zoning Ordinance Updates provided by Claire Warner, Montgomery County Planning Commission:
 - Ms. Warner, Community Planner, explained that beginning steps to implement the 2040 Comprehensive Plan require zoning updates through each district, and will benefit development for the Township and community as a whole. A discussion was held about the Town Center TC-2 district regarding design regulations, commercial mixed use, a business center and design standards.
 - C. KCBA Presentation on the Township/Police Station Building Improvements:
 - Mike Thompson, Project Manager, discussed site plans for the Township building's complex.
 - Brian Shannon, a resident, commented about traffic flow on Park Avenue in relation to the shopping center, the Library and the Township building.
 - Sue Worth LaManna, President - Historical Commission, commented on details of the design and stormwater management improvements.
 - The Committee recommends the Board of Commissioners take action at the April 4, 2022 Regular Meeting.
- VI. **Approval of Minutes** – February 14, 2022:
 - Dr. Lynnette Saunders amended Section XI, F., second comment, "...for the Outdoor Environmental..."; second bullet, "...will provide an evaluation with an aerial map to be reviewed by the EAC."; and fourth comment, "The request for...".
 - The Committee unanimously approved the meeting minutes as amended.
- VII. **Land Development/Subdivision** - Nothing to report.

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

VIII. Other Items:

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

IX. Old Business:

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

XI. New Business:

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

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

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

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

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

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

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

XIV. **Visitor Comments:**

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

XV. **Commissioner Comments:**

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

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

Respectfully submitted by Kathleen Kristire.

PERT - Fulmor Heights Phase 2: Riparian Restoration						
ThinkGreen Design LLC						
3/18/2022						
A	2023 Opinion of Probable Construction Costs					
		<i>Description</i>	<i>Notes</i>	<i>qnt</i>	<i>unit</i>	<i>unit cost</i>
						<i>Total</i>
	1	Startup, Mobilization, Demobilization, Closeout				
		1 Project startup, purchasing, site mobilization and demobilization, closeout		1	ls	\$7,000.00
		Startup, Mobilization, Demobilization, Closeout Total				\$7,000.00
	2	Riparian Meadow	21030 sf			
		1 Treat Invasives: prior to seeding/planting		1	ls	\$3,575.00
		2 Low Mowing & Thatching (or equal)		1	ls	\$5,000.00
		3 Meadow Seed Mix - custom/specialty, cover crop, overseeding		21,030	sf	\$0.60
		4 Herbaceous Plugs - LP50 or LP32	18" o.c.	10,800	ea	\$7.00
		Riparian Meadow Total				\$96,793.00
	3	Streambank	3792 sf x 1.5 for angled slope=5688 sf			
		1 Live Stakes: 3'	24" o.c.	1,550	ea	\$6.00
		2 Tubelings: container seedling tree/shrub 2.25x2.25x9"	48" o.c. avg	450	ea	\$18.50
		3 Remove concrete blocks, dispose - 250 sf	allowance	1	ls	\$9,000.00
		4 Meadow Seeding: at concrete block removal locations - custom/specialty, cover crop, overseeding		250	sf	\$0.60
		Streambank Total				\$26,775.00
	4	Wooded Slope	2,651 sf			
		1 Treat Selected Invasives		1	ls	\$1,250.00
		2 Remove Dead/Dying Trees on Slope and Debris in Stream, dispose		3	days	\$5,500.00
		3 Remove brush, and trash, dispose		2	days	\$1,800.00
		4 Plugs - LP50 or LP32	18" o.c. (half of area)	600	ea	\$7.00
		4.1 Ferns - #SP4, 1 qt (a portion of the plugs labeled on plan)	see above	100	ea	\$11.00
		5 Tubelings: container seedling tree/shrub 2.25x2.25x9"	18" o.c. (half of area)	700	ea	\$18.50
		6 Part-Shade Meadow Seeding (surface broadcast, light raking)		2,651	sf	\$0.60
		-- note: small trees are indicated in the section below				
		Wooded Slope Total				\$41,190.60
	5	Trees and Shrubs				
		1 Shade Trees - Large	2.5" cal	11	ea	\$ 800.00
		2 Shade Trees - Medium	#5 & #7	12	ea	\$ 132.00
		3 Shade Trees - Small	#2	10	ea	\$ 55.00
		4 Understory Trees - Large	#5 & #7	27	ea	\$ 132.00

PERT - Fulmor Heights Phase 2: Riparian Restoration							
ThinkGreen Design LLC							
3/18/2022							
A	2023 Opinion of Probable Construction Costs						
		<i>Description</i>	<i>Notes</i>	<i>qnt</i>	<i>unit</i>	<i>unit cost</i>	<i>Total</i>
	5	Understory Trees - Small	#2	3	ea	\$ 55.00	\$165.00
	6	Shrubs	#2	308	ea	\$ 55.00	\$16,940.00
	7	Tree guards, tubes, stakes, zip ties	allowance per tree	63	ea	\$ 35.00	\$2,205.00
	8	Mulch for Trees & Shrubs		31	cy	\$ 125.00	\$3,864.58
		Trees and Shrubs Total					\$37,672.58

PERT - Fulmor Heights Phase 2: Riparian Restoration							
ThinkGreen Design LLC							
3/18/2022							
A	2023 Opinion of Probable Construction Costs						
		<i>Description</i>	<i>Notes</i>	<i>qnt</i>	<i>unit</i>	<i>unit cost</i>	<i>Total</i>
	6	Lawn Repair					
	1	Lawn Repair (staging/access areas)		1	ls	\$2,000.00	\$2,000.00
		Lawn Repair Total					\$2,000.00
	7	Maintenance					
	1	Invasive species management, weed management, meadow mowing/trimming - Approx 4 months	allowance	1	ls	\$ 15,000.00	\$15,000.00
		Maintenance Total					\$15,000.00
	8	Boulders					
	1	Boulder Seating	3, 2 ton boulders	6	tons	\$ 750.00	\$4,500.00
		Boulders Total					\$4,500.00
	9	Playground Enhancements					
	1	Boulders	13, 2 ton boulders	26	tons	\$ 750.00	\$19,500.00
	2	Balanace Logs		97	lf	\$ 175.00	\$16,975.00
	3	Log Steppers		28	ea	\$ 550.00	\$15,400.00
	4	Shade Trees - Large	2.5" cal	5	ea	\$ 800.00	\$4,000.00
	5	Understory Trees - Large	#5 & #7	17	ea	\$ 132.00	\$2,244.00
		Playground Enhancements Total					N.I.C.
		Project Total					\$259,990.68
NOT INCLUDED IN COSTS							
1 Erosion and Sedimentation Control (Not required because of to seeding method)							
2 Increased meadow seeding installation costs and potential E&SC costs if plugs are removed from the budget							
3 Permitting (not anticipated)							
4 Construction Entrance (not anticipated to be needed)							
5 Signage - by PERT							
6 Lawn Mowing - by Owner							
In providing opinions of probable construction cost, the Client understands that ThinkGreen LLC has no control over the cost availability of labor, equipment or materials, or over market conditions of the Contractor's method of pricing, and that ThinkGreen LLC opinions of probable construction costs are made on the basis of ThinkGreen LLC professional judgement and experience. ThinkGreen LLC makes no warranty, express or implied that the bids or the negotiated cost of the Work will not vary from ThinkGreen LLC opinion of probable construction cost.							



-
- LEGEND - EXISTING**
- 1 FT CONTOURS
 - 5 FT CONTOURS
 - STREAMLINE
 - WETLANDS
 - DISC GOLF PEDESTRIAN CIRCULATION - OR LAWN
 - DISC GOLF FLIGHT PATH
 - SERVICE VEHICLE ROUTE ALSO USED BY PEDESTRIANS - OR LAWN
 - DISC GOLF BASKET
 - DISC GOLF TEE
 - TREES
 - STREAM AND STREAM CHANNEL

- LEGEND - PROPOSED
-
- SHADE TREE - LARGE - 2.5' CAL
-
- SHADE TREE - MEDIUM - 1' CAL #1
-
- SHADE TREE - SMALL - 0.5' CAL #2
-
- UNDERSTORY TREE - LARGE - 1' CAL #1
- UNDERSTORY TREE - SMALL - 0.5' CAL #2
-
- SHRUBS - 0.5' CAL
- REPAIRAN MEADOW - SUN
- TREAT EXISTING LARVACEAE
 - HOW LOW AND 4 AERATE
 - REPAIRAN MEADOW SEED MIX
 - FLUGS 15' CG
- REPAIRAN MEADOW - PART SUN
- TREAT EXISTING LARVACEAE
 - HOW LOW AND 4 AERATE
 - REPAIRAN MEADOW SEED MIX
 - FLUGS 15' CG
- STREAMBANK PLANTING
- LIVE STAKES - TREES 4 SHRUBS 24' CG
 - TIMBERLINGS (SEEDLING) - TREES 4 SHRUBS 45' CG
 - AVERAGE INTERSPERSED BETWEEN LIVE STAKES
- STREAMBANK PLANTING AND CORC REMOVAL
- LIVE STAKES - TREES 4 SHRUBS 24' CG
 - TIMBERLINGS (SEEDLING) - TREES 4 SHRUBS 45' CG
 - AVERAGE INTERSPERSED BETWEEN LIVE STAKES
 - REPAIRAN MEADOW (SUN SEEDS AT DISTURBED AREAS DUE TO CONCENTRIC BLOC REMOVAL
- WOODED SLOPE
- MANAGE INVASIVE SPECIES FOLLOWING BEST MANAGEMENT PRACTICES FOR EACH SPECIES
 - CUT SELECTED DEAD/DYING TREES
 - FLUGS AND TIMBERLINGS 15' CG AND 0
 - SHADY MEADOW SEED MIX LIGHTLY RAKE INTO SOIL
- REDUCED MOENS FOR EXISTING LAWN - BY OWNER
- MAINTAIN AT MAX 5'-6" HEIGHT, WHEN IT REACHES 12-18"

Prime Consultant
ThinkGreen LLC
Landscape Architecture,
Construction
& Ecological Design

P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas J Johnston, RLA
tjohnston@thinkgreenc.com
www.ThinkGreenLLC.com

Civil Engineer:
Meliora Design
259 Morgan St
Phoenixville, PA 19460

Client:
Pennypack Ecological
Restoration Trust

Owner:
Fulmor Heights
201 Fitch Rd
Hatboro, PA 19040

Project Location:
Pennypack Circle
Hatboro, PA 19040

No.	Date	Revisions
Project Name:		

Fulmor Heights Phase 2: Riparian Restoration

Drawing Set:
Design

Drawn:

Checked:

Approved

Drawing Title:	Illustrative Plan
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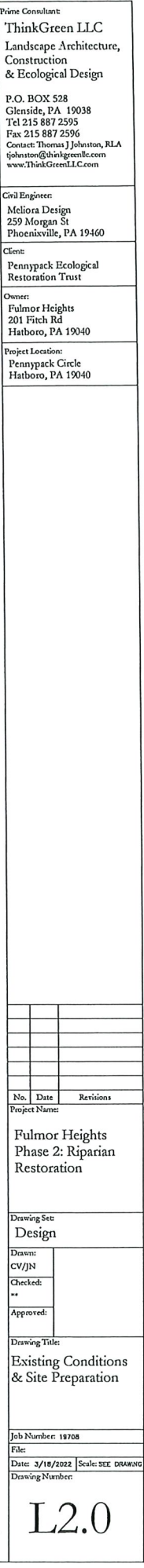
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File:

Date: 3/18/2022	Scale: SEE DRAWING
Drawing Number:	

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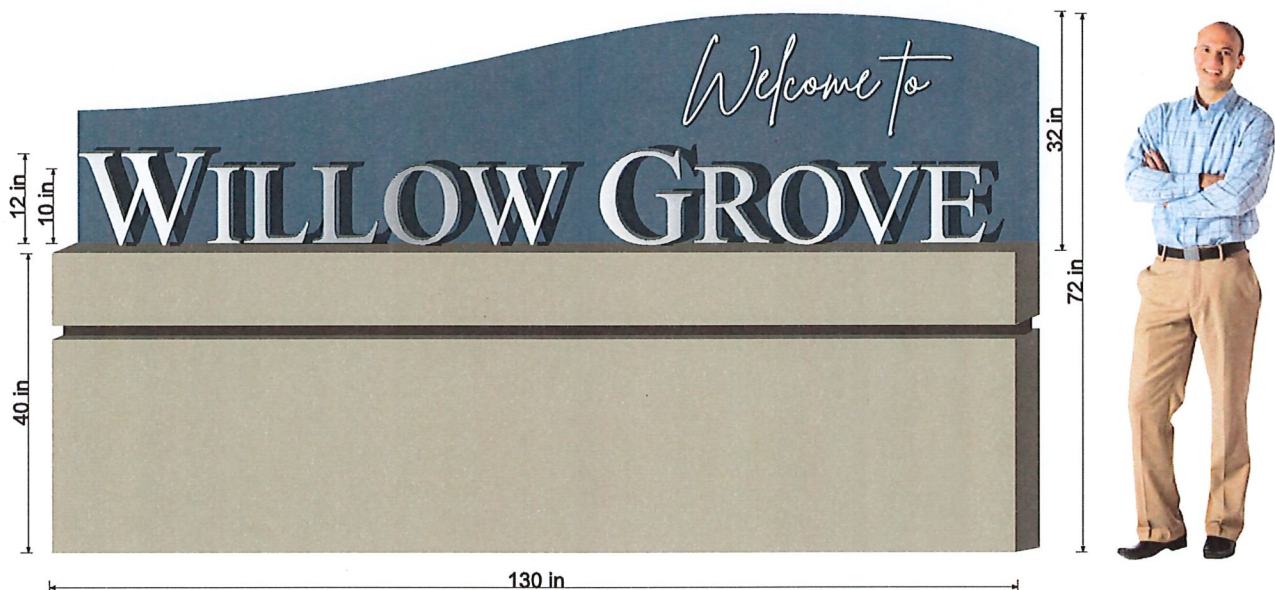




Botanical Name	Common Name	Quant.	Size	Root	Comment
HERBACEOUS PERENNIALS, GRASSES & FERNS					
<i>Andropogon virginicus</i>	Broomrape	--	LP50 or LP32	Plug	Meadow
<i>Andropogon virginicus glomeratus</i>	Bushy Broomrape	--	LP50 or LP32	Plug	Damp Meadow
<i>Adiantum filix-femina</i>	Lady Fern	--	LP54	Plug	Wooded Slope
<i>Chamaenerion luteolum</i>	Northern St. Oats	--	LP50 or LP32	Plug	All locations
<i>Deschampsia flexuosa</i>	Croaked Hairgrass	--	LP50 or LP32	Plug	Wooded Slope
<i>Eragrostis spectabilis</i>	Purple Topgrass	--	LP50 or LP32	Plug	Meadow
<i>Phlox pilularis</i>	Phlox	--	LP50 or LP32	Plug	All locations
<i>Rumex crispus</i>	Curled Dock	--	LP50 or LP32	Plug	Damp Meadow
<i>Salix caprea</i>	Swamp Willow	--	LP50 or LP32	Plug	Meadow
<i>Salix glauca</i>	Blue Willow	--	LP50 or LP32	Plug	Damp Meadow
<i>Sparganium angustifolium</i>	Sparganium	--	LP50 or LP32	Plug	Meadow
<i>Thalictrum flavum</i>	Swiftroot	--	LP54	Cont.	Wooded Slope
<i>Thalictrum christi-vaughan</i>	Christi's Thalictrum	--	LP54	Cont.	Wooded Slope
<i>Trichostema virginicum</i>	Little Bluestem	--	LP50 or LP32	Plug	Meadow
<i>Salix caprea</i>	Swamp Willow	--	LP50 or LP32	Plug	Damp Meadow
<i>Sparganium angustifolium</i>	Sparganium	--	LP50 or LP32	Plug	Meadow
Quantities of Each Size:					
		100	#154	Cont.	Wooded Slope
		600	LP50 or LP32	Plug	Wooded Slope
		10,800	LP50 or LP32	Plug	Meadow
		11,500			
Total:					
TUBERINGS: TREE & SHRUB SEEDLINGS					
<i>Betula picea</i>	River Birch	--	--	--	--
<i>Celtis occidentalis</i>	Summersweet	--	--	--	--
<i>Celtis occidentalis</i>	Hickory	--	--	--	--
<i>Cornus sericea</i>	Red Osier Dogwood	--	--	--	--
<i>Cephalanthus occidentalis</i>	Butterbush	--	--	--	--
<i>Lonicera borealis</i>	Spicebush	--	--	--	--
<i>Viburnum dentatum</i>	Aronwood	--	--	--	--
Quantities of Tree Tubelings (treebark):					
		50	3" Tubeling	Plug	seedling
Quantities of Shrub Tubelings (treebark):					
		400	3" Tubeling	Plug	seedling
Quantities of Tree Tubelings (wooded slope):					
		50	3" Tubeling	Plug	seedling
Quantities of Shrub Tubelings (wooded slope):					
		400	3" Tubeling	Plug	seedling
Total:					
		1,150			
WETLAND/ENGINEERING PLANTS: TREE & SHRUB LIVE STAKES					
<i>Cephalanthus occidentalis</i>	Butterbush	--	36"	live stake	use rearing/hothouse
<i>Cornus amomum</i>	Spice Dogwood	--	36"	live stake	use rearing/hothouse
<i>Cornus sericea</i> (R. lutea form)	Red Osier Dogwood	--	36"	live stake	use rearing/hothouse
<i>Physocarpus opulifolius</i>	Minibark	--	36"	live stake	use rearing/hothouse
<i>Platanus occidentalis</i>	Sycamore	--	36"	live stake	use rearing/hothouse
<i>Salix discolor</i>	Black Willow	--	36"	live stake	use rearing/hothouse
<i>Salix lucida</i>	Shining Willow	--	36"	live stake	use rearing/hothouse
<i>Salix nigra</i>	Black Willow	--	36"	live stake	use rearing/hothouse
<i>Salix purpurea</i>	Variegated Willow	--	36"	live stake	use rearing/hothouse
<i>Salix sericea</i>	Silver Willow	--	36"	live stake	use rearing/hothouse
<i>Salix viminalis</i>	Basket Willow	--	36"	live stake	use rearing/hothouse
Quantities of Live Stakes - trees:					
		550	3" Tubeling	Plug	seedling
Quantities of Live Stakes - Shrubs:					
		1,000	3" Tubeling	Plug	seedling
		1,550			



landscaping done by others



40"h x 130"w x 18" deep Aluminum Monument Base
2" Reveal
Waved Shaped Backer Panel

"Willow Grove"
12"h and 10"h x 1" Deep Cast Metal Dimensional Letters
Brushed Aluminum Finish
Letters Mounted to Backer Panel with Spacers
to Give Appearance of Standing on Base

"Welcome to"
.5" Deep White Acrylic Dimensional Letters
Installed Flush to Backer Panel

2 Support Posts Installed in Ground
Direct Burial in Concrete

Ground Lights to Up-light Monument





landscaping done by others



3'h x 10'w x 8" Deep Aluminum Panel

"Willow Grove"

9.5"h x 1" Deep Cast Metal Dimensional Letters
Letters Mounted to Panel

"Welcome to"

5.38" x .5" Deep Cast Metal Dimensional Letters
Letters Mounted to Panel

2 Aluminum Dimensional Columns
Base, Cap, and Reveal on Sides
Painted 3 Colors

Ground Lights to Up-light Monument



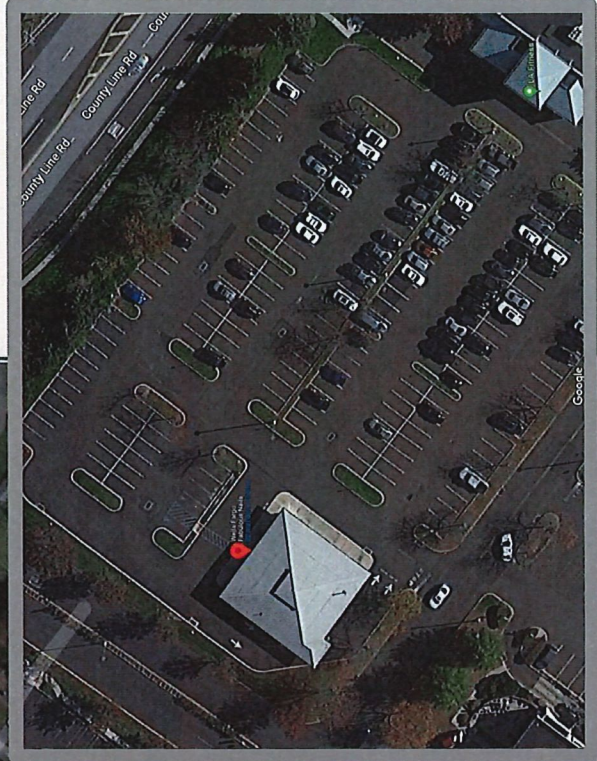
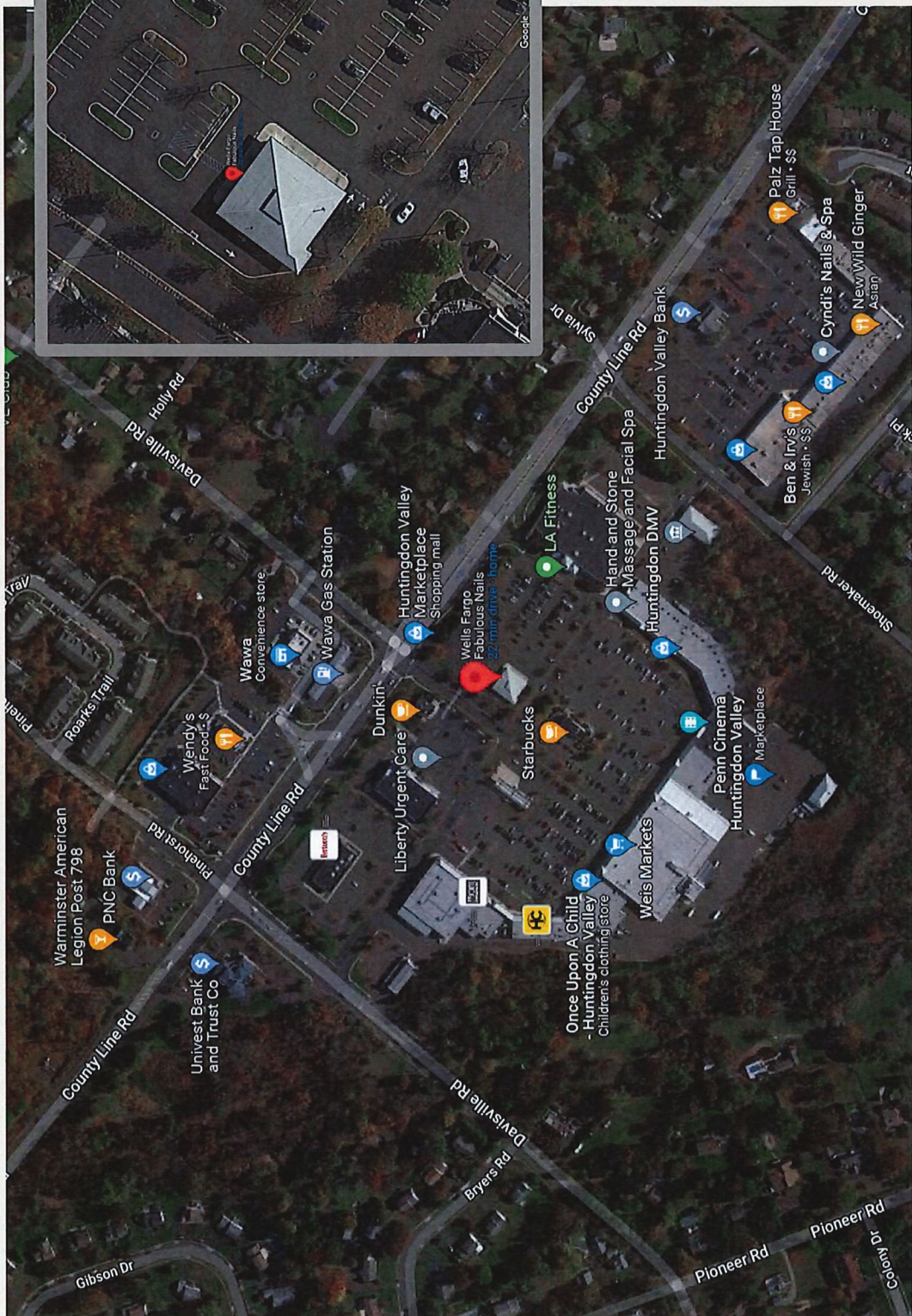


MARKETPLACE AT HUNTINGDON VALLEY

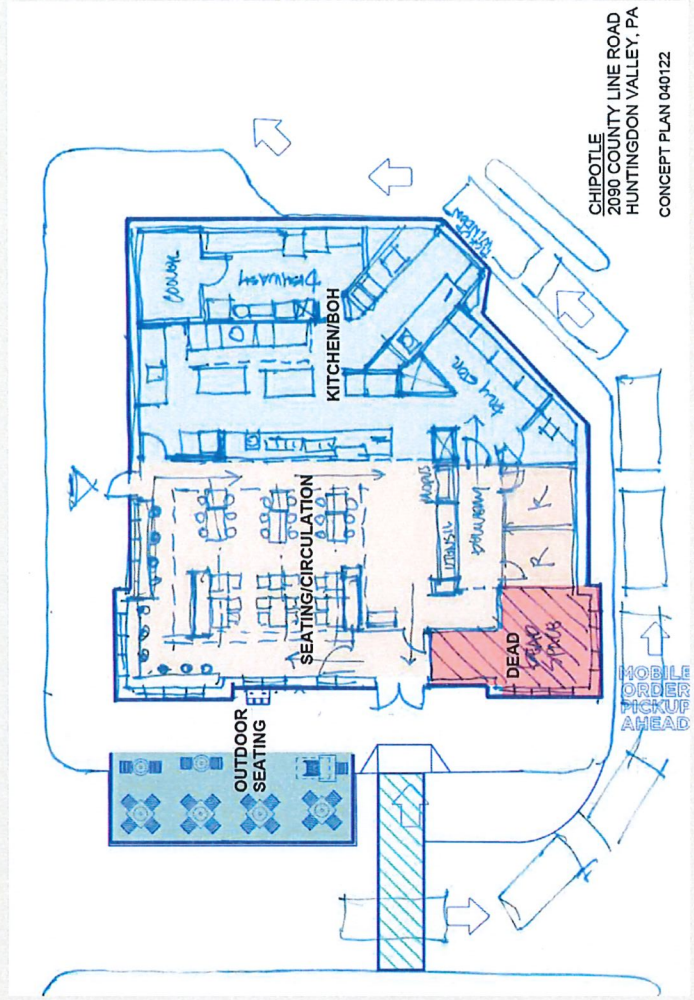
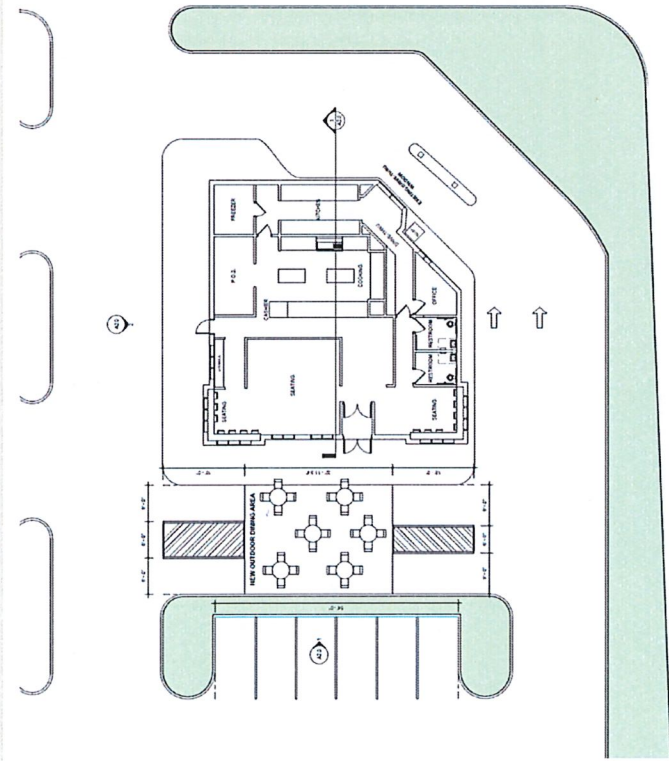
Discussion

Discussion Points

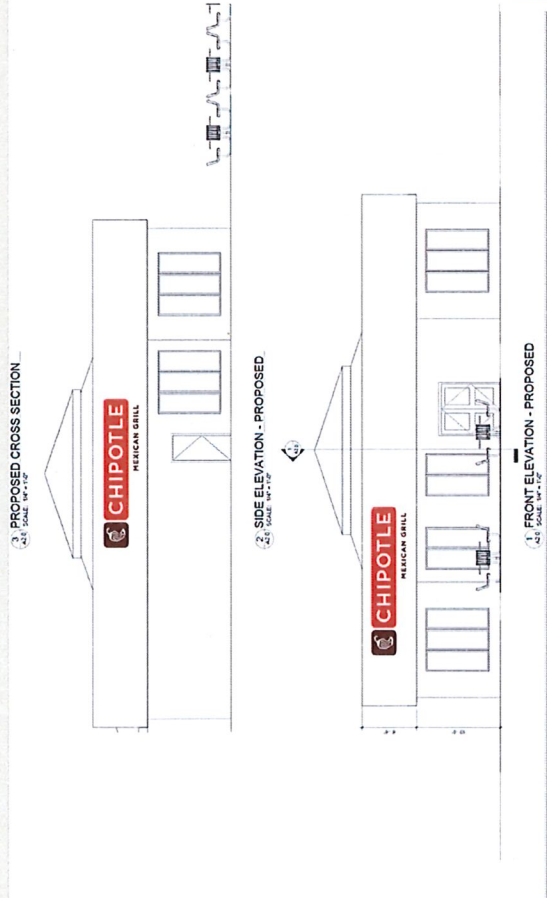
- The Owners of the Marketplace @ Huntingdon Valley are planning to replace the Wells Fargo branch located at 2010 County Line Road with a Chipotle
- We are seeking:
 - *Feedback on land development plans*
 - *A favorable interpretation or relief from the 1989 Developer's Covenant that would allow us to proceed*



Options for Parking Field



CHIPOTLE
2090 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA
CONCEPT PLAN 040122



Possible Elevations



Developers Covenant of 1989

5.02 Restricted Uses. Notwithstanding that such uses are permitted in an SC-Shopping Center District, no "fast food" restaurant shall be permitted in the shopping center, nor shall outdoor motion picture establishments, gasoline service stations, motel or motor courts, a heliport, or an automobile tire, battery and accessory store with service bays and/or car ports. Nothing herein shall be construed to prohibit or restrict the operation of a store which sells automobile batteries, tires, parts or accessories so long as there are no service bays or car ports attached thereto to install or service such equipment or accessories.

Similarly, the prohibition against "fast food" restaurants shall not be construed to prohibit a delicatessen, an ice cream parlor, a pizzeria or similar store. Examples of "fast food" restaurants, for the purposes of this Declaration, would include Burger King, McDonald's, Roy Rogers, Wendy's, Kentucky Fried Chicken, and other similar restaurants.

Observations

- Chipotle is arguably more like a delicatessen than a traditional “fast food” franchise
- The character of “fast food” has changed dramatically since 1989
- The surrounding community has brought fast food establishments to our doorstep

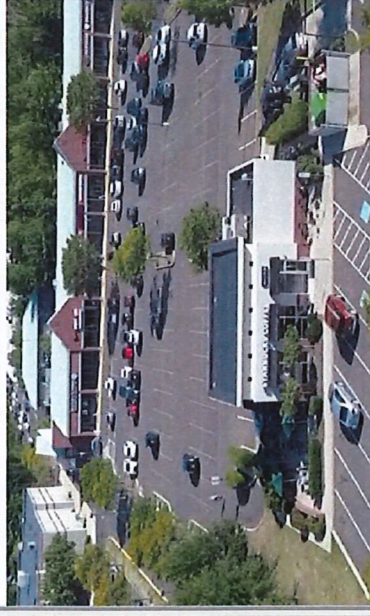
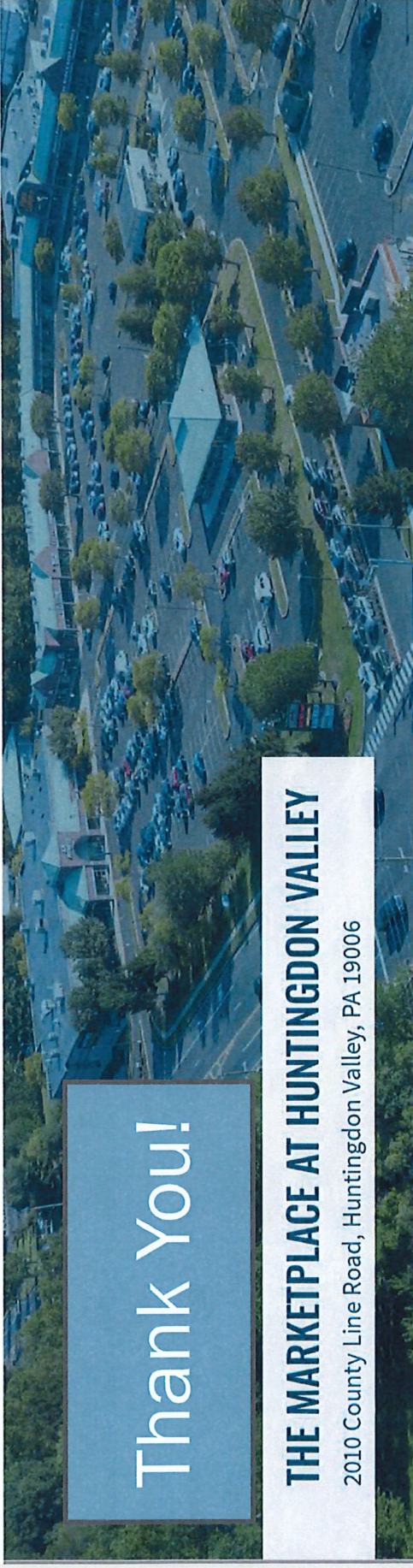
Next Steps

- Submission for Land Development in May/June
- Review by Township would need to include either:
 - a modification to the Covenant or
 - a specific statement indicating that Chipotle is not in violation of the Covenant

Thank You!

THE MARKETPLACE AT HUNTINGDON VALLEY

2010 County Line Road, Huntingdon Valley, PA 19006





Upper Merion
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2022-03-01 to 2022-03-31 23:59:59

Date Printed: 04/05/2022

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	3	2	\$500.00	\$49.00
Bulk Pick Up	33	32	\$0.00	\$658.00
Trailer	4	4	\$0.00	\$200.00
Plumbing	23	14	\$74,012.47	\$1,253.50
Garage Sale	0	0	\$0.00	\$0.00
Public Works	7	6	\$6,400.00	\$268.20
Building	76	59	\$713,789.68	\$17,246.00
Commercial Zoning Use	5	2	\$0.00	\$150.00
Fire	69	18	\$8,359.00	\$1,384.00
Miscellaneous	3	2	\$0.00	\$200.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	5	8	\$58,300.00	\$1,385.00
Well	0	0	\$0.00	\$0.00
Electrical	25	15	\$80,806.37	\$2,367.50
Mechanical	14	12	\$162,901.04	\$2,509.00
Totals:	267	174	\$1,105,068.56	\$27,670.20

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	3	1	\$300.00
Mechanical Contractor	3	2	\$375.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	7	3	\$700.00
General Contractor	11	4	\$1,125.00
Sign Contractor	0	1	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	5	2	\$525.00
Totals:	29	13	\$3,100.00

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	1	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:	1	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	0	0	\$0.00
General Contractor	9	0	\$0.00
Sign Contractor	0	0	\$0.00



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Township
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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	3	0	\$0.00
Totals:	12	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: 163

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	12	\$650.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	2	\$10.00
Totals:	1	14	\$660.00

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	4	\$2,300.00
Totals:	4	\$2,300.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	3
Misc	2
Exterior Maintenance	0
High Grass	0
Work Without Permit	5
Totals:	10

CASHIERING

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



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OPEN RECORDS

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

Total Revenue Collected: \$33,730.20



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	2	2	\$5,500.00	\$49.00
Bulk Pick Up	52	52	\$0.00	\$1,013.00
Trailer	5	2	\$0.00	\$80.00
Plumbing	19	13	\$90,782.44	\$938.50
Garage Sale	0	0	\$0.00	\$0.00
Public Works	9	8	\$0.00	\$188.00
Building	77	60	\$936,660.52	\$18,965.00
Commercial Zoning Use	10	3	\$0.00	\$225.00
Fire	66	23	\$18,341.00	\$1,524.50
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	1	\$322.00	\$15.00
Well	0	0	\$0.00	\$0.00
Electrical	27	16	\$111,249.20	\$2,997.00
Mechanical	15	12	\$109,882.80	\$2,278.50
Totals:	285	192	\$1,272,737.96	\$28,273.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	1	\$75.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	6	3	\$675.00
General Contractor	14	9	\$1,725.00
Sign Contractor	2	0	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	4	\$375.00
Totals:	23	17	\$3,000.00

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	3	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	11	0	\$0.00
Sign Contractor	0	0	\$0.00



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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	0	\$0.00
Totals:	16	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: 116

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	12	\$650.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	1	\$5.00
Totals:	1	13	\$655.00

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	7	\$4,200.00
Totals:	7	\$4,200.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	1
Exterior Maintenance	5
High Grass	0
Work Without Permit	2
Totals:	8

CASHIERING

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



Upper Merion
Township
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Commissioners Report

For the period of: 2021-03-01 to 2021-03-31 23:59:59

Date Printed: 04/05/2022

OPEN RECORDS

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

Total Revenue Collected: \$36,128.50

To: Public Works Committee

From: David Elsier, Director of Public Works

Date March 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.
 - Meeting with Township Storm Water Sub-Committee to discuss future projects
 - Rebuilt Gabion Walls on Pioneer Road
 - Opened High Way materials and Milling Bids from Penn Bid. A. Giuliani was low bidder for the milling and Eureka Quarry was low bidder for Material
-
- **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 **March 2022**

During the month of March 2022, our Sanitation Division picked up 584 tons of compacted trash.

Since the last report period we had 16 bulk pick-ups. For the same period in 2021 we collected 28 bulk items

We collected 83 tons of yard waste since the last report period. For the same period in 2021, we collected 51 tons of yard waste.

We collected 14 electronic items (E-cycling) since the last report period. For the same period in 2021, we collected 16 electronic items.



Public Works Department
March 2022

Summary of materials handled by Sanitation Division

(in tons)

Single Stream	194
Curbside Yard Waste	83
Total recycling tonnage	277

Trash tonnage	584	
Tipping fee cost avoidance	\$ 15,595	\$58.58
Cost of Single Stream	\$ 850	\$4.38
Percent of waste recycled	32%	

Single Stream	Yard Waste	Trash	
194	83	584	32%
201	51	617	29%
		2022	2021
Bulk metal items		16	28
E-cycling items		14	16



PROJECT	WORK PERFORMED LAST PERIOD (March 14 th to April 11 th)	WORK TO BE PERFORMED THIS PERIOD (April 11 th to May 9 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">Coordination with PennDOT on Maintenance Agreement for Gateway Sign along Easton Road.	<ul style="list-style-type: none">Monitor project status and perform work as necessary.
3. Fair Oaks Basin	<ul style="list-style-type: none">No work performed this period.	<ul style="list-style-type: none">Monitor project status and perform work as necessary.Project is in 18-month maintenance period which is set to end on June 1, 2023.
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 ApplicationPunch List & follow up	<ul style="list-style-type: none">Monitor project status and perform work as necessary.
6. Woodlawn School Demolition	<ul style="list-style-type: none">Pre-Construction MeetingConstruction ObservationGeneral coordination with contractor and sub-contractors.	<ul style="list-style-type: none">Monitor project and perform work as necessary.
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">No work performed this period.	<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.
4. 28 N. York Road	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Monitor project status and perform work as needed.

PROJECT	WORK PERFORMED LAST PERIOD (March 14 th to April 11 th)	WORK TO BE PERFORMED THIS PERIOD (April 11 th to May 9 th)
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"> Punch list for final escrow release. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
7. 10-170 Park Ave (Federal Realty - Grocery Store & Marshalls 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"> No work performed this period. 	<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"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
10. 4205 Maryland Road Appts	<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.
11. 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: April 04, 2022 (prior report dated 3/7/2022)

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. 2425 Blair Mill Road
 - a. Receive plan submission; General coordination regarding same.
 - b. **PENDING:** Project coordination meeting with Applicant on April 5, 2022.
2. 2300 Easton Road – Verizon Store
 - a. General coordination with Township Director of Code Enforcement regarding most recent landscape punch list (June of 2019).
3. 2700 Turnpike Drive – Acme Box
 - a. Receive and review species substitution requests from Landscape Contractor; General coordination with Project Landscape Architect regarding same.
 - b. Prepare for and attend site meeting on March 22, 2022 with Landscape Contractor.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

April 4, 2022

Page 2

B. Fair Oaks Park – Construction Administration:

1. Prepare and issue spreadsheet to Pat Stasio providing current availability dates and recommended plant tray quantities for each plant plug species to be installed this spring within the basin bottom.
2. **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 Candland, Township Manager
Vicky Sykes, Executive Assistant to Township Manager
Paul Purtell, Director of Code Enforcement
David Elsier, Director of Public Works
Sean Kilkenny, Esq., Solicitor
Alex Baumler, Kilkenny Law Office
Erik Garton, P.E., Gilmore & Associates
Jim Faber, ASLA, Township Landscape Architect

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

Issue Date: April 4, 2022

UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT

APPLICATION REVIEWS AND FIELD WORK SCHEDULE

M&F No. 216

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 3/5/16	7/23/2015 & 8/4/2015								Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
Willow Grove Shopping Center Marshalls	LPR2 02/24/22									[Await plan resubmission]
Willow Grove Shopping Center Pad Site 102-170 Park Avenue	LPR1 12/22/21									Virtual Twp Staff / Consultant meetings 12/13/21 and 12/15/21 Development staff meeting: 12/21/21 [Await plan resubmission]
2426 Blair Mill Road										Pending: Coordination meeting with Applicant on 4/5/22
Landscape Plan Approved - Awaiting Construction										
240 Fitzwatertown Road (Malvern Inst) (Amended Phase II of Willow Crest Manor) LO 16-23	LPR2 6/16/17	5/17/16								Development Staff meeting: 5/20/16; Waiver review memo: 7/7/16; Email review of technical plan comments: 7/5/17 [Await formal response to technical plan comments - reviewed informally]
Project Under Construction - Landscape Installation NOT Approved										
2300 Easton Road - Verizon store LPR3 10/24/2016		9/1/16	12/21/16 KJF	n/a	6/12/19					[Await final request for escrow release associated with landscape installation.]
900 S. York Road - Jaguar Land Rover Waiver of land development	LPR4 6/26/19		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 KJF	9/17/20						[Provide tree replacement input, when requested.]
2700 Turnpike Drive - Acme Corrugated Box	LPR4 3/19/20	12/12/18	10/27/20 KJF	11/25/20	ACTIVE					[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 Federal Realty	LPR2 4/23/21	10/2/20	3/30/21 KJF		ACTIVE					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 KJF	8/17/21 8/25/21	10/21/21 ACTIVE					LS pre-install meeting 8/25/21 [Follow up 10/21/21 site visit]
432-614 Davisville Road Federation Housing	LPR4 4/27/21	10/9/20	8/17/21							Pre-submission meeting: 8/10/20 Development staff meeting: 10/15/20 Fee-in-lieu / Tree deficiency memo: 11/19/20 [Await installation of landscaping anticipated Fall 2022]
2290 Computer Avenue Aqua PA	LPR2 5/25/21	Online photos	9/22/21 KJF	9/22/21	ACTIVE					Development staff meeting: 3/23/21 [LS installation is anticipated for late winter/early spring 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 KJF							Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/28/19 Development pre-submission meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20 [Await installation of landscaping anticipated Spring 2023]
1160 Easton Road - parking expansion Urban Air Administrative Plan review	Memo 8/18/21	5/12/21	11/4/21 KJF		ACTIVE					[Await landscape installation]
Project Under Guarantee - Landscape Installation Approved - In Guarantee Period										
End of Guarantee Inspection Performed - Landscape Issues Remain										
2321 Blair Mill Road (Lightbridge Academy) LD 16-10	LPR3 10/11/16	3/30/16	2/21/19 no M&F rep		7/2/20 plan markup			1/1/22 G&A ltr 8/12/20	11/8/21 punch list	Development staff meeting: 4/22/16 Waiver review memo: 7/7/16 [Await response to review of landscaping associated with end of guarantee - anticipated Spring of 2022]
2901 Blair Mill Road (Blair Mill TH), Willow Crossing LD-06-7 Formerly Sabia Townhouses (Builder: Ed Moser)	10/3/12 Amended plan review	5/1/06	7/15/11		10/30/15 email		12/28/15	6/16/17	5/30/17 email	[Revisit site upon completion of punch list items.]
2440 Maryland Road (Fairfield Inn) Ajesh Patel LD14-2	LPR4 10/17/14	1/16/14	2/17/15	3/19/15	5/27/18	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

April 11, 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.

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

- **Paving complete. Final traffic signal work and landscaping to be completed.**
- Davisville Road to be paved by PennDOT in Spring 2022.
 - Township project to pave up to binder. PennDOT project will complete final paving and pavement markings.
- 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.
- PennDOT comments received on HOP Submission. McMahon will address comments. Property owner coordination to begin.

**UPPER MORELAND TOWNSHIP
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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).
- **McMahon to perform survey and analysis to determine bridge repairs.**

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

- **Final Agreement received. Township PW to install signs.**

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.
- Project Schedule – Traffic Signal equipment installed. Traffic Signal System being setup March 2022. System settings to be optimized in the next couple months to develop timing programs.

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.
- Preliminary design complete for property owner coordination. Letters sent to property owners.
- Montco 2040 submission made 3/1/2022.

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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.
- Coordination Meeting held with PECO to review trail alignment 4/6/22.

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 ACCESSES

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

2022 GRANT SCHEDULE

- ARLE Grant – June 2022
- DCED Multimodal Transportation Fund – **Applications period open through July 31, 2022**
- MontCo CTP Grant – Summer 2022
- PennDOT Multimodal Transportation Fund – Fall 2022
- Green Light Go – Fall 2022

EAC Report to CDC April 2022

We welcomed James Morrison as a new member of the EAC.

Based on Faran Savitz's talk on plastics to the board last month, we will have a survey for residents at the Earth Day Fair to see how they feel about a plastic bag ban.

We will be meeting with the Mike Bair, lead principal at the elementary school, about planting a shade tree there, with an educational sign.

The EAC will meet on April 30th to assess the area near the dog park for reforestation. We will look at the amount of site preparation needed and recommend the species of trees and shrubs to plant.

Most of the meeting was taken up with plans for the Earth Day Fair on Saturday, April 23 at Masons Mill Park from 10 am to 2 pm.