

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
October 17, 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

***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**
- VII. Approval of Minutes** – September 19, 2022 (attachment)
- VIII. Land Development/Subdivision:**
 - A. Proposed minor land development for a truck parking terminal at the property located at 1740 County Line Road (attachment)
- IX. New Business:**
 - A. Automated trash collection (attachment)
 - B. Spring Hill Suites, 3900 Commerce Avenue (attachment)
 - C. Proposed Cloud10 Car Wash development at 4390 Davisville Road (attachment)
 - D. Request for placement of a retaining wall within Township right-of-way at 418 Lawnton (attachment)
 - E. UMT Letter of Support- DCNR Grant-Pennypack Trust (attachment)
- X. Old Business:**
 - A. Olive Garden - resubmittal and sidewalk waiver (attachment)
 - B. Consider recommending the Board of Commissioners take action on the recommendations to award bid for the installation of signalization upgrades as part of the Green Light-Go grant (attachment)
 - C. Maryland Culvert rehab/replacement options (attachment)
 - D. Zoning Ordinance Update – Advisory Planning Agency Meeting scheduled for October 20, 2022. Nothing further to report.

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XI. Other

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
September 19, 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 and Mr. Purtell. Also present: Randall K. Schaible, Director of Finance and Assistant Township Manager in the absence of Matthew H. Candland, Township Manager, James Hersh, Township Engineer, Alex Baumler, Township Solicitor.

V. Presentations/Announcements – Nothing to report.

VI. Approval of Minutes – July 18, 2022:

- Commissioner Prousi commented that he will follow up with Mr. Candland on PECO's energy savings program for the Township.
- Dr. Lynnette Saunders corrected a typo in Section IX., F., first arrow to read, "Ready For 100".
- The minutes were unanimously approved as amended.

VII. Land Development/Subdivision:

A. Proposed land development of the Olive Garden located at 2402 Easton Road:

- Christopher Lang, Engineer at Core States Group, held a detailed discussion on the proposal and reviewed the waiver requests to build a new restaurant after removal of the existing building, which includes landscaping and stormwater management.
- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.

B. Proposed lot consolidation of two lots with the intent to develop 1,720 square foot two-story dwelling and two-car garage for the property located on New Street:

- Kris J. Reiss, P.E. at LVL Engineering Group, discussed the plan to build a new single-family dwelling, along with a list of waivers.
- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.

VIII. New Business:

A. Redevelopment sketch plan proposal submitted by BET Investments, Inc. for Executive Mews, located at 2300 Computer Avenue and 2309 & 2317 Blair Mill Road, Block 46C, Units 6, 8, and 14:

- Matthew McHugh, Klehr Harrison, along with representatives for the Applicant discussed the sketch plan and redevelopment proposal to reinvigorate the current site into a residential community.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

B. Request for a waiver of curb for the property located at 4121 Blair Mill Road:

UPPER MORELAND TOWNSHIP
Community Development Committee
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- Lucas from Green Tree Group Contracting, explained a waiver from the curb requirements and tree removal.
- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.
- C. Authorize Township's Traffic Engineer to submit a grant application to PennDOT for the Traffic Signal Technologies Program:
 - Anton Kuhner, McMahon Associates, explained that grant applications are due at the end of September for the upgrade to existing signal controllers along Route 611 and Route 263, which has a \$0 match for the Township.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting.

IX. Old Business:

- A. Sewer System Installation Cost Estimate – Manor House Road:
 - The cost estimates and commitment of two options were discussed.
 - The Committee advised residents to contact Mr. Candland when they have decided to move forward and discuss next steps.
- B. Willow Grove Shopping Center - Federal Realty Investment Trust HOP Application – Issues with the construction of ADA compliant ramps at the Moreland Road driveway and the request to defer the construction of the ramps:
 - Matt Hammond, P.E. at Traffic Planning and Design, Inc., explained concerns and changes that will be made to the installation of new curb ramps.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting, on a resolution.
- C. Proposed text amendments submitted by Federal Realty Investment Trust to the TC-Town Center Zoning District:
 - James Garrity, Wisler Pearlstine, John Tschiderer and Mark Brennan from Federal Realty, and Mike Roth from Bohler Engineering, held a detailed discussion of the Phase III mix-use areas and buildings.
 - Commissioner Scull commented that locations of the planned open space would be filled with traffic noise and fumes, and shared concerns received about the noise at Station At Willow Grove apartments that were built with wood framing rather than concrete.
 - Commissioner Lockard commented concerns about the buildings' heights and setbacks from the street.
 - Commissioner Prousi shared same concerns and requests site sections that start at the Township Building and continue to Easton Road to better understand the grade changes and typography.
 - The Committee requests landscaping and sculpture treatment be applied to the 72-foot-high garage on Easton Road and include a future plan that balances the structure with open space.
 - The Committee discussed aversion to the drive-thru area, commented concerns for pedestrian access and requested to see redesign options.
 - The Committee will continue a discussion at the October 17, 2022 Community Development Committee Meeting.
- D. Green-Light-Go Bid:
 - The Township received a grant award in 2021 for the amount of \$147,760 with a 20% match. A bid package is now ready for pricing the project, which is for signal upgrades to four intersections along N. York Road.

UPPER MORELAND TOWNSHIP
Community Development Committee
September 19, 2022 - Meeting Minutes

- The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting.

E. Zoning Ordinance Update:

- Clair Warner, Montgomery County Community Planner, discussed details of the R, R-1, R-2, R3, R-4, and High Rise Districts, riparian corridor, use regulations and parking.
- Commissioner Spearing requests the number of multi-family units that are currently within residential zones.
- Commissioner McFatridge requests zoning information for Airbnb or Vrbo rental properties.
- The Committee requests a report be provided from the Advisory Planning Agency regarding TC1 and TC2 zoning districts and consider the frontage on Moreland Road between Davisville Road and York Road changed to TC2 zoning district, at the October 17, 2022 Community Development Committee Meeting.

X. **Other Items:**

A. Discussion on surveying of 2603 Parkside Avenue:

- James Hersch, Gilmore & Associates, explained the accumulation of silt and drainage issues.
- The Committee directed Mr. Hersch to provide solution options at the October 17, 2022 Community Development Committee Meeting.

XI. **Acceptance and Approval of the following monthly reports for July and August 2022:**

A. Code Enforcement Department Report – Nothing further to report.

- Commissioner Spearing expressed concerns about people who dump yard waste into the street gutter. Mr. Purtell recommends reporting the incidents by calling 911.

B. Public Works Department Report and Recycling Report:

- The Committee commended the milling and paving contractor for their work.
- Commissioner Prousi expressed appreciation for the completion of utility pole work.

C. Engineer's Report - Mr. Hersch highlighted the following items:

- Woodlawn School demolition is complete.
 - Requests a second **Change Order** for material to repair a leaking stormwater drain pipe at the Woodlawn School project in the amount of \$3,995, which was evaluated and is considered a fair price.
 - The Committee recommends the Board of Commissioners take action at the October 3, 2022 Regular Meeting.
- Commissioner McFatridge inquired on the status of the **2955 Terwood Road** project in a floodplain.
 - The Committee directed the Township Solicitor to attend the September 22, 2022 Zoning Hearing Board Meeting on behalf of the Board of Commissioners to express opposition to the project.

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

E. Traffic Engineer's Report – Anton Kuhner, McMahon Associates, reviewed the following:

- Byberry Road and Davisville Road have a list of items that are being completed. Final inspection was held by PennDOT.
- Notification of the Maryland Road and Commerce Road intersection is being coordinated by the Township Solicitor's office with property owners and design work underway.
- The paving deadline for Davisville Road has not yet been determined.
- Commissioner Prousi asked for an update on the Maryland Road bridge project and Mr. Kuhner will provide information at the next Community Development Committee Meeting.
- Warminster Road Bridge work is on schedule and also being coordinated with the sidewalk installation in 2023.

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Community Development Committee
September 19, 2022 - Meeting Minutes

- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
- Minor changes were discussed on the plan for the Outdoor Environmental Education Center with Mr. Purtell and Mr. Hocker, which are being made by Ed Landau, Landscape Architect.
 - Tools to inform the public about plastics include showcasing books, pamphlets and other ideas at the Library.
 - A Willow Oak Tree will be planted at the Elementary School on October 6, 2022 at 1:30 p.m. An educational sign will also be supplied explaining the water cycle and how trees are involved.
 - Requested that any upgrades to the Township Building be highly energy efficient and include solar and geothermal technology.
 - Offering to help with the plantings at Fair Oaks Basin. Commissioner Spearing replied that plantings were postponed due to an influx of silt, the ground is being re-evaluated and there will also be a change in species selected.
 - Requested an update on developing rules for social media. Commissioner Spearing replied that the issue had been suspended, but will be revisited.
 - An interested student from the high school attended the last EAC Zoom meeting. A follow up will be made on the search for a volunteer student at the middle school.
 - An educational sign was installed about the tree in the rain gardens at the middle school. Screening vegetation might be planted as well. Native trees are starting to grow in the basin.
 - The EAC will hold its next Zoom meeting on October 5, 2022 at 7:00 p.m.
- G. Upper Moreland Historical Commission – Commissioner Prousi reported on the following:
- A family-friendly, Halloween-themed, community event is being planned for Farmstead Park on October 22, 2022, 5-7 p.m. A request to serve alcohol and setup a firepit will be discussed at the September 26, 2022 Parks and Recreation Committee Meeting.
 - The inventory of historic properties is ongoing.
 - A beta testing of the new website is being completed prior to the public unveiling.
 - The next meeting of the Commission will be held on October 11, 2022 instead of October 4, 2022, due to the Yom Kippur holiday.

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

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

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

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

Respectfully submitted by Kathleen Kristire.

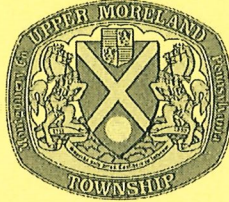
Township of Upper Moreland

117 Park Avenue

WILLOW GROVE, MONTGOMERY COUNTY, PENNSYLVANIA 19090

Telephone (215) 659-3100 Ext. 1032/1033 / Fax (215) 659-8899

Paul E. Purtell
Director of Code Enforcement



Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	Land Development Application for 1740 County Line Road
Recommended Action:	Consider application and requested waivers of the Twp. Land Development & Subdivision Ord.
Background/Analysis:	Applicant seeks to develop the property for the storage of commercial vehicles, equipment and passenger vehicles. Applicant obtained approval from the Upper Moreland Twp. Zoning Hearing Board. Improvements to include stormwater management, landscaping, paving and traffic signal improvements.
Fiscal Impact/Source:	N/A
Alternatives:	N/A
Attachments:	Land Development application, waiver request letter, reduced copy of LD plans, consultant review letters and ZHB Decision.
Prepared by:	Paul Purtell, Director of 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: _____

Application Fee: _____ Escrow Fee: _____ Total Fee: _____

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



Signature of Land Owner

Title of Plan Submitted: Land Development Plan

A. Plan Type:

<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Minor Land Development
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Preliminary Major Land Development
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Final Major Land Development
<input type="checkbox"/> Preliminary Major SD&LD	<input type="checkbox"/> Final Major SD&LD

B. Plan Identification

Plan Dated: 08/09/2022 Engineer: Nicholas T. Rose, ProTract Engineering, Inc.

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:

Applicant is seeking to propose a truck parking terminal in accordance with the Zoning Order of July 29, 2022, attached hereto.

C. Property Identification:

Address/Location 1740 County Line Road, Huntingdon Valley, PA 19006

(Continued on next page)

TPN: 59-00-03535-00-6 Block # 1 Unit # 75

D. Applicant Identification:

Applicant: L&A Forever LLC

Address: 505 Orchard Avenue, Warminster, PA 18974

Phone: 215-379-3113 Email (required): abbysautocenter@gmail.com

Land Owner: Same as Applicant

Address: _____

Phone: _____ Email (required): _____

Engineer: Nicholas T. Rose / ProTract Engineering, Inc.

Address: 64 East Moreland Avenue, P.O. Box 58, Hatboro, PA 19040

Phone: 215-442-9230 Email (required): nrose@protract.net

Attorney: David M. Shafkowitz, Esquire

Address: 350 S. Main Street, Suite 308, Doylestown, PA 18901

Phone: 267-422-3340 Email (required): dms@shafkowitzlaw.com

Office Use Only

Fees received from applicant:

Application fee: _____

Review Escrow: _____

Total: _____

Fees acknowledged and application accepted as complete:

Staff signature

Date

October 4, 2022

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

Dear Mr. Purtell:

As required, following is the list of waivers requested for the proposed minor land development for the property at 1740 County Line Road (Tax Block 1 Unit 75):

1. Section 300-15.B.(1)(b)[3]: From the requirement to provide curb and sidewalk along the street line of County Line Road (S.R. 2038). Will be coordinated with PennDOT.
2. Section 300-17.B: From the requirement to propose curbing around all parking lot areas, which would interfere with truck movements.
3. Section 300-18.A.(1) & (5): From the requirement to install sidewalks along County Line Road (S.R. 2038).
4. Section 300-19.A.(1): From the requirement to construct additional curbing along County Line Road (S.R. 2038).
5. Section 300-50: That the plan be considered as Preliminary/Final.
6. Section 300-52.C.(1) (Partial Waiver): That information (other than that shown, including the aerial photo) within 400 feet of the site not be required to be shown unless deemed relevant by the Township or its consultants.

Thank you for your attention to these requests.

Sincerely,

ProTract Engineering, Inc.



Nick T. Rose, P.E.

Copy to: L&A Forever, LLC, Applicant

H2715\WaiverRqst01ltr.doc



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 26, 2022

File No. 22-08063

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

Reference: 1740 County Line Road
Minor Land Development
TMP # 59-00-03535-00-6

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has performed a review of the proposed Land Development application for the above-referenced project. Upon review of the plans, we offer the following comments:

I. Submission

- A. Land Development Plan prepared for L&A Forever, LLC, prepared by Protract Engineering, Inc., dated June 4, 2022, consisting of sheets 1 to 3 of 3.
- B. Stormwater Management Design plans prepared by Bustamante Engineers, Inc. dated September 9, 2022 consisting of sheets 1 to 5 of 5.
- C. Stormwater Management Report for L&A Forever prepared by Bustamante Engineers, Inc. dated September 9, 2022.

II. General

The subject property is located at 1740 County Line Road at the intersection of County Line Road and New Road within the S Small Limited Industrial Zoning District. The 4.9-acre property currently contains various concrete pads and asphalt pavement. A stormwater basin previously existed at the rear of the property, but was modified without a Township permit and will need to be re-established and upgraded as part of this LD project. Two existing driveways allows access to County Line Road; one at the northern corner of the property, and the other at the intersection of County Line Road and New Road.

The Applicant proposes to utilize the property as tractor trailer storage, providing 70 tractor trailer parking spaces and 21 passenger car spaces. Portions of asphalt and concrete are to be demolished and removed along the southern property line, and new asphalt is to be installed at the driveway entrance at County Line Road and New Road. The Applicant is also proposing signal improvements at the intersection of the driveway, County Line Road, and New Road to permit safer vehicle maneuvering. Additional improvements include reconstructing and enlarging the basin at the rear property corner and providing buffer plantings along the southern property line.

III. Reference Documentation

- A. Upper Moreland Township Zoning Hearing Board Appeal No. 2022-6(4), dated July 29, 2022.

On July 29, 2022, the Upper Moreland Township Zoning Hearing Board issued an Appeal of the Applicant and their proposed land development, granted a special exception from §350-110.A to permit the use of commercial vehicle storage and parking, a variance from §350-112.F to permit a commercial use within 100 feet of a residential tract.

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

IV. Review Comments

A. Zoning Ordinance (Chapter 350)

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

B. Subdivision & Land Development Ordinance (Chapter 300)

We offer the following comments with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development (SALDO) Ordinance:

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 Land Development Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.
2. §300-15.B(1)(b)[3] – Primary streets shall be constructed with curb and sidewalk. While we ultimately defer requirements within the County Line Road right-of-way to PennDOT, the Applicant shall revise the plans to propose curb and sidewalk along the street line, or a waiver would be required.
3. §300-16 – We defer to McMahon Associates for review of the plans with respect to driveway location / dimensions / radii, parking lot circulation, and traffic signal improvements. We note that a PennDOT HOP permit will be required for all work within the County Line Road ROW, including the proposed signal.
4. §300-17 – We offer the following comments regarding the parking facilities:
 - a. We defer to the Township Code Enforcement Department for review of the plans to determine if accessible parking spaces are required as part of this development.
 - b. Several of the proposed tractor trailer parking spaces are located within areas of steep grades or within lawn areas, which does not appear to be suitable locations for trailer parking. The Applicant shall revise the layout or show how the grade will be revised in these areas.
 - c. Per Appeal No. 2022-6(4), it is noted that the western access along County Line Road is to be closed off, except for access by emergency vehicles. The plans should propose improvements, such as a breakaway chain or bollards, to permit the use of emergency access vehicles, but close off the entrance to other vehicles. Ultimately, we defer review of the emergency access to the Township Fire Marshal.
5. §300-17.B – All parking lots should be confined by curbing. Curbing is not currently proposed within the parking lot and a waiver would be required.
6. §300-17.J – Since heavy truck traffic is primarily proposed onsite, we recommend the plan be revised to specify a heavy duty pavement cross section consistent with the Township Construction Standards for Roads, as noted in §295, Article IV, in lieu of the pavement specification detailed on Sheet 2.
7. §300-18.A(1) & (5) – The Applicant is required to install sidewalk along the County Line Road frontage in accordance with these sections. Sidewalk is not currently proposed on the plan.
8. §300-19.A(1) – Curbs are required along the side of every primary street abutting a land development and within all parking areas. The plans should be revised to propose curb along County Line Road, or a waiver would be required.
9. §300-25 – The Applicant will be required to secure the necessary Erosion & Sediment Control and NPDES permits from the Montgomery County Conservation District if the proposed earth disturbance on site is 1 acre or greater. The Township should be copied on all correspondence with MCCD. We offer the following comments with respect to the Erosion & Sediment Control Plan:

- a. A note on Sheet 3 of the plans references a plan by Bustamante Engineers for the Basin Area Erosion Control information and the plan by Bustamante does not depict E&S controls or disturbance associated with the establishment of the buffer along the southern property line. The plans shall be revised to coincide and show the total disturbed area is less than 1 acre, or an NPDES permit will be required.
 - b. The location of all erosion and sediment controls, such as the silt sock, silt fence, construction entrance, stockpiles, etc., and the limit of disturbance, should be shown on the plans.
 - c. The Earthmoving schedule references improvements such as storm sewer and building construction. The schedule shall be revised to be project specific.
 - d. The Earthmoving Schedule should include a note stating the Township and Township Engineer should be notified 48 hours prior to the start of construction, and that a PA One Call shall be conducted.
10. §300-30 – Proposed monumentation shall be depicted on the plans on right-of-way lines at corners, angle points, beginning and end of curves, and at all property corners. If no existing monumentation is found, it shall be installed in accordance with this section. Any proposed property markers shall be installed and certified by a Professional Land Surveyor licensed in the Pennsylvania and a note stating this requirement should be added to the plan.
 11. §300-32 – We defer to the Township's Fire Marshal for review and approval of the plans. Approval from the Fire Marshal is required prior to recording of the plans.
 12. §300-33 – Legal descriptions for any right-of-way dedication, proposed easements, etc. shall be submitted to our office for review and approval. We note that the Applicant is proposing intersection improvements at County Line Road and New Road. As such, the Applicant may be required to obtain a temporary construction easement for any work on adjacent properties.
 13. §300-39 – We defer to McCloskey & Faber for review of the plans with respect to the requirements of this section.
 14. §300-50 – The Applicant would require a waiver for the plan to be considered as Preliminary/Final.
 15. §300-52.B(6) – The provided Zoning Data table on Sheet 1 should be revised to note the existing and proposed conditions of the parcel.
 16. §300-52.C(1) – The plans should depict all existing features within 400 feet of the subject property, including roadways, utilities, sidewalks, curbs, waterways, etc. The plans should be revised to meet the requirements of this section, or a waiver requested. We would support a partial waiver from this section conditioned upon the Applicant providing an aerial photograph plan depicting all storm sewer appurtenances within 400 feet of the property.
 17. §300-53.C – All plan sheets that are to be made part of the Record Plan shall be noted within the Sheet Index on Sheet 1. In addition, a note should be added to the Record Plan stating that the remaining plan sheets, which are not being recorded, on file at Upper Moreland Township, shall be considered part of the final record plan as if recorded with same.
 18. §300-53.C(4) – The applicable Owner signature block should be added to the plan in accordance with this section.
 19. The Record Plan, Sheet 1, shall contain reference to Zoning Hearing Board Appeal No. 2022-6(4), including the appeal date, variances and exceptions granted, and any conditions required.
 20. The Minimum Residential Buffer Yard noted under the Zoning Requirements, General Note 7, should be revised to note the correct requirements, which is 200 feet for buildings and 100 feet for parking.
 21. The year of the physical survey date referenced in General Note 3, Sheet 1, should be verified.
 22. The FEMA Panel number referenced in General Note 5, Sheet 1, is incorrect per FEMA's site and should be corrected.

23. The limits of paving in the area of the proposed emergency access should be more clearly identified.
24. All existing features to be removed should be identified on the plans, such as the wall towards the rear of the site.
25. Grading information, such as proposed elevation contours and spot elevations as needed, shall be provided in all areas of disturbance, such as the areas of proposed paving and pavement demolition.
26. The Applicant is responsible for all other required approvals, permits, etc. (i.e. MCPC, MCCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

B. Stormwater Management Ordinance (Chapter 287)

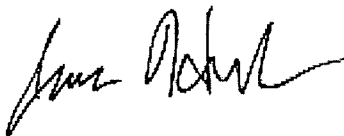
We offer the following comments with respect to the requirements and provisions of the current Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. §287-24.A – The stormwater management report should be revised to include a calculation to demonstrate that the one-year, 24-hour storm event takes a minimum of 24 hours to drain from the basin as required by this section.
2. §287-21 – We recommend that the stormwater design incorporate water quality features (amended soil, native plantings to re-vegetate the area near the basin, bio-swale within the buffer area, etc.) to the plan. Ultimately, we defer to McCloskey & Faber regarding plantings in the buffer and adjacent to the stormwater basin.
3. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed BMPs on site. The document will be prepared by the Township Solicitor and executed prior to Recording of the plan. Additionally, a blanket easement shall be provided over the site for Township to perform inspection of the BMPs. Lastly, the plans shall be revised to provide a recommended maintenance schedule for the proposed BMPs.

In order to 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. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

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/sl

cc: Matthew H. Candland, Township Manager
Sean Kilkenny, Esq. & Jennifer Prior, Township Solicitor
L&A Forever LLC, LLC, Applicant
David M. Shafkowitz, Esq., Applicant's Attorney
Nicholas Rose, ProTract Engineering, Inc.
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixon, P.E., McMahon & Associates



September 12, 2022

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

RE: **Traffic Review #1 – Land Development Plans**
1740 County Line Road (S.R. 2038)
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 822885.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc., a Bowman company (McMahon) has prepared this letter that summarizes our initial traffic engineering review of the proposed development to be located at 1740 County Line Road (S.R. 2038) in Upper Moreland Township, Montgomery County, PA. Based on our review of the plans submitted for review, the proposed development will consist of a truck parking facility for 70 truck trailers. Access to the site will be provided via the existing eastern site driveway along County Line Road (S.R. 2038), opposite New Road. As part of this land development application, the applicant will be modifying the traffic signal at the intersection of County Line Road (S.R. 2038) and New Road/Site Access to accommodate the site access approach. In addition, the existing western driveway to the site will be limited to emergency access only.

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

1. Land Development Plans – 1740 County Line Road, prepared by ProTract Engineering, Inc., last revised August 5, 2022.
2. Zoning Hearing Board Decision No. 2022-6(4), dated July 29, 2022.

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 note should be added to the plans stating the area between the existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road as required in **Section 300-15.C(3)** of the **Subdivision and Land Development Ordinance**.
2. The proposed passenger vehicles parking space dimensions should be labeled on the plans and be in accordance with **Section 300-17.I** of the **Subdivision and Land Development Ordinance**.
3. According to **Section 300-18** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along all streets. The plan currently does not show any sidewalk along the County Line Road (S.R. 2038) site frontage, thereby not satisfying the ordinance requirement.

425 Commerce Drive, Suite 200, Fort Washington, PA 19034

P: 215.283.9444

mcmahonassociates.com | bowman.com

4. According to **Section 300-19** of the **Subdivision and Land Development Ordinance**, curbing should be provided along all streets. The plan currently does not show any curbing along the County Line Road (S.R. 2038) site frontage, thereby not satisfying the ordinance requirement.
5. The applicant should provide details on the types, sizes, time-of-day, and frequency of trucks that will be accessing the truck parking facility. The applicant should identify the viable and potential truck routes to/from the site, taking into consideration the physical geometry at intersections, pavement conditions and road widths, nearby truck restrictions, and overall operating conditions of the area roadways and intersections. Potential improvements that be necessary to provide access for trucks to the site should be considered by the applicant.
6. The applicant should provide information on the number of passenger vehicles that will be parked at this facility daily to confirm the number of proposed passenger vehicle spaces shown on the plans.
7. Turning templates should be provided with future plan submissions demonstrating the ability of an emergency vehicle and the largest truck expected to use the site to maneuver into and out of the County Line Road (S.R. 2038) driveway and entirely through the site.
8. 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.
9. 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*. In order to determine if there is an applicable transportation impact fee for this project, the applicant should provide additional details on the expected use(s) of the site, as well as on the existing use(s) of the site in order to determine if the proposed site modifications will be subject to the transportation impact fee. Once this information is provided to our office, we will determine if a transportation impact fee may be applicable for this project.
10. It should be noted that the traffic signal at the intersection of County Line Road (S.R. 2038) and New Road is owned and maintained by Upper Southampton Township. The applicant will be required to get approval from PennDOT and Upper Southampton Township for the proposed modifications to the traffic signal at the intersection of County Line Road (S.R. 2038) and New Road/Site Access. The Township and McMahon should be copied on all submissions pertaining to the traffic signal permit plan modifications. In addition, Montgomery County and Bucks County should copied all submissions due to the crossing of the Pennypack/Newtown Rail Trail located on the eastern leg of County Line Road (S.R. 2038) at the intersection.
11. Since County Line Road (S.R. 2038) is part of the state highway system, the applicant will be required to secure a Highway Occupancy Permit (HOP) from PennDOT if any modifications are made to the site frontage within the state right-of-way. The applicant should provide the Township and McMahon with copies of the HOP plans, comments, and response letters between the applicant and PennDOT, and invited to all meetings between the two parties.

12. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials during the land development process.

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 Dixon, AICP, PP
Senior Project Manager

CED/BMJ

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

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McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

September 12, 2022

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

Reference: First Landscape Plan Review for **1740 County Line Road**, Upper Moreland Township, Montgomery County, PA, M&F No. 215

Dear Mr. Purtell:

We are in receipt of a three-sheet land development plan submission dated August 5, 2022, prepared by ProTract Engineering, Inc. and received by our office on August 18, 2022. Existing site conditions were observed using available online aerial and street photography.

The applicant proposes to construct a truck parking terminal on a 4.8 acre site. It is our understanding that the Applicant obtained zoning relief relative to commercial vehicle and storage use and setback from adjacent residential district.

A separate Landscape Plan was not included with the submission. Proposed landscaping is indicated on the "Construction and Grading Plan." We have no objection to this approach.

We have the following comments and recommendations:

GENERAL REQUIREMENTS (Article 5, Section 300-40)

1. The landscape design 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 Applicant for eighteen (18) months following final written approval by the Landscape Architect or Township engineer. (Section 300-40 G.) A note stating this is to be added to the plan.

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

1. Location of all trees with trunks eight (8) inch in caliper or greater are to be shown on the plan. (Section 300-42 H.) Location, common name, and caliper of all trees twenty-four (24) inches in caliper or greater measured twelve inches above the ground are to be shown on the plan. (Section 300-42 I.)

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
1740 County Line Road
September 12, 2022
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2. The plant list is to be revised and expanded to include planting *height* and *spread* for trees and *height* and *spread* for shrubs at installation. (Section 300-42 K.)
3. The plant schedule is to be expanded to indicate Native species plant material intended to satisfy minimum native species requirements. (Section 300-42 K.)
4. Planting Details and Specifications are to be provided. (Section 300-42. M., and P.)
5. A detailed landscape cost estimate is to be included with the final landscape plan submission for determination of the escrow fund. The estimate is to include the guarantee as well as the labor, material, installation and maintenance cost. (Section 300-42 Q.) Estimate is to identify Shade tree caliper size and minimum height for Ornamental trees, Evergreen trees, and shrubs at the time of planting that meet or exceed minimum required sizes. It is to be sent to the Township Engineer with a copy to this office.
6. Location of Tree Protection Fence is to be indicated on the Erosion and Sediment Control Plan. A tree protection fence installation detail is to be provided. (Section 300-42 R.)

PLANTING REQUIREMENTS (Article 5, Section 300-43)

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

1. For the purposes of this review, our comments are associated with the proposed buffer along the southern property line adjacent to residential use, as required in association with the Zoning relief. Relative to the remaining property perimeter, an evergreen screen buffer exists along County Line Road and the lack of Screen buffers along the remainder of the development property is an existing non-conformity.
2. Notes on the plan appear to indicate that the proposed buffer plantings are intended to be within a 10-foot-wide strip adjacent and parallel to the property line. It is unclear why these plantings are not more appropriately placed within area of the buffer between the property line and the new pavement edge.
3. Furthermore, an adjustment to placement of proposed plant material appears necessary due to existing mature trees and other vegetation within and adjacent to the development tract.
4. The buffer planting design does not meet the Screen buffer requirements per Section 300-43. C. (4) (a) which reads, "*Trees used for screen buffers shall be composed of 100% evergreen varieties. Shrubs may be a combination of evergreen and deciduous varieties. The required plant material shall be so arranged as to provide immediate visual screen of 50% and at least eight feet in height at the time of planting.*"

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
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B. Parking Area Landscaping (Section 300-43, D.)

1. As noted above, for the purposes of this review, we are viewing the paved parking area as outside storage. Therefore, the parking area landscape and greenspace requirements would not apply.

C. Detention Basin Landscaping (Section 300-43, F.)

1. Plantings are to be provided to meet the minimum requirements of the above noted Landscaping Code section.

PRESERVATION AND PROTECTION OF EXISTING TREES (Article 5, Section 300-44)

and

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

1. Once the existing tree information required per Sections 300-42 H. and I., as noted earlier has been provided, we will provide further review related to proposed disturbance with relation to existing trees. (Section 300-44 B.) In addition, determination is to be made whether existing trees in these areas fall under the definition of Heritage trees, wherein additional requirements may apply. (Section 300-44. A. (1))
2. Replacement trees are to be provided for removed trees as outlined in Section 300-45.A. and B.
3. Relative to the above, we request a meeting at the site with the Applicant, or their representative, to review existing trees relative to preservation and replacement requirements.

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

1. Plantings should meet the installed minimum size requirements as outlined in this Section, unless otherwise permitted as outlined in Table 3 relative to incentives associated with provision of native species. The Planting Schedule is to be revised accordingly. In order to review compliance, calculations for percentage of proposed native species are to be incorporated into a Landscape Compliance Chart.

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 or request and obtain waivers as appropriate. Further comments may be forthcoming following our review of the revised drawings addressing the above comments.

McCloskey & Faber, P.C.

Mr. Paul Purtell
Director, Code Enforcement
1740 County Line Road
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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,



Kimberli J. Flanders, R.L.A.
Assistant to Township Landscape Architect

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)
Nick Rose, Protract Engineering, Project Engineer (email)
L&A Forever, LLC, Applicant (email)
James R. Faber, ASLA, Township Landscape Architect (email)

ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP

NO. 2022-6(4)

APPEAL OF L & A Forever, LLC

OPINION

This is Appeal No. 2022-6(4) of L & A Forever, LLC. The property involved in the application is known as 1740 County Line Road, Huntingdon Valley, PA 19006. Applicant is appealing the Zoning Officers denial of the Use Permit Application to utilize the property for commercial vehicle parking along with the amended enforcement notices dated May 26, 2022 relating to violations of the Upper Moreland Township Stormwater Management Code, and dated May 26, 2022 relating to violations of the Upper Moreland Township Zoning Code. In the alternative applicant requests the following zoning relief: A variance or special exception from Upper Moreland Township Code Chapter 350, Article XVIII, Section 350-110.A for commercial vehicle storage and parking; A variance from Section 350-110.A for use not within a completely enclosed building or within a court enclosed on all sides by buildings; A variance from Section 350-111 for a use which is noxious or offensive by reason of odor, dust, smoke, gas, vibration or noise; A special exception from Section 350-111 for a public garage; A variance from Section 350-112.B for use within the minimum front yard setback of 25 feet; A variance from Section 350-112.F for a commercial use within 100 feet of a residential tract; A variance from Section 350-232 to operate a commercial use without first obtaining a permit for change of use; A variance from Section 350-232 to alter, improve or develop a lot without first obtaining a permit. Applicant requests the following relief under Chapter 287, Article 1, Section 287-37.A, Stormwater Management; Section 287-37.B; Section

287-35 and Section 287-3: relief for removal of previously approved stormwater controls under resolution 97-29; Modification of an existing stormwater control without approval from Upper Moreland Township; altering and/or changing the functioning of an existing stormwater control without written approval from Upper Moreland Township; and relief from prohibited discharges due to alteration of existing stormwater control. Property located in the S-small limited industrial district.

FINDINGS OF FACT

1. Legal notice of the hearing was given as required by the Zoning Hearing Board's rules, the Zoning Ordinance and the Municipal Planning Code.
2. The application concerns property known as 1740 County Line Road, Huntingdon Valley, PA 19006 (the "Property").
3. Applicant has standing to make this application to the Board. Applicant is the owner of the Property.
4. The Property is located in the S-Small Limited Industrial District.
5. A hearing was held on April 14, 2022, to open and continue the hearing and another hearing was held on June 23, 2022. After the April 14, 2022 hearing, Applicant amended its application as set forth in the first paragraph of this Opinion. Legal notice of amended application was given as set forth in paragraph 1 of these Findings of Fact.
6. At the hearing on June 23, 2022, Applicant limited its requests for relief to a special exception from Upper Moreland Township Code Chapter 350, Article XVIII, Section 350-110.A for commercial vehicle storage and parking and a variance from Section 350-112.F of the Zoning Code for a commercial use within 100 feet of a residential tract.

7. Applicant purchased the Property in November of 2021. At the time Applicant purchased the Property, the stormwater maintenance and runoff facilities were outdated and in need of improvement and the buffer area between the commercial use on the Property and the adjacent residential uses were significantly less than the buffer required in the zoning ordinance.

8. Applicant and Upper Moreland Township have been negotiating in regard to Applicant's alleged violations on the Property. Applicant and the Township entered into an agreement that became an Order entered in the Court of Common Pleas of Montgomery County, Pennsylvania. The Court Order was entered into the Zoning Hearing Board's record as Exhibit 17. Applicant reduced its requested relief as stated in paragraph 6 above due to its agreement with the Township.

9. Applicant is seeking to have 70 truck parking spaces on the Property. Applicant seeks to rent the parking spaces to long haul truckers. Applicant anticipates that only up to 25 parking spaces will be utilized at one time as the long haul truckers will be on the road earning a living most of time and will only be home and utilizing the leased space for a few days at a time.

10. Applicant agreed to the following:

- a. There will be no more than 70 truck parking places on the Property;
- b. Any vehicles parked at the site would be owned, operated, or subject to a written lease with the property owner;
- c. The Property will only be used to park or store vehicles and specifically for no other purpose;

- d. The owner will maintain a log identifying each vehicle and will offer that log upon request to the Township;
- e. The hours of operation will be from 7:00 a.m. to 7:00 p.m. at the premises, and the gates will be locked from 7:00 p.m. to 7:00 a.m.;
- f. No truck may be idled or engine idled except between the hours of 8:00 a.m. and 6:00 p.m.;
- g. Owner will not enter into any contract or agreement with any third party for the lease, rental or any other use of the Property other than for the parking or storing of vehicles;
- h. Owner must maintain, restore and improve the stormwater basin in accordance with PA D.E.P. and Township regulations;
- i. Applicant must apply for land development approval with the Township and must receive the Township's approval of its application;
- j. No maintenance and oil changes shall take place on the Property;
- k. Applicant will provide a 100 foot buffer area adjacent to the residential properties that abut the Property except for a small area (175 square feet) that is needed for access to the Property;
- l. No person shall stay overnight on the Property;
- m. No trucks will park on the 175 square foot area that is needed for trucks to have access to the Property and that is located within 100 feet of adjacent residences;
- n. No loading and unloading of the trucks will take place on the Property; and
- o. The statements set forth in paragraphs 13 – 18 and 26 set forth below and which are incorporated herein by reference.

11. Applicant submitted Nick Rose as an expert in the field of engineering. The Zoning Board accepted Mr. Rose as an expert in the field of engineering and accepted his testimony.

12. Mr. Rose drafted Applicant's plan for the Property, the latest draft being June 21, 2022.

13. Mr. Rose testified that Applicant will be removing 8,045 square feet of impervious surface and that the impervious surface area will be reduced from 67.1% to 63.2%. The permitted impervious surface area in the Property's zoning district is 70%.

14. With the consent of the Township, Applicant will improve the intersection of New Road and County Line Road to make it easier and safer to access the Property. Applicant will be making a four way intersection that will be controlled by a traffic light signal.

15. Applicant will close off the existing Western access to the Property except for access by emergency vehicles.

16. During the land development process, Applicant will submit a stormwater management plan for the Township's review and must obtain approval from the Township of its stormwater management plan in order to have its land development plan approved by the Township.

17. Applicant is not proposing any new construction on the Property.

18. Applicant shall comply with the Township's lighting ordinances and regulations.

19. Applicant's proposed use will not be detrimental to the appropriate use of any adjacent property.

20. Applicant's proposed use will not lead to any undue congestion or danger of pedestrian or vehicular traffic as it is limiting one access to the Property to only emergency vehicles and Applicant is improving the intersection of New Road and County Line Road to provide safer access to the Property.

21. Applicant's proposed use will not endanger the safety of any persons or property by its location or the design of the facilities or ingress or egress for the reasons stated above.

22. Applicant's proposed use will not increase the risk of fire or other dangers to the public's safety.

23. Applicant's proposed use will not lead to overcrowding of the land or create an undue concentration of population. Applicant is not proposing any new construction and its proposed use is only for the parking and storage of vehicles.

24. Applicant's use will not impair the adequate supply of light and air to adjacent properties.

25. Applicant's use will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities.

26. Applicant will be bringing stormwater maintenance and controls up to the current standards. Applicant will enlarge the existing basin.

27. The Zoning Officer interprets the Zoning Code, specifically section 350-110.A, to allow Applicant's proposed use by special exception.

28. Applicant has proved the facts necessary to be granted a special exception.

29. Applicant's use will not detrimentally affect the public's health, morals, safety and general welfare.

30. Applicant's plan and use is not contrary to the Township's comprehensive plan or to sound land use principals.

31. Applicant has established the requirements set forth in the Zoning Code to be granted a special exception for its proposed use.

32. The variance requested is the minimum variance that will afford Applicant relief.

33. The requested variance is not contrary to the public's health, safety, and welfare.

34. The requested variance will not alter the essential character of the neighborhood.

35. James Lynch, who resides adjacent to the Property at 1750 County Line Road, became a party to the application. However, at the end of the hearing on June 23, 2022, he stated that he was taking a neutral position in regard to the granting or denying of Applicant's application. He did not submit any facts or evidence that countered Applicant's expert witness. No other person appeared in opposition to the amended application.

DISCUSSION

The Applicant is entitled to a special exception under section 350-110.A of the Zoning Code to have their proposed truck parking and storage use. Section 350-110.A of the Zoning Code permits Applicant's proposed use in accordance to the Zoning Officer's interpretation of the Zoning Code.

The Zoning Board must give deference to the Zoning Officer's interpretation unless it is clearly erroneous. Kohl v. New Sewickley Twp. Zoning Hearing Bd., 108 A.3d 961,968-69 (Pa. Cmwlth. 2015), McIntyre v. Bd. of Supervisors of Shohola Twp., 614 A.2d 335, 337 (Pa. Cmwlth. 1992).

Applicant has met their burden of proof as required by section 350-243 of the Zoning Code. The Zoning Hearing Board has accepted the testimony of Applicant's witnesses and incorporates by reference its Findings of Facts set forth above.

The legislature, in providing for special exceptions in zoning ordinances, has determined that the impact of such a use of property ^[5] does not, of itself, adversely affect the public interest to any material extent in normal circumstances so that a special exception should not be denied unless it is proved that the impact upon the public interest is greater than that which might be expected in normal circumstances...

It is well established that once the applicant for a special exception proves that the proposed use is one permitted by the zoning ordinance, he is entitled to a special exception unless the protestant proves that the requested use would constitute a detriment to public health, safety or welfare. Evans and the Devereux Foundation v. Zoning Hearing Board Of Easttown Township, 40 PA.Cmwlt. 103, 396 A.2d 889 (1979).

The Zoning Board concludes that, with the conditions imposed by the Board, that Applicant's use does not constitute a detriment to the public health, safety or welfare.

The Applicant is entitled to a variance under the rationale of Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43 (1998). This case does not involve a use variance as the Applicant has been granted a special exception by the Zoning Board. The Pennsylvania Supreme Court states in Hertzberg that when "seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Thus the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation." Hertzberg, 721 A.2d at 47. In this case, Applicant is seeking a variance to have 175 square feet of pavement that will be used for trucks to have access to the Property to be within 100 feet of the adjacent residential properties. The variance is necessary for the reasonable and safe access to the

Property. No parking will take place on the 175 square foot area. Therefore, the use of this area by trucks will be limited to the time it takes the truck to traverse the area. Applicant's proposed use of the property is permitted as a special exception. Applicant has proved "that the zoning requirements work an unreasonable hardship in the owner's pursuit of a *permitted use*". Hertzberg, 721 A.2d at 47. "To justify the grant of a dimensional variance, courts may consider multiple factors, including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood." Hertzberg, 721 A.2d at 50. In this case, the Property suffers an undue hardship based on its condition. Applicant purchased the Property in November of 2021. The Property's stormwater management facilities were outdated at the time of Applicant's purchase. The buffer area between the commercial use on the Property and the adjacent residential properties did not comply with the applicable zoning ordinances. Access to the Property was not ideal in that there were two entrances that were close to each other and the intersection with New Road was not a four way intersection. As a direct result of these conditions, the Township had concerns regarding the use of the Property and the Applicant and Township reached an agreement regarding the future use of the Property as set forth in the above Findings of Fact. In short, Applicant is making improvements to the ingress and egress of the Property and increasing the buffer area adjacent to the residential properties that will improve the safety of the public and the character of the neighborhood. Applicant's proposed plan's impact on the neighborhood is de minimis as Applicant is improving the stormwater runoff conditions on the Property by removing 8,045 square feet of impervious surface and only adding 175 square feet of impervious surface, by Applicant

upgrading the stormwater management facilities on the Property, and by the 175 square feet of impervious surface that is within 100 feet of the residential properties being only used for access to the other parts of the Property. Further, the conditions imposed by the Zoning Board minimizes the impact of Applicant's use and Applicant must obtain land development approval which process should further minimize any impact of the neighborhood from Applicant's use. Only one person appeared to oppose the application but that person, by the end of the June 23 hearing, took a neutral stance to the application. Therefore, the variance requested is de minimis and the variance granted will have no detrimental impact on the neighborhood and will allow the Property to be improved for the benefit of the public and neighborhood. Applicant did not cause the hardship as Applicant purchased the Property in November, 2021, with the existing conditions. Applicant's proposed variance is the minimum variance that will afford relief.

For the reasons stated above, Applicant is also entitled to a traditional variance.

Applicant is also entitled to a de minimis variance. "Variances may be granted where de minimis deviations from a zoning ordinance occur, even though the traditional grounds for a variance may not have been met." West Bradford Township v. Evans, 35 Pa. Cmwlth. 167, 384 A.2d 1382 (1978). The variance requested is de minimis for the reasons set forth above.

Therefore, the Zoning Hearing Board has granted Applicant's application as stated in the Order attached to this Opinion.

ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP

NO. 2022-6(4)

APPEAL OF L & A Forever, LLC

ORDER

AND NOW, this 29th day of *July*, 2022, upon consideration of the application of L&A Forever, LLC, Applicant, for the property located at 1740 County Line Road, Huntingdon Valley, PA 19006, in which the Applicant sought the following relief under its amended application made at the zoning hearing on June 23, 2022:

A special exception from Upper Moreland Township Code Chapter 350, Article XVIII, Section 350-110.A for commercial vehicle storage and parking; and

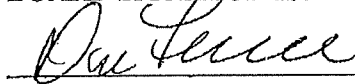
A variance from Section 350-112.F of the Zoning Code for a commercial use within 100 feet of a residential tract.

The Board approves Applicant's requests subject to conditions, the conditions being the representations and agreements of the Applicant stated on the record and, without limiting the prior phrase, as stated in section 10 of the above Findings of Facts and the entire Findings of Facts.

Applicant must apply for permits or otherwise proceed in accordance to zoning ordinance, the land development ordinances and the law of Pennsylvania. Otherwise, this grant of relief shall expire.

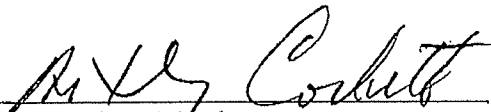
The property involved is located in the S-Small Limited Industrial Zoning District.

BOARD SIGNATURES:




Dan Fannon, Chairman

Voting to grant the application



Anthony Corbett, Member
Voting to grant the application



Raymond Fox, Jr., Alternate Member
Voting to grant the application

**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
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 9, 2022

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 22-0221-001
Plan Name: 1740 County Line Road - Land Development
(1 lot comprising approximately 5.48 acres)
Situate: Count Line Road (cross street: New Road (N), Pennypack Trail (E))
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 August 18, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, L&A Forever LLC, is proposing truck terminal parking for 70 trucks. The property is currently used as a commercial parking area. The applicant is proposing to make improvements to the driveway access to the property, to increase the buffer area along the eastern property line, and enlarge and reconstruct the stormwater detention basin, located at the rear of the property. The property is located in the S-Small Limited Industrial Zoning District. A maximum of 70% impervious coverage is permitted in the S-Small Limited District. The proposed development would reduce the impervious coverage from 767.1% to 63.2%.

Commercial vehicle parking is permitted by Special Excpetion (§ 350-110.A). The applicant was granted zoning relief for commercial vehicle parking and a variance to permit commercial use within 100 feet of a residential property.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Business Area" future land use category. Business Areas are concentrations of employment-oriented land use, such as offices, research facilities, and industrial uses, and are often located near highway interchanges. Development should be designed to accommodate significant automobile and truck trips and control the impact

of potential noise, light, and pollution on nearby residences. The proposal is generally consistent with the Upper Moreland 2040 Comprehensive Plan as well, as the property is located in the Employment Center future land use area. The comprehensive plan states that appropriate land use area includes industrial; flex space (i.e. adaptable to small industrial, offices, co-working, storage, etc.); and research and development.

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

LANDSCAPING

The applicant has proposed to plant a 40-foot wide buffer along the eastern property line, 10 feet of which would include evergreen and deciduous plantings. The length of buffer appears to end at the rear of the property where the parking area would stop. We recommend that the buffer be continued along the entire length of the property line.

PENNYPACK TRAIL

A newly completed section of the Pennypack Trail is located on the SEPTA property that borders the eastern side of the property.

- A. Screen Buffer. The proposed plantings that would form a row of evergreens with the deciduous trees and shrubs intermixed should be a nice and effective buffer. We defer to the township to determine if the buffer provides an adequate screen between the property and the Pennypack Trail.
- B. Signage. Based on the plans submitted, the proposed development includes access improvements to the property and intersection. Due to the location of the Pennypack Trail crossing adjacent to the driveway to the property, we recommend that signage be installed for trail users indicating that trucks may be turning at that location. In addition, adequate visibility for both drivers entering and existing the property and trail users at the trail entrance should be ensured.

STORMWATER MANAGEMENT

The applicant is proposing to reconstruct and expand the stormwater detention area. If it has not been considered already, we recommend a green stormwater infrastructure, such as a vegetated basin, for water quality improvement.

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 Township's planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the township 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 (22-0221-001) on any plans submitted for final recording.

Sincerely,



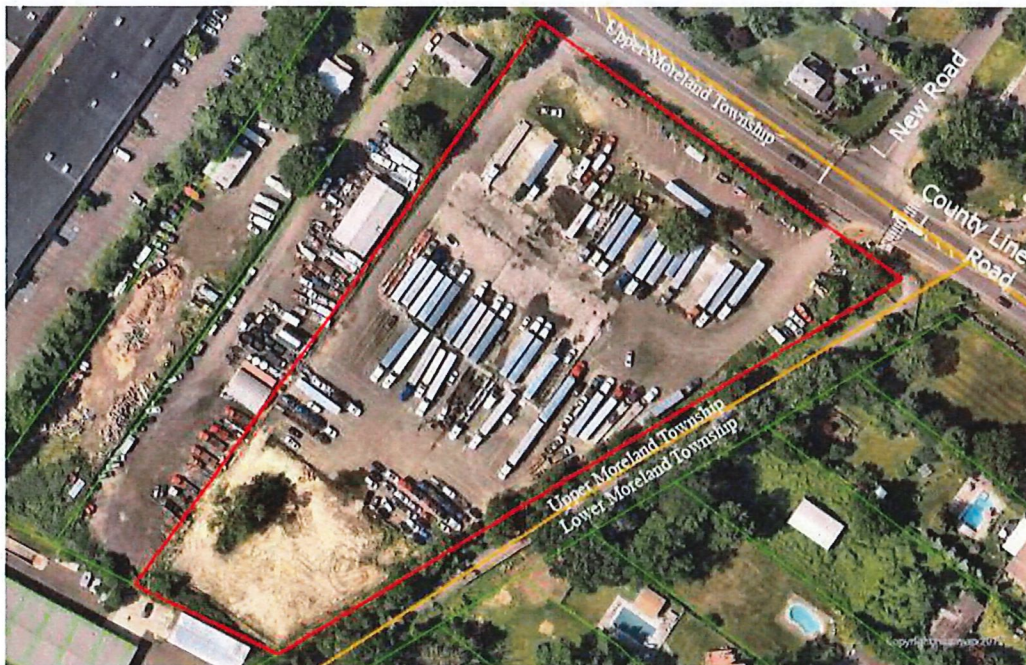
Claire Warner, Senior Community Planner
cwarner@montcopa.org – 610-278-3755

c: L&A Forever LLC, Applicant
David M. Shafkowitz, Applicant's Representative
Nicholas T. Rose, Applicant's Engineer
Gerald Foley, Chair, Township Advisory Planning Agency
Matt Candland, Manager, Upper Moreland Township

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



1740 County Line Road
Land Development
MCPC#220221001

Montgomery
County
Planning
Commission

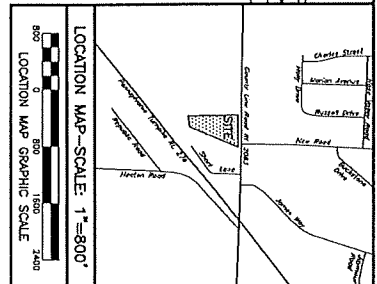
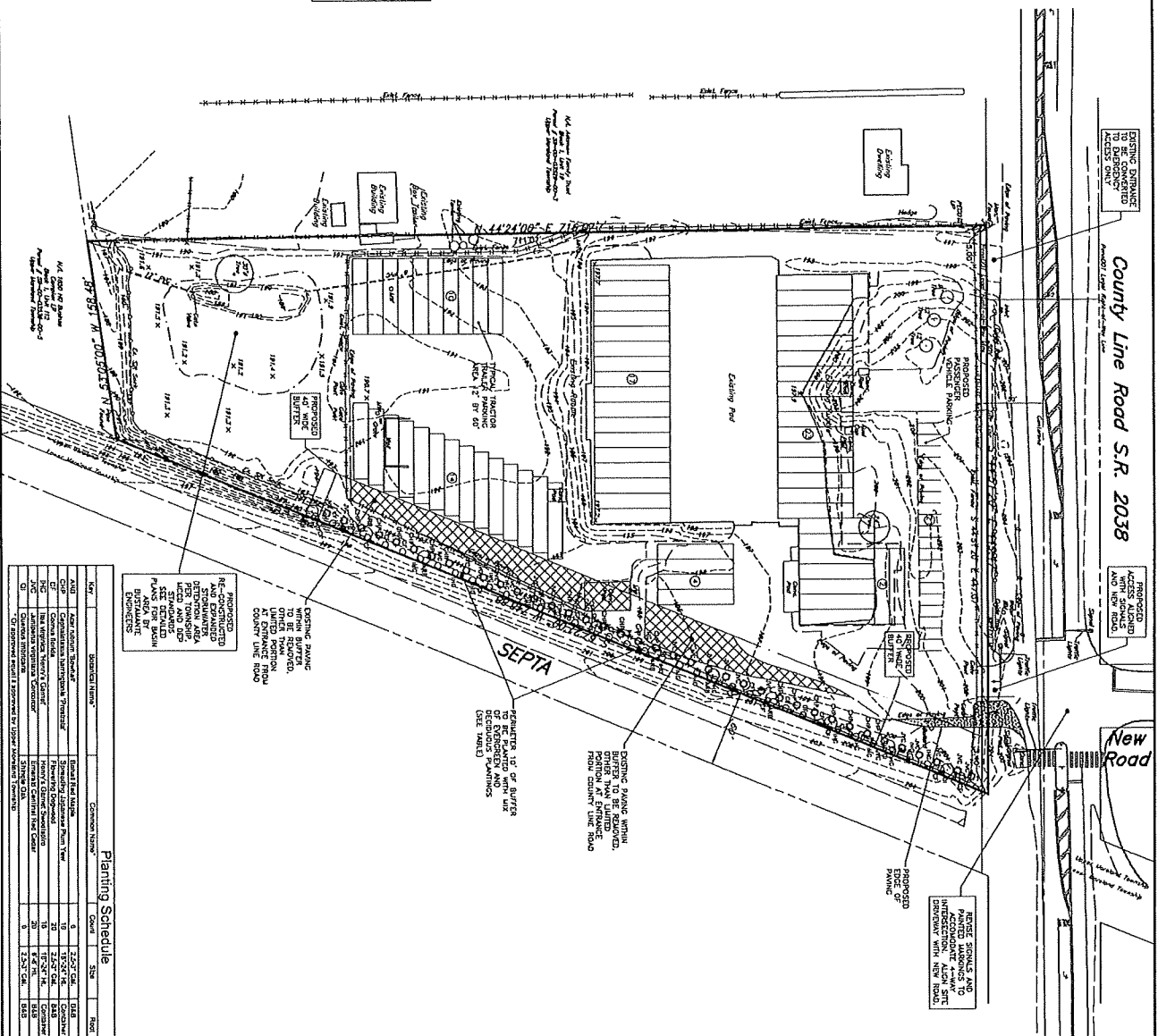
Montgomery County Courthouse - Planning Commission
300 Elm St., Ardmore PA 19003-0331
Tel: 610-276-3722, Fax: 610-276-3347
www.montgomeryplanning.com
Aerial photography courtesy of Esri.com

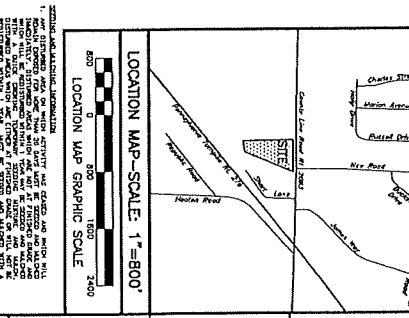
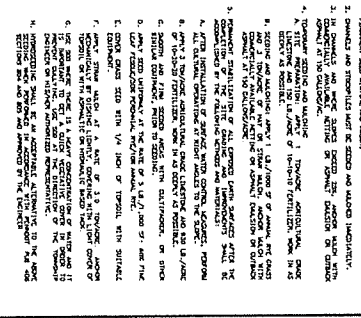
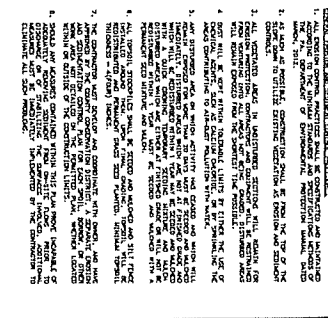
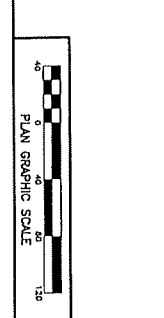
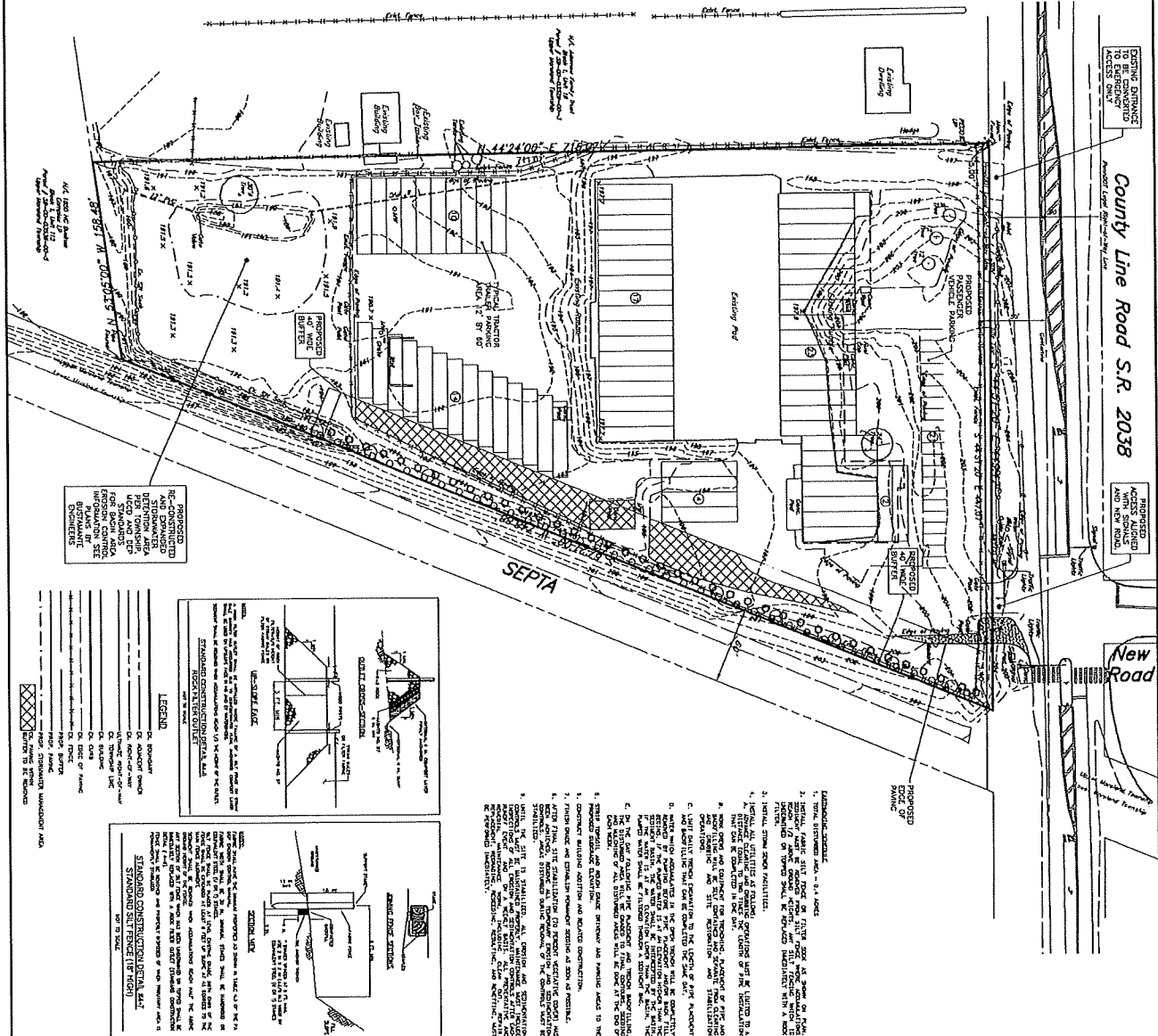
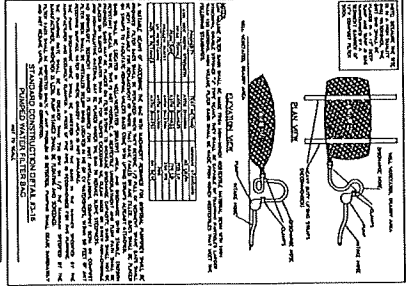
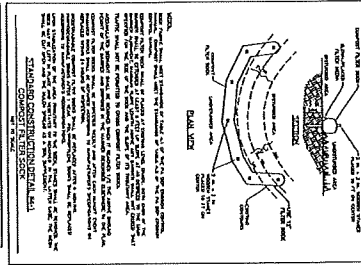
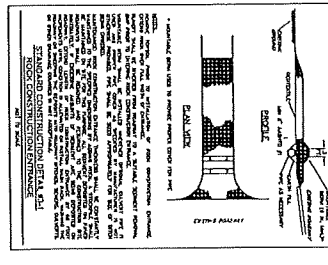
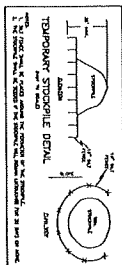
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September 9, 2022

Phone (EIO)44E-9
Fax (EIO)44E-9

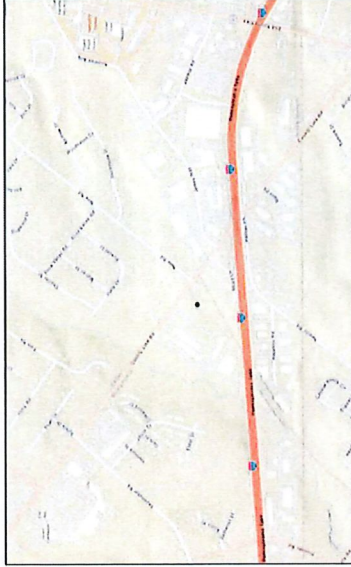
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EROSION & SEDIMENT CONTROL PLAN PREPARED FOR 1740 COUNTY LINE ROAD ProTract Engineering, Inc. 81 East Main Street, P.O. Box 25 Halloway, Pennsylvania 19056 Phone (610) 460-2225 Fax (610) 460-2226		U.S. MAP MONTGOMERY 6-1-22 1"=40' 3' x 3'	1. 08-09-31 LAND DEVELOPMENT APPLICATION 2. 07-07-22 BASIN AREA TOPOGRAPHY 3. 06-21-22 FOR REVIEW COMMENTS Date: H2715 CAP File Name: BASE.DWG Description: DMS/HTR
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**SITE EARTH DISTURBANCE
&
STORMWATER MANAGEMENT DESIGN**
L&A FOREVER

1740 COUNTY LINE ROAD
HUNTINGDON VALLEY, MONTGOMERY COUNTY, PA 19006



STREET MAP
SCALE: 1" = 800'



AERIAL MAP
SCALE: 1" = 800'

INDEX	
CS1	COVER SHEET
S1	EXISTING SITE PLAN
S2	PROPOSED SITE PLAN
D1	DETAILS
E&S1	EROSION AND SEDIMENT CONTROL DETAILS

- GENERAL NOTES:**
1. METHODS AND MEASUREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR MAKE CONTROL OVER THE CONTRACTOR'S WORK. THE ENGINEER SHALL NOT HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES ON BEHALF OF THE CONTRACTOR.
 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS ASSOCIATED WITH THE WORK.
 3. ALL NOTES ARE TYPICAL UNLESS OTHERWISE NOTED.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES ON BEHALF OF THE CONTRACTOR.
 5. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES ON BEHALF OF THE CONTRACTOR.
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- CONSTRUCTION SEQUENCE FOR SITE WORK:**
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
 2. REMOVE IMPROPER COVERAGE IN AREA OF PROPOSED 40' BUFFER. LANDSCAPING DESIGNED BY OTHERS.
 3. REGRADE AREA AT REAR OF LOT TO PROPOSED GRADING ELEVATIONS. INSTALL STORMWATER STRUCTURES IN ACCORDANCE WITH SPECIFICATIONS.
 4. BUILD MEASURES AND SPILLWAY IN ACCORDANCE WITH SPECIFICATIONS.
 5. ALL E&S BMPs SHALL BE REMOVED UPON PROVIDING PERMANENT STABILIZATION OF THE EARTH DISTURBANCE SITE.

Drawing Notes

BEFORE YOU DIG CONTACT
L&A FOREVER
1-800-242-1778

FOR MORE INFORMATION
CALL 1-800-242-1778

FOR MORE INFORMATION
CALL 1-800-242-1778

No.	Description	Revised By	Date
1	FOR SUBMISSION	JND	9/2/22

BUSTAMANTE ENGINEERS INC.

1000 N. 10TH STREET
HUNTINGDON VALLEY, PA 19002

BUSTAMANTE ENGINEERS, INC.

875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 19802

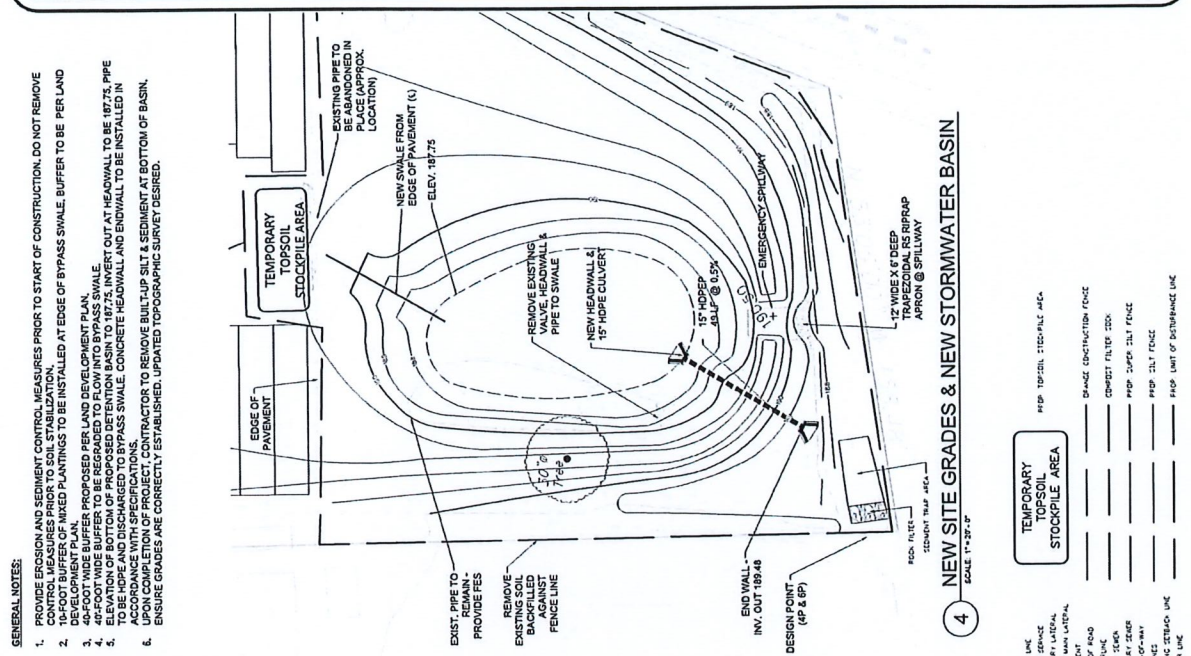
L&A FOREVER
505 ORCHARD AVENUE
WARRIMSTER, PA 18974

STORMWATER MANAGEMENT DESIGN
1740 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA

CS1
1 of 5

SEPT 9, 2022

As Noted



1. PROVIDE EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. DO NOT REMOVE CONTROL MEASURES PRIOR TO SOIL STABILIZATION.
2. ALL EXISTING PLANTINGS TO BE INSTALLED AT EDGE OF BYPASS SWALE BUFFER TO BE PER LAND DEVELOPMENT PLAN.
3. 45-FOOT WIDE BUFFER PROVIDED PER LAND DEVELOPMENT PLAN.
4. 12-FOOT WIDE BUFFER PROVIDED PER LAND DEVELOPMENT PLAN.
5. ELEVATION OF BOTTOM OF PROPOSED DETENTION BASIN TO 167.75. INVERT OUT AT HEADWALL TO BE 167.75. PIPE TO BE 48" AND DISCHARGED TO BYPASS SWALE. CONCRETE HEADWALL AND ENDWALL TO BE INSTALLED IN PERMANENT DETENTION BASIN.
6. UPON COMPLETION OF PROJECT, CONTRACTOR TO REMOVE BUILT-UP SILT & SEDIMENT AT BOTTOM OF BASIN. ENSURE GRASSES ARE CORRECTLY ESTABLISHED. UPDATED TOPOGRAPHIC SURVEY REQUIRED.

TAX PARCEL NO. 59-00-03535-06-6
TAX BLOCK 1 UNIT 75
SITE AREA TO TITLE LINE = 211,371 SF (4,860.62 AC)
SITE AREA TO ULTIMATE R.O.W. = 209,731 SF (4,814.8 AC)

EXISTING IMPERVIOUS COVERAGE TABULATION	
TOTAL EXISTING COVERAGE:	140,597 SF (57.1%)
PAVEMENT REMOVAL:	8,220 SF
PROPOSED NEW PAVING:	175 SF
TOTAL IMPERVIOUS COVERAGE:	132,552 SF (53.7%)

FIRE CLASS	
_____	FIRE WATER LINE
_____	FIRE WATER SERVICE
_____	FIRE SANITARY LATERAL
_____	FIRE FORCE MAIN LATERAL
_____	FIRE SEWER
_____	FIRE SEWER OF ROAD
_____	FIRE CONTINUING
_____	FIRE HYDRANT
_____	FIRE HYDRANT FLANGE
_____	FIRE HYDRANT FLANGE
_____	LOT LINE
_____	FIRE HYDRANT
_____	FIRE HYDRANT

TEMPORARY
TOPSOIL
STOCKPILE AREA

PENNSYLVANIA ONE CALL SYSTEM
PO BOX 179 OF 1988 HARRISBURG

1	FOR SUBMISSION	JND	9/9/22	
No.	Description	Revised By	Date	



BUSTAMANTE
ENGINEERS INC.

**BUSTAMANTE
ENGINEERS, INC**
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client

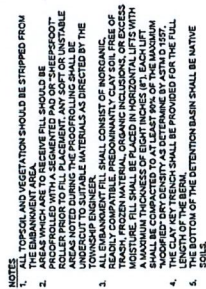
L&A FOREVER
505 ORCHARD AVENUE
WARMINSTER, PA 18974

Project

STORMWATER MANAGEMENT DESIGN
1740 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA

S2
3 of 5

L&A FOREVER
SEPT. 9, 2022
As Noted



NOTES

1. ALL TOPSOIL AND VEGETATION SHOULD BE STRIPPED FROM THE BASE OF THE BASIN.
2. BASE LAYERS ARE TO RECEIVE FILL. FILL SHOULD BE PRECONCURRED WITH A SEGMENTED AND "DEEP-FOOT" TACKLER PRIOR TO PLACING. PLACEMENT SHALL BE SUITABLE UNDERCUT TO SUITABLE MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER.
3. FILL SHALL BE 100% GRANULAR, SHALL CONSIST OF NO ORGANIC, NOT READILY COMPATIBLE, PREDOMINANTLY, CLAY SOIL, FREE OF TRASH, FROZEN MATERIAL, ORGANIC INCLUDING, OR EXCESS OF ORGANIC MATERIAL.
4. FILL SHALL BE PLACED IN LAYERS OF NOT LESS THAN 8" BUT SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM MAXIMUM THICKNESS OF EIGHT INCHES. EACH LIFT SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM.
5. THE CLAY FILL TRENCH SHALL BE PROVIDED FOR THE FULL LENGTH OF THE BASIN.
6. LENGTH OF THE BASIN.
7. THE BOTTOM OF THE DETENTION BASIN SHALL BE NATIVE



SCHEMATIC



NOTES:

1. ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS.
2. REINFORCING - NO. 4 BARS AT 12" O.C. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF END WALL PRIOR TO INSTALLATION.
3. CONCRETE TO BE MINIMUM 3,000 PSI.
4. PARGE AROUND INNER & OUTER DIAMETER OF 15" HDPE PIPE AS REQD.



HEADWALL & ENDWALL DETAIL
SCALE: N.T.S.

TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS - LAWN & SLOPE

SURFACE STABILIZATION CRITERIA: DENUDED AREAS SHALL BE STABILIZED TEMPORARILY OR PERMANENTLY, IMMEDIATELY FERTILIZE, LIME AND MULCH AS BELOW. MINIMUM 90% PURITY AND 85% GERMINATION.

A. TEMPORARY COVER: SEED WITH 50% WINTER RYE 50% ANNUAL RYE GRASS AT 7 LBS./1,000 S.F.

1. MULCH WITH HAY - 3 TONS/ACRE

8. PERMANENT COVER: SEED WITH 60% PENNSTAR KENTUCKY BLUEGRASS,
10% PENNFINE RED FESCUE AT 5 LBS./1,000 S.F.

1. MULCH WITH HAY - 3 TONS/ACRE

SOIL AMPLITUDE	PERMANENT SEEDING APPLICATION PER ACRE	PERMANENT SEEDING APPLICATION PER 1,000 S.Y.	GRASS FEED TEST MAY BE ADDITIONAL	GRASS FEED TEST MAY BE ADDITIONAL
AGRICULTURAL LIVE	4 TONS	240 LB.	2400 LB.	2400 LB.
10-10-20 FERTILIZER	1,000 LB.	25 LB.	210 LB.	210 LB.
AGRICULTURAL LIVE	1 TON	40 LB.	410 LB.	410 LB.
10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	100 LB.

SEED MIX FOR MEADOWS, STORMWATER BASINS AND SWALES

[illegible]

<p style="text-align: center;">BEFORE YOU DIS CONTACT PA ONE-CALL 1-800-242-1778</p>  <p style="text-align: center; font-size: small;">PENNSYLVANIA DEPT. OF TRANSPORTATION PA ONE-CALL 1-800-242-1778</p>		 <p style="text-align: center;">BUSTAMANTE ENGINEERS INC.</p> <p style="text-align: center; font-size: x-small;">For Office Use Only</p>		<p>BUSTAMANTE ENGINEERS, INC 875 N. EASTON, SUITE 3B DOYLESTOWN, PA 19002</p>	
<p>FOR SUBMITTER</p> <p>No. _____</p> <p>Description _____</p> <p>Revised By _____</p> <p>Date _____</p>		<p>FOR REVIEWER</p> <p>No. _____</p> <p>Date _____</p>		<p>FOR OWNER</p> <p>No. _____</p> <p>Date _____</p>	

[illegible]

# From	L&A FOREVER	ES1
To	SEPT. 9, 2022	5 of 5
Date	As Noted	

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

COMMISSIONERS

KIP McFATRIDGE

President

CHERYL LOCKARD

Vice President

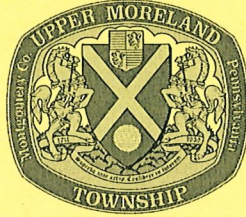
ANTHONY S. PROUSI

NICHOLAS O. SCULL

KEVIN C. SPEARING

R. SAMUEL VALENZA

CHARLES M. WHITING



OFFICIALS

MATTHEW H. CANDLAND

Township Manager

RANDALL K. SCHAIBLE

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary Upper Moreland Township Board of Commissioners

To:	October 17, 2022 Community Development Committee Meeting
Prepared by:	David Elsier, Director of Public Works
Agenda Item:	Automate Trash Collection
Attachments:	Automate Trash Collection report
Recommended Action by Committee:	Recommends the Board of Commissioners take action at the November 7, 2022 Regular Meeting.
Background/Analysis:	Since implementing automated recycling in 2019, Workman's compensation claims on the recycling side have disappeared and productivity has increased. With the increased productivity and zero compensation claims, makes me believe that automation is the way of the future for trash collection in Upper Moreland.
Fiscal Impact/Source:	\$1,542,300. 2023 \$440,300 2024 \$367,333 2025 \$367,333 2026 \$367,333 American Recovery Act, General Fund
Alternatives:	Continue to collect trash with laborers.

AUTOMATED SANITATION COLLECTION

In 2019 Upper Moreland Township implemented Automated Recycling. The Township purchased recycling containers and an Automated Recycling Truck with DEP 902 Reimbursement grants.

Since implementing automated recycling, Workman's compensation claims on the recycling side have disappeared and productivity has increased.

With the increased productivity and zero compensation claims, makes me believe that automation is the way of the future for trash collection in Upper Moreland.

Currently, the Sanitation Division deploys 3 trash trucks which include 1 driver and 2 laborers, totaling 9 employees. Implementing automation will bring the waste collection staffing down to 3 employees.

Deploying the new automated program in a phased-in approach will allow for Upper Moreland to plan for staff reductions through attrition: In this way, retiring employees, or those lost through normal attrition reduces staffing permanently. With the operations of paving, snowplowing, yard waste, leaf collection and other Public Works activities the department will need to have a head count of 25 employees. This would be a \$325,653 yearly savings.

Automated collection has proven to significantly reduce collection worker injuries resulting in reduced workers' compensation costs, decreasing disability claims, decreasing the number and cost of light duty assignments, and reducing salary fringe benefit costs in the future. Total Lost wages in the last 5 years due to injuries collecting trash is approximately \$100,481.

What are the benefits of automated waste collection systems?

- Reduced risk of worker injury related to lifting and handling waste.
- Decrease in Workers' Compensation claims and insurance costs.
- Improves employee morale, employee retention, and employee relationships with management.
- Decreased labor costs since fully automated systems require only a driver.
- Increased productivity.

- Improved aesthetics and public health. Wheeled waste carts with lids reduce windblown litter and help control odors.

Additionally, the waste cart adds to community aesthetics by giving neighborhoods a uniform look on collection day.

Advantages and Disadvantages of Automation

FOR RESIDENTS:

- Convenient and easy method for residents to dispose of trash.
- Wheeled containers are easier, more maneuverable, and safer for residents because there is no carrying or lifting of heavy trash cans.
- The capacity of container provided is almost double the size of the 50 gallon max can that can be used.
- The containers keep rodents and pets out of trash given the tight lids.
- Containers are provided by and maintained by the Township
- Cleaner, healthier neighborhoods with no litter on streets after pickup.

DISADVANTAGE

- There will be about a 1% of the population who can't fit all their trash household trash in the one 95-gallon bin. (not including over-sized items) They can always purchase another container at our cost.
- Will have to schedule large item pickup at no cost.

FOR THE TOWNSHIP:

- Improved collection efficiency and reduced costs
- Reduced employee injuries.
- Lower turnover rate and increased productivity due to less time missed by injured employees.
- Reduced Worker's Compensation claims and insurance premiums. Total Lost wages in the last 5 years due to injuries collecting trash is approximately \$100,481.

- Reduced rodent problems.
- Cleaner, healthier neighborhoods with no litter on streets after pickup.
- Volume based containerized system helps limit overages. Helps to eliminate “over service,” as carts have a finite capacity as compared to manual bag programs. Eliminates others from bringing trash to friends’ homes or to rental properties that they own in Upper Moreland

DISADVANTAGE

- Startup costs.

FOR THE EMPLOYEE:

- A fully automated collection program enhances worker safety and comfort
- minimizes manual lifting and exposure to possible hazards in the waste such as sharp objects.
- Fully automated collection eliminates heavy lifting, walking between setouts and frequent steps on and off the truck. The mechanical arms on fully automated trucks are operated by the driver using a joystick control.
- Rather than laborers slogging through rain and avoiding ice in the winter, unsafe conditions, operators of automated refuse collection systems spend their shifts in climate controlled comfort.
- The reduced physical requirement increases the diversity and longevity of the workforce that is able to collect waste.

THE COST FOR AUTOMATION

- The cost to upgrade to automated equipment is expected to be about \$1,542,300. 3 trucks for \$1,102,000 and 6,800 95 gallon containers for \$440,300.

IMPLEMENTATION

There are many ways on how to implement this program. **Purchasing all 3 trucks and all of the containers at one time would be ideal but the onetime cost would be \$1,542,300.**

Below is what I believe would be the best implementation plan. It consists of 4 phases

Phase 1- Purchase all of the 96 gallon containers in 2023. Once ordered the containers would be delivered within 5-6 weeks. The Township would continue to collect trash with 2 laborers until the purchase of an Automated truck. All of the current trash trucks have tippers to accommodate a 96-gallon container. Lifting of the cans would be eliminated, reducing Workman's Comp Claims from the onset.

Phase 2- Order First of 3 Automated trash trucks in January 2024(Delivery late 2024 early 2025). Once the truck is purchased, Public Works would identify particular areas to begin automation based on driver routes

Phase 3- Order 2nd Automated truck in 2025

Phase 4- Order 3rd Automated truck in 2026. Fully automated.

HOW CAN WE PAY TO UPGRADE TO AUTOMATED?

- Purchase Cans with American Recovery Act Money and increase sanitation fees by \$6.50 to cover the cost of the money used for a 10-year period
- Replace Rear load trash trucks with Automated trucks in 2024, 2025 & 2026
- Elimination of lost wages \$100,481 and lesser insurance premiums
- Staff reduction of a \$325,653 yearly. Break even by staff reduction alone would be 4.75 years.

HOW LARGER ITEMS BE HANDLED?

- Large Items such as Mattresses & Box Springs, Dressers, couches, chairs and any other item that we take now and will not fit in the 96-gallon container

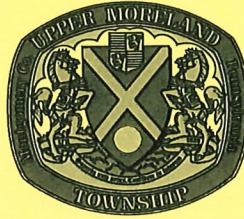
would have to be picked up through a permit system that would be free of charge. This would be done through the website on-line. We would continue to charge for Bulk items and E-waste.

Township of Upper Moreland

117 Park Avenue

WILLOW GROVE, MONTGOMERY COUNTY, PENNSYLVANIA 19090

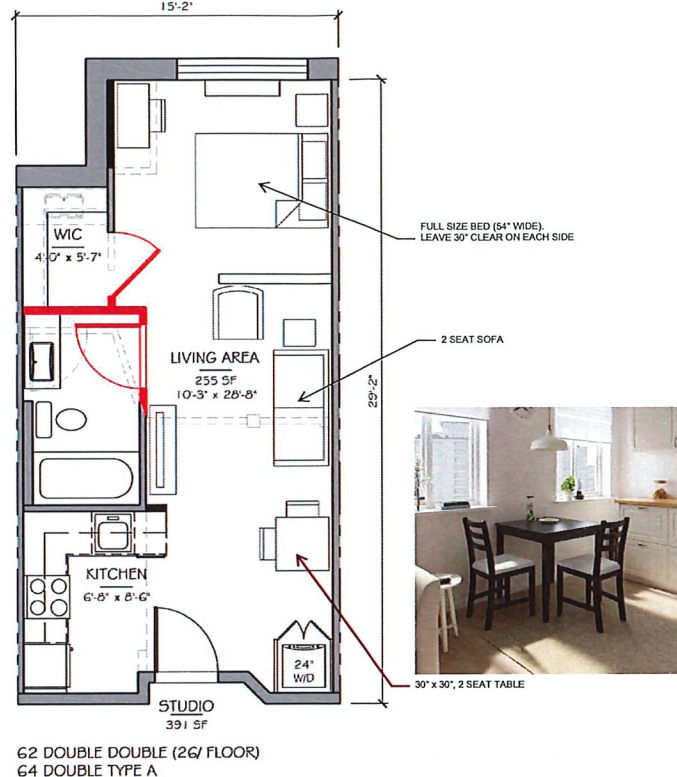
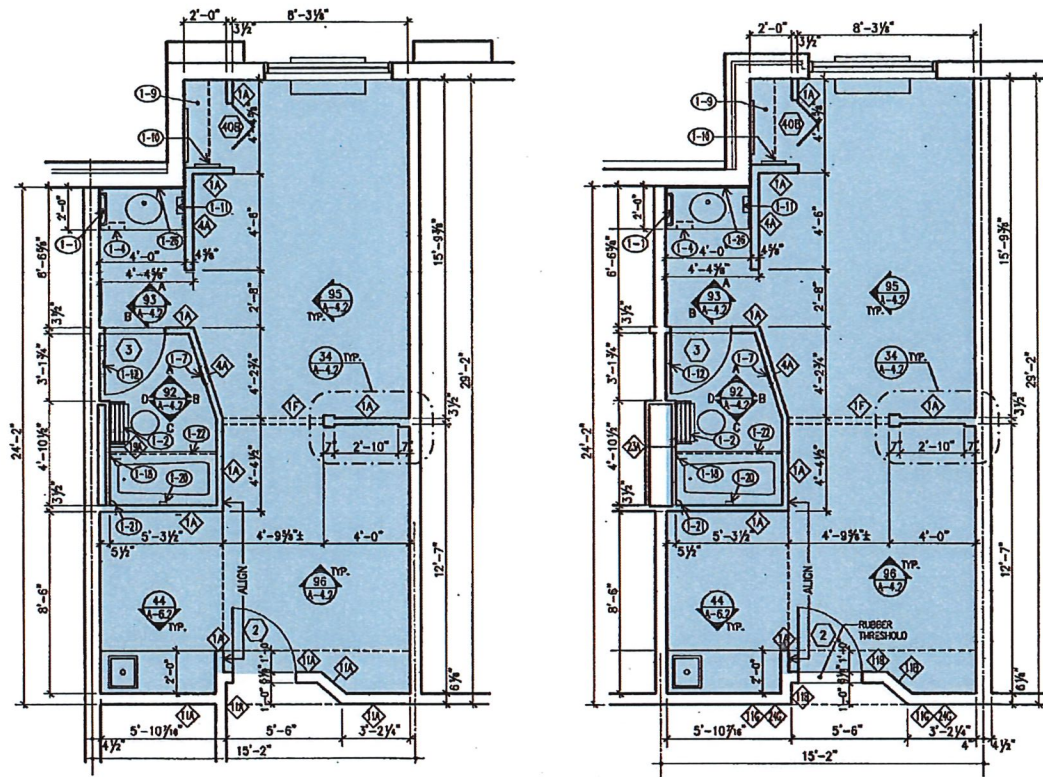
Telephone (215) 659-3100 Ext. 1032/1033 / Fax (215) 659-8899



Paul E. Purtell
Director of Code Enforcement

Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	3900 Commerce Avenue Sketch Plan Proposal
Recommended Action:	No action required on sketch plan submission. Applicant requesting preliminary feedback from CDC on proposal.
Background/Analysis:	Applicant seeks to convert the existing Springhill Suites Hotel into individual apartment units. Applicant would need to obtain relief from the Upper Moreland Township ZHB and Conditional Use approval from the Board of Commissioners.
Fiscal Impact/Source:	N/A
Alternatives:	N/A
Attachments:	Applicant attorney letter and architectural renderings
Prepared by:	Paul Purtell, Director of Code Enforcement



1207.4 Efficiency Dwelling Units

An efficiency living unit shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than 220 square feet (20.4 m2) of floor area. An additional 100 square feet (9.3 m2) of floor area shall be provided for each occupant of such unit in excess of two.

OCCUPANT LOAD IS 1 OCC/ 200 GROSS SF. AREAS MUST BE TAKEN FROM INTERIOR FACE OF BOUNDARY WALLS TO COMPLY. USE INTERIOR NET AREA OF 392 S.F. AS COMPARABLE TO INTERIOR NET AREA OF LIVING AND SLEEPING AREA OF 242 S.F.

2. The unit shall be provided with a separate closet.

COMPLIES.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

COMPLIANCE REQUIREMENTS FOR HOTEL ROOM SHOULD HAVE BEEN THE SAME. CONFIRM WINDOWS ARE OPERABLE, AS PER PROVIDE CONSTRUCTION DOCUMENTS, OR CHECK FOR MECHANICAL VENTILATION COMPLIANCE IF WINDOWS ARE NOT OPERABLE.

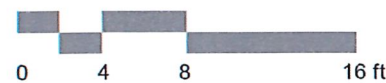
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

COMPLIES.

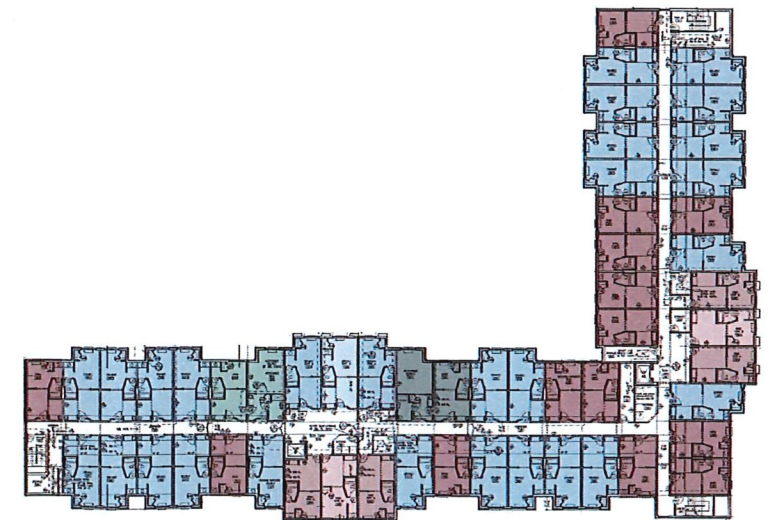
64 ENLARGED ROOM PLAN
DOUBLE TYPE A
1/4" = 1'-0"

62 ENLARGED ROOM PLAN
DOUBLE DOUBLE
1/4" = 1'-0"

*Dashed walls to be removed.
*Grey walls are existing walls to remain.
*Red walls are new walls to be added.



UNIT PLANS Scale: 1/4" = 1'-0"



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A1

Springhill Suites Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

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www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

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OCCUPANT LOAD IS 1 OCC/ 200 GROSS SF. AREAS MUST BE TAKEN FROM INTERIOR FACE OF BOUNDARY WALLS TO COMPLY. USE INTERIOR NET AREA OF 341-374 S.F. AS COMPARABLE TO INTERIOR NET AREA OF LIVING AND SLEEPING AREA OF 224-238 S.F.

2. The unit shall be provided with a separate closet.

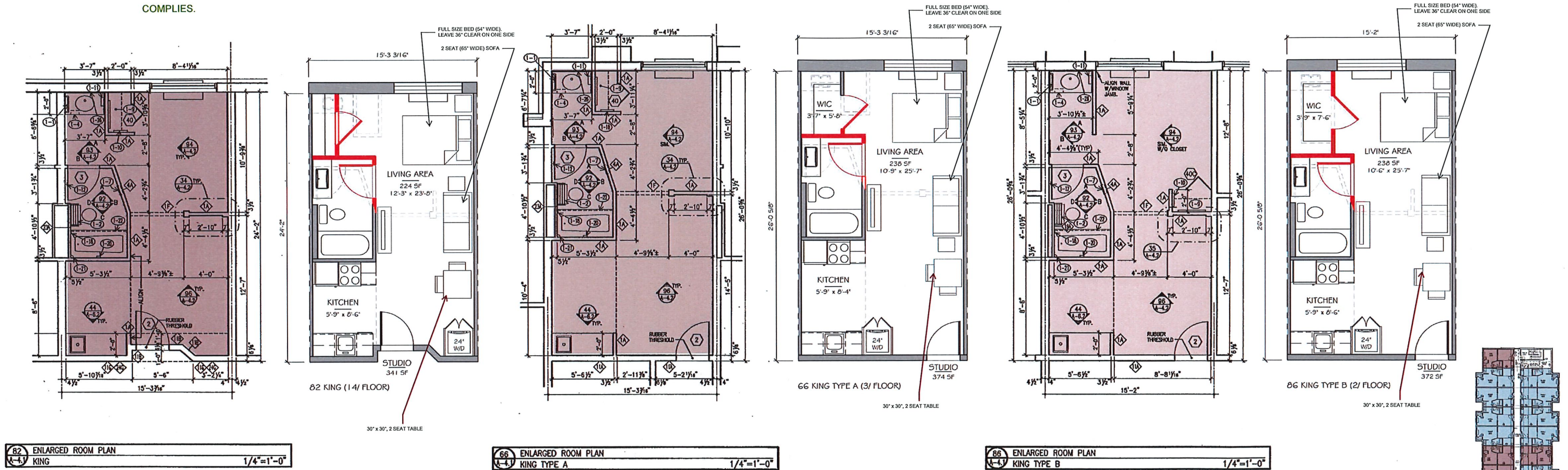
COMPLIES.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

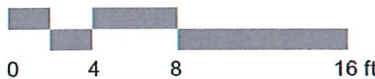
COMPLIANCE REQUIREMENTS FOR HOTEL ROOM SHOULD HAVE BEEN THE SAME. CONFIRM WINDOWS ARE OPERABLE, AS PER PROVIDE CONSTRUCTION DOCUMENTS, OR CHECK FOR MECHANICAL VENTILATION COMPLIANCE IF WINDOWS ARE NOT OPERABLE.

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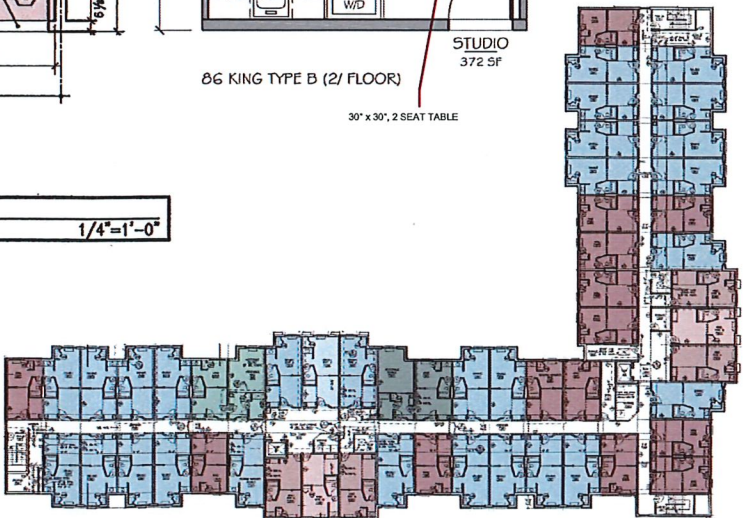
COMPLIES.



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UNIT PLANS
Scale: 1/4" = 1'-0"



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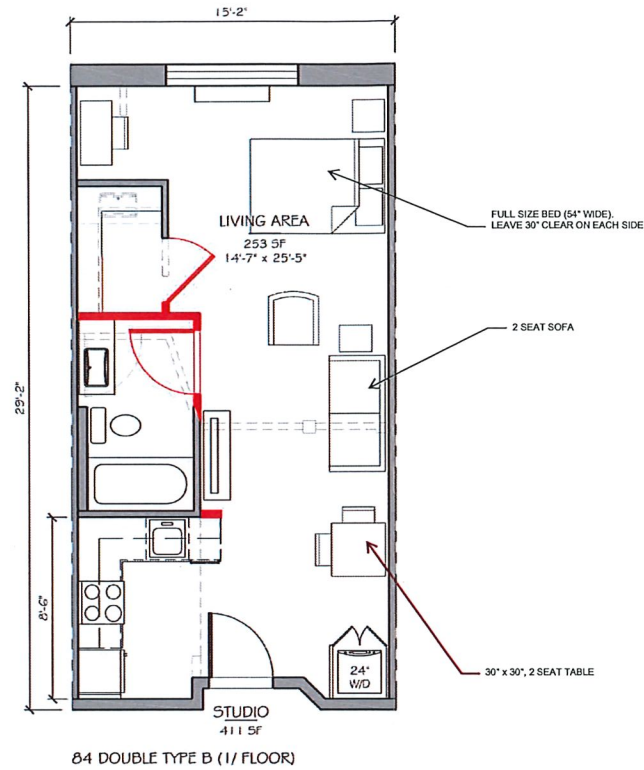
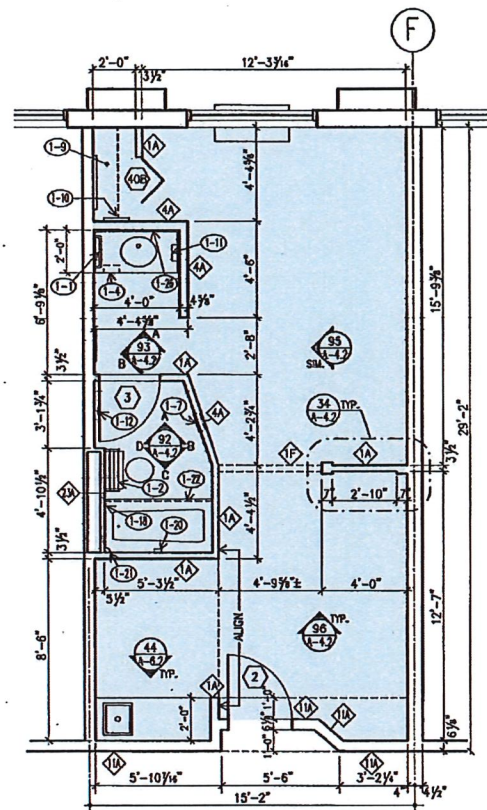
A2

Springhill Suites
Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

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1207.4 Efficiency Dwelling Units

An efficiency living unit shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than 220 square feet (20.4 m2) of floor area. An additional 100 square feet (9.3 m2) of floor area shall be provided for each occupant of such unit in excess of two.

OCCUPANT LOAD IS 1 OCC/ 200 GROSS SF. MAX ALLOWABLE INTERIOR NET AREA OF 400 S.F. IS REQUIRED AS COMPARED TO AVAILABLE INTERIOR NET AREA OF LIVING AND SLEEPING AREA OF 253 S.F. IF THIS SECTION OF THE BUILDING CODE IS APPLICABLE TO LEVEL 2 ALTERATIONS OR CHANGE OF OCCUPANCY IN THE EXISTING, THEN MAY NEED TO REDUCE BED AREA AND LIVING AREA BY AT TOTAL OF 11 S.F.

2. The unit shall be provided with a separate closet.

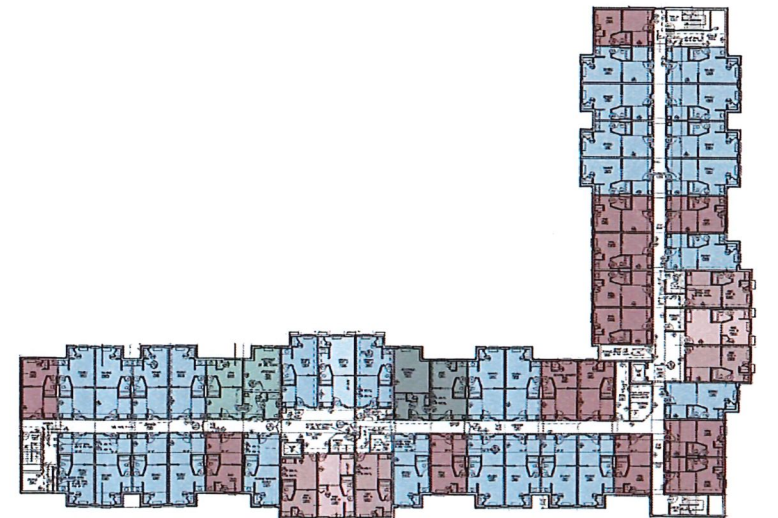
COMPLIES.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

COMPLIANCE REQUIREMENTS FOR HOTEL ROOM SHOULD HAVE BEEN THE SAME. CONFIRM WINDOWS ARE OPERABLE, AS PER PROVIDE CONSTRUCTION DOCUMENTS, OR CHECK FOR MECHANICAL VENTILATION COMPLIANCE IF WINDOWS ARE NOT OPERABLE.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

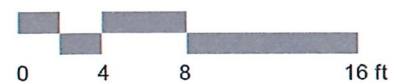
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UNIT PLANS Scale: 1/4" = 1'-0"

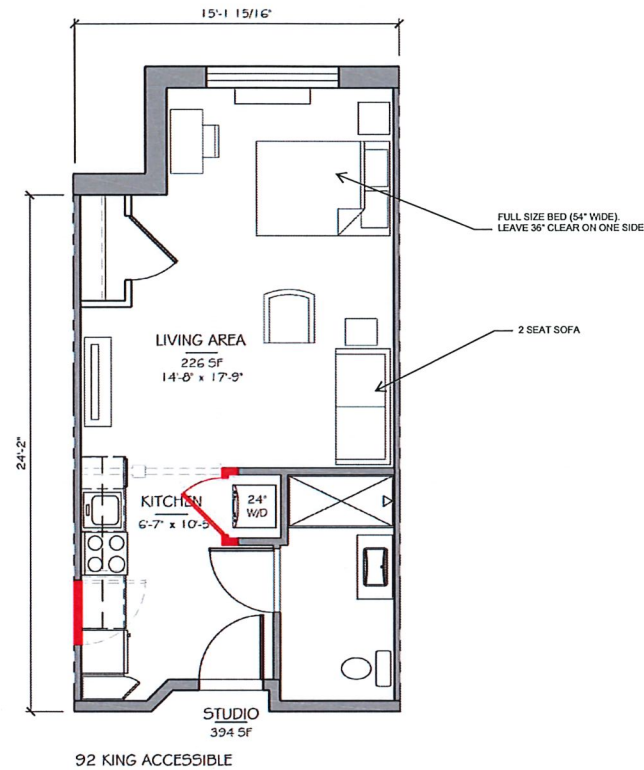
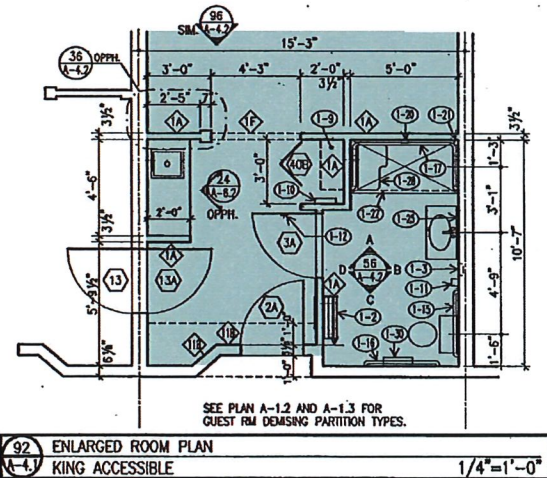
A3

Springhill Suites Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

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1207.4 Efficiency Dwelling Units

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2. The unit shall be provided with a separate closet.

COMPLIES.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

COMPLIANCE REQUIREMENTS FOR HOTEL ROOM SHOULD HAVE BEEN THE SAME. CONFIRM WINDOWS ARE OPERABLE, AS PER PROVIDE CONSTRUCTION DOCUMENTS, OR CHECK FOR MECHANICAL VENTILATION COMPLIANCE IF WINDOWS ARE NOT OPERABLE.

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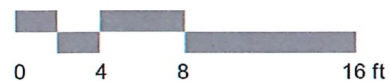
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UNIT PLANS

Scale: 1/4" = 1'-0"

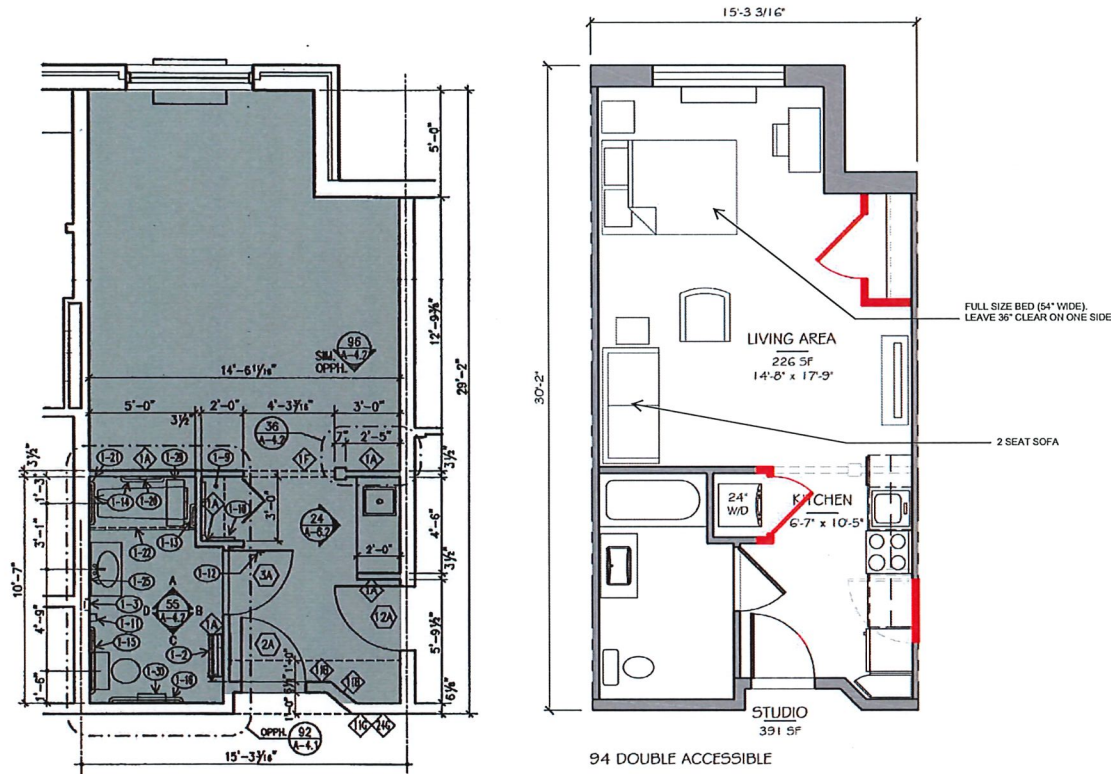
A4

Springhill Suites
Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

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1207.4 Efficiency Dwelling Units

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2. The unit shall be provided with a separate closet.

COMPLIES.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

COMPLIANCE REQUIREMENTS FOR HOTEL ROOM SHOULD HAVE BEEN THE SAME. CONFIRM WINDOWS ARE OPERABLE, AS PER PROVIDE CONSTRUCTION DOCUMENTS, OR CHECK FOR MECHANICAL VENTILATION COMPLIANCE IF WINDOWS ARE NOT OPERABLE.

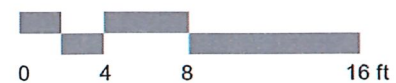
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

COMPLIES.

UNIT PLANS

Scale: 1/4" = 1'-0"

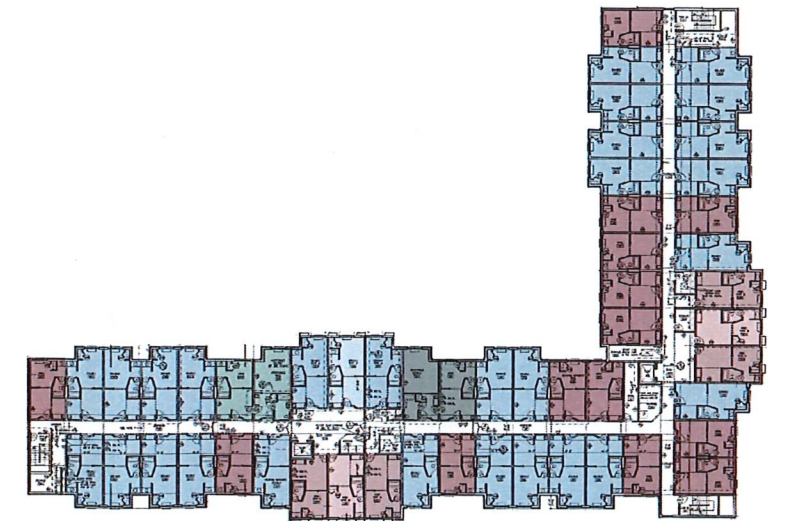
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A5

Springhill Suites
Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

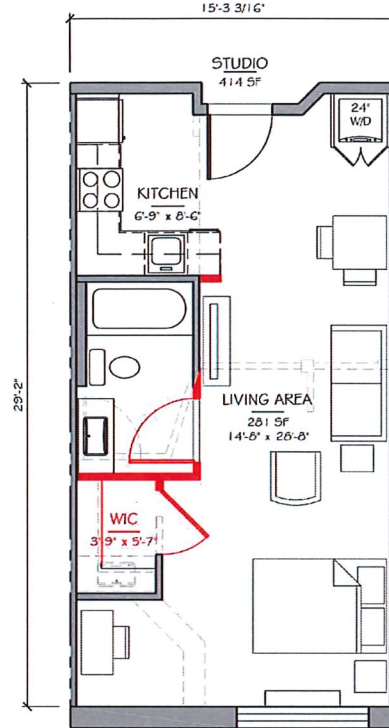
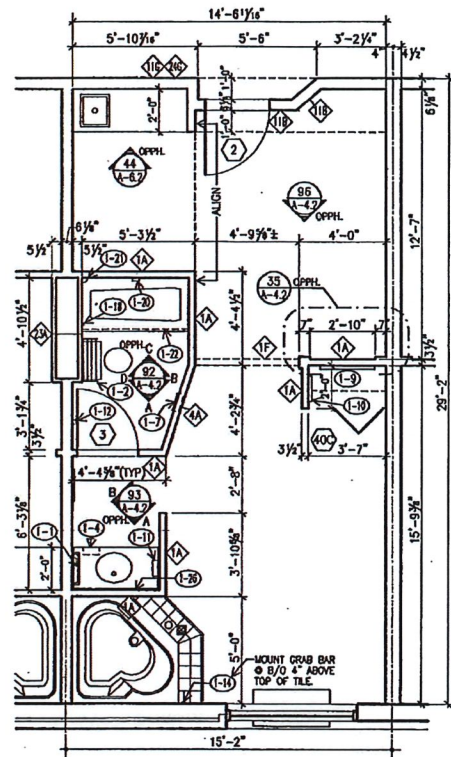


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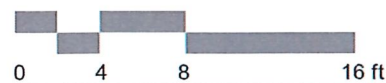
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96 DOUBLE WITH WHIRLPOOL
(ONLY 2 UNITS AT FIRST FLOOR)

96 ENLARGED ROOM PLAN
1/4\"/>

*Dashed walls to be removed.
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*Red walls are new walls to be added.



UNIT PLANS

Scale: 1/4" = 1'-0"

1207.4 Efficiency Dwelling Units

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2. The unit shall be provided with a separate closet.

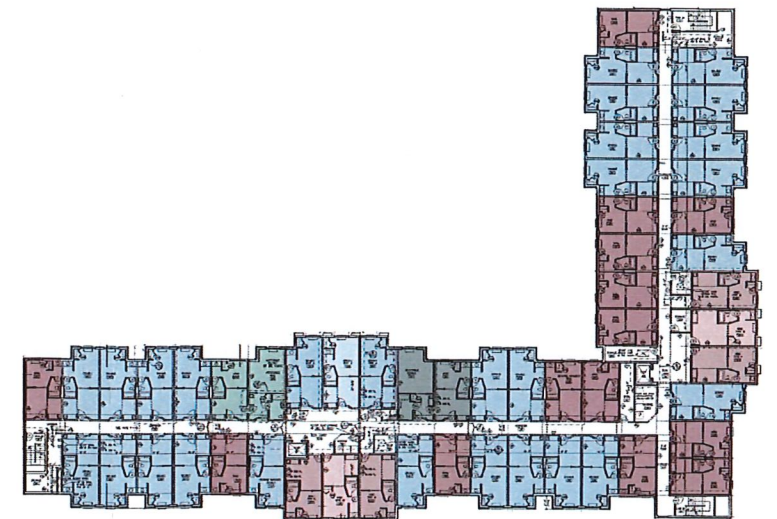
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A6

Springhill Suites Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

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Ground Floor Plan - Amenity Space Program

Existing Gross Floor Area (GSF): 12,242

Reconfigured Floor Area (%): 44.58%

	Room Name	Leasable Storage Units	Reconfigured Floor Area (SF)	Notes
Tenant/Amenity Space	Lobby		654	Value given is for whole room.
	Mail Room		137	
	Package Room		141	
	Club Room		732	Includes a catering style kitchen
	Game Room		640	
	Conference Room		171	Reserved by teleworking tenants.
	Fitness Room		563	
	Remote Work Area		584	
	Fitness Storage Room		81	
	Outdoor Patio		EXG.	
	Pool Room		EXG.	
	Engineering Room		EXG.	
	Bathrooms (2)		EXG.	
	Tenant Storage Room - Ground Floor	48	892	
	Tenant Storage Room - First Floor	12	NA	
Management	Tenant Storage Room - Second Floor	10	NA	Not Shown. Convert. Guest Laundry and Vending to Storage Rooms. Provide stacked 4'X4'X4' (MIN.) Storage Lockers.
	Tenant Storage Room - Third Floor	10	NA	
	Leasing Floor and Management Offices		530	Includes 2 Private Offices
	Unisex Bathrooms (2)		EXG.	
	Back of House		381	Space usage TBD
	Pool Storage		EXG.	
	Mechanical and Pool Equipment Room		EXG.	
	Elevator Machine Room		EXG.	
	Electrical Room		EXG.	
	Maintenance Shop		EXG.	
	Totals	80	5,506	

Notes:

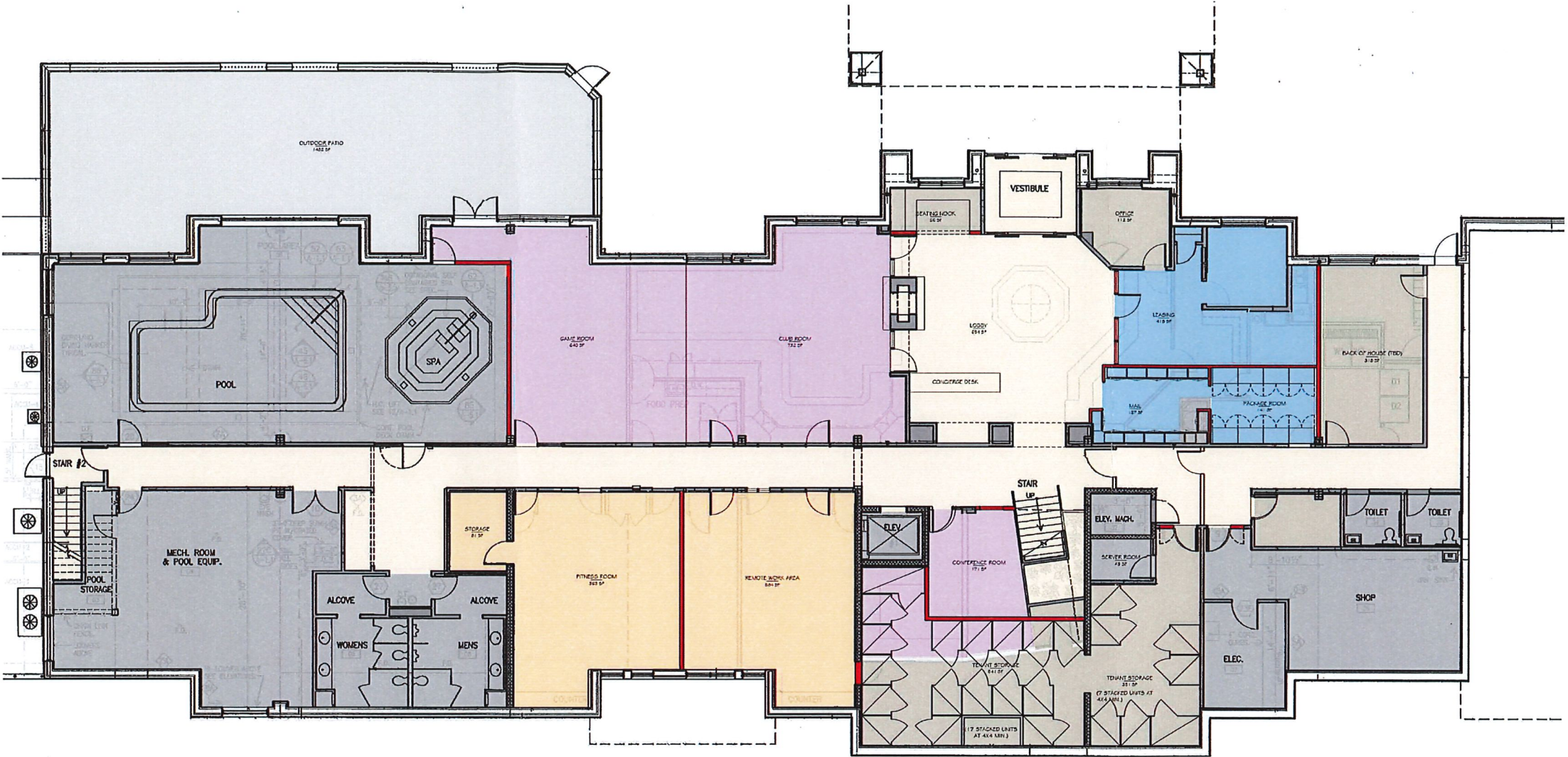
All area calculations are approximate.

Overall Gross Floor Area calculation for Ground Floor includes exterior wall thickness.

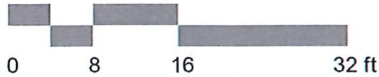
All interior area calculations exclude exterior wall thickness.

Grey Shaded Walls are existing interior walls to remain.

Red Shaded Walls are new walls to be added.



*Grey walls are existing walls to remain.
*Red walls are new walls to be added.



AMENITY PLANS
Scale: 1/8" = 1'-0"

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A7

Springhill Suites
Willow Grove, PA
Project Number: 21061A
Client: GM Equities LLC
Date: 2022.06.10

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EXISTING FRONT ELEVATION

SCALE: NA



FRONT ELEVATION - CONCEPT

SCALE: NA

- EIFS COLOR CHANGE IN SELECT AREAS
- BRICK COLOR CHANGE IN SELECT AREAS
 - BRICK STAIN, PAINT, OR REPLACEMENT
- ROOFING COLOR CHANGE (REPLACEMENT) AT METAL AND SHINGLE ROOFS
- USE OF ADHERED STONE VENEER AT BASE OF WALL.
- REMOVAL OF PORTE COCHERE
- ADDITION OF METAL CANOPY AT MAIN ENTRY
- REMOVE METAL PYRAMID ROOF STRUCTURE, ARCHED PARAPET, AND CORNICE AT CENTRAL MASS ABOVE MAIN ENTRY.
- REPLACE WITH NEW ROOF AND CORNICE ACCENTED BY DECORATIVE METAL BRACKETS.

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A8

Springhill Suites Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.05.25

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The Paragon (Springhill Suites Renovation) Willow Grove, PA
Prepared for: GM Equities LLC
Project Yield Matrix

6/22/2022
Prepared by: BartonPartners, Inc.

Unit Description	Unit Area	Floor Number				Total Units	Total Leasable Area	Percent	Totals by Unit Class
		LL	1	2	3				
Unit 62: Studio Design 1 - Double Double	391	0	24	26	26	76	29,716	49%	NA
Unit 64: Studio Design 2 - Double Type A	391	0	2	2	2	6	2,346	4%	
Unit 64: Studio Design 3 - Double Type B	411	0	1	1	1	3	1,233	2%	
Unit 96: Studio Design 4 - Double w/ Whirlpool	411	0	2	0	0	2	892	1%	
Unit 94: Studio Design 5 - Double Accessible	391	0	1	1	2	4	1,564	3%	
Unit 82: Studio Design 6 - King	341	0	15	16	16	47	16,027	30%	
Unit 66: Studio Design 7 - King Type A	374	0	3	3	3	9	3,356	6%	
Unit 86: Studio Design 8 - King Type B	372	0	0	2	2	4	1,488	3%	
Unit 86: Studio Design 8 - King Type C	372	0	0	1	1	2	744	1%	
Unit 92: Studio Design 9 - King Accessible	391	0	1	1	0	2	782	1%	
Totals	0	0	49	53	53	155	58,068	100%	

Use / Occupancy Description	LL	Floor Number				Total Leasable Area	Common Area	Gross Area	Efficiency Ratio
		1	2	3					
Rental Apartments (R-2)	0	18,418	19,835	19,835		58,088			
Exterior (Surface) Parking	NA	NA	NA	NA		NA			
Quantity	189	0	0	0	189				
Storage Units (Accessory)	892	227	193	193	1,505				
Quantity	48	12	10	10	80				
Total Leasable Floor Area	892	18,645	20,028	20,028	58,693		33,151	92,744	64%
Overall Floor Areas									
Gross Floor Area	12,242	26,834	26,834	26,834	na				
Common Area	11,350	8,189	6,806	6,806	na				
Efficiency Ratio	7%	69%	75%	75%	na				

Notes:
All area calculations are approximate.
Overall Gross Floor Area calculation for Ground Floor includes exterior wall thickness.
Unit Areas Calculations are net area calculations taken to interior finished surface of existing corridor, demising and exterior walls.
All interior area calculations exclude exterior wall thickness.
Grey Shaded Walls are existing interior walls to remain.
Red Shaded Walls are new walls to be added.

PROPOSED SITE PLAN

Scale: 1" = 30'-0"



The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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A9

Springhill Suites Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.07.12

BARTONPARTNERS
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com



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A10

Springhill Suites
Willow Grove, PA

Project Number: 21061A
Client: GM Equities LLC
Date: 2022.07.20

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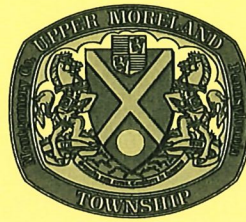
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Township of Upper Moreland

117 Park Avenue

WILLOW GROVE, MONTGOMERY COUNTY, PENNSYLVANIA 19090

Telephone (215) 659-3100 Ext. 1032/1033 / Fax (215) 659-8899



Paul E. Purtell
Director of Code Enforcement

Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	4390 Davisville Road Concept Plan for proposed Cloud10 Car Wash
Recommended Action:	No action required on concept plan submission. Applicant requesting preliminary feedback from CDC on proposal.
Background/Analysis:	Applicant seeks to develop the property with removal of existing building and construct a new automated car wash. Applicant would need to obtain relief from the Upper Morland Twp. ZHB and land development approval from the Board of Commissioners.
Fiscal Impact/Source:	N/A
Alternatives:	N/A
Attachments:	Applicant attorney letter and architectural renderings
Prepared by:	Paul Purtell, Director of Code Enforcement

PETRIKIN, WELLMAN, DAMICO, BROWN & PETROSA
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

THE WILLIAM PENN BUILDING
109 CHESLEY DRIVE
MEDIA, PA 19063

JOSEPH A. DAMICO, JR.
DONALD T. PETROSA
STEVEN A. COHEN
DENIS M. DUNN*
MARK D. DAMICO
KENNETH D. KYNETT*
H. FINTAN McHUGH*
CHARLES G. MILLER*
M. ELIZABETH NAUGHTON BECK

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September 21, 2022

Direct Dial: 610-892-1863
Email: cgm@petrikin.com

*ALSO MEMBER NEW JERSEY BAR

Via First-class and electronic mail

Paul E. Purtell, Director
Upper Moreland Code Enforcement
117 Park Avenue
Willow Grove, PA 19090
ppurtell@uppermoreland.org

**RE: Proposed Cloud10 Car Wash
Property: 4390 Davisville Road, Hatboro, PA**

Dear Mr. Purtell:

As you are aware, our office represents Cloud10 Car Wash with regard to its proposed Cloud10 Car Wash facility at the property located at 4390 Davisville Road, Upper Moreland Township.

Please accept this letter as a request on behalf of our client to be placed on the October 17, 2022 Board of Commissioner's Community Development Committee ("CDC") agenda for consideration of its proposal with respect to the Property. In connection therewith, enclosed are 5 copies each of the Concept Plan, dated August 22, 2022, prepared by Hyland Engineering, and building renderings of the proposed facility on the Property.

Should anything further be needed in order to have this matter placed on the CDC's agenda, please let us know at your earliest convenience. An electronic copy of the materials submitted herewith are being sent to you via email. Thank you.

Very truly yours,



MARK D. DAMICO

Enclosures

cc: Cloud10 Car Wash (via email)
Hyland Engineering (via email)



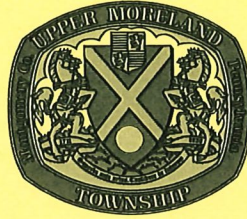


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Paul E. Purtell
Director of Code Enforcement

Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	Request for placement of retaining wall in Twp. right-of-way at 418 Lawnton Road
Recommended Action:	Consider request and move for action to full Board meeting November 14, 2022. Conditions of approval shall include wall complying with Act 45 of the Uniform Construction Code and other applicable codes of Upper Moreland Twp; applicant entering into a right-of-way agreement prepared by Twp. Solicitor; applicant responsible for all legal costs associated with agreement.
Background/Analysis:	Applicant/property owner contracted to have a wall constructed in front yard. A building permit was not applied for nor obtained prior to constructing wall. Upper Moreland Twp. Code Chapter 290, Article IV, Section 290-16 prohibits placement of any obstruction within a public street including public right-of-way.
Fiscal Impact/Source:	N/A
Alternatives:	Direct applicant to remove wall from public right-of-way
Attachments:	Request letter and photographs
Prepared by:	Paul Purtell, Director of Code Enforcement

OCT 07 2022

UPPER MORELAND
CODE ENFORCEMENT

05OCT2022

Township of Upper Moreland
117 Park Avenue
Willow Grove, PA 19090
ATTN: Board of Commissioners

RE: 418 LAWNTON

Dear Board of Commissioners,

I received a violation of Act 45 Section 403 of the UCC for a new wall in the right-of-way without a permit. The contractor I hired, Diamond Restoration Co., apparently failed to pull permits for the paver wall construction as outlined in their contract.

I hired Diamond Restoration Co. to build this paver wall to improve the appearance of my property which had a steep hill that was damaged by tree stump removal and waterline repair.

I am asking to keep the paver wall built on the property of 418 Lawnton Road Willow Grove, PA 19090.

I appreciate your time in reviewing this matter. Please reach out to me if you have any questions.

Sincerely,

Jennifer Deck
418 Lawnton Road
Willow Grove, PA 19090
ph# 267-968-6575

Enclosures:

- 001- Picture of 418 Lawnton Road before construction
- 002- Picture of 418 Lawnton Road after construction

10/10/22 SDC Agenda vol.

Attachment WW1
418 Lewiston Rd



VIEWPOINT 0002
418 Lawnton Rd



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Montgomery County, Pennsylvania

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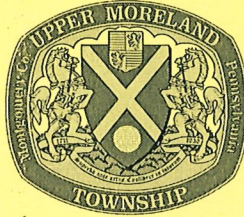
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Township Manager

RANDALL K. SCHABLE

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Upper Moreland Township Board of Commissioners

Community Development Committee Meeting

October 17, 2022

Agenda Item:	UMT Letter of Support- DCNR Grant-Pennypack Trust
Attachments:	Support letter to PERT
Recommended Action by Committee:	Requesting Committee take action in support of PERT's grant application.
Background/Analysis:	The Trust is applying for a \$150,000 DCNR grant to support new and comprehensive signage and wayfinding along our 11 miles of trails that serves over 100,000 residents within a 3-mile radius of their boundaries. The Trust has committed to provide a \$140,000 cash match and up to \$10,000 in labor and project administration as in-kind match. The Trust is required to submit letters of support for this grant and would benefit from having Upper Moreland Township's support. The deadline for the support letter is Thursday, October 20, 2022.
Fiscal Impact/Source:	None.
Alternatives:	N/A
Prepared by:	Matt Candland, Township Manager

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*Assistant Township Manager/
Director of Finance*

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

October __, 2022

Mr. Chris Mendel

Executive Director

Pennypack Ecological Restoration Trust

2955 Edge Hill Road

Huntingdon Valley, PA 19006-5099

Dear Chris:

This letter is to acknowledge Upper Moreland Township's (UMT) support of the Pennypack Ecological Restoration Trust's (the Trust) grant proposal to the Department of Conservation & Natural Resources. The Trust recently served on UMT's comprehensive trails master plan committee.

We understand and fully support the Pennypack Trust in applying for a \$150,000 grant to support new and comprehensive signage and wayfinding along their 11 miles of trails that serves over 100,000 residents within a 3-mile radius of their boundaries. The Trust's trails are used by over 40,000 visitors per year and provide public access to Pennsylvania residents year-round, every day, from dawn to dusk. These trails are essential to the health and wellbeing of our residents and their appreciation of nature and open space. This signage will enhance the visitor experience by coding existing trails into exercise loops, providing interpretation on various environmental themes and concepts, and enable people to appreciate the larger trail connections between various open spaces in the region.

As the Township Manager, I am committed to ensuring residents have clean, safe, and accessible open space to enjoy and this project is critical to that goal. The Trust's trails are an essential public health amenity. A recent ROE study states that the Trust provides \$1.2M in total annual ecosystem services and is part of a county-wide network of open spaces that collectively provide \$239M in annual recreation benefits for residents, \$225M in medical costs avoided annually, and \$243M in lost productivity costs avoided annually. I strongly endorse this grant application for comprehensive signage and wayfinding.

Sincerely,

Matthew H. Candland

Township Manager

MHC/kk

cc: Board of Commissioners

Equal Opportunity Employer

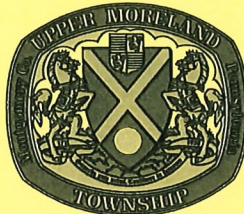
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Township of Upper Moreland

117 Park Avenue

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Paul E. Purtell

Director of Code Enforcement

Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	2402 Easton Road. New Olive Garden Restaurant. Request for waiver of sidewalk width.
Recommended Action:	Consider request to waive the required width of new sidewalks from 5' to 4'.
Background/Analysis:	Applicant received preliminary/final land development approval at the October 3, 2022 full Board meeting for construction of a new Olive Garden Restaurant. While the waiver request for sidewalks was denied the applicants are requesting that the minimum width of the new sidewalks be reduced from 5' to 4' due to utility conflicts and parking lot design constraints.
Fiscal Impact/Source:	N/A
Alternatives:	N/A
Attachments:	Applicant waiver request and site plan
Prepared by:	Paul Purtell, Director of Code Enforcement

October 10, 2022

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

Dear Mr. Purtell,

During the Board of Commissioners Hearing on October 3rd, 2022, it was determined that a vote would not be rendered on to the installation of 4'-wide sidewalk along Easton Road in the areas where existing utility poles will prevent the 5'-width required by Township Standards. It was determined that the Community Development Committee would be required to review the below waiver request.

1. *§300-18E - Sidewalks shall be constructed in accordance with the standards. Editors note: See Chapter 295, Street Sidewalk and Driveway specifications.*
 - a. A waiver is being requested for the required sidewalk width of 5-feet along public streets due to a portion of the sidewalk being in conflict with an existing utility pole. The proposed sidewalk in the aforementioned area is to be 4-feet in width.

During the Board of Commissioners Hearing on October 3rd, 2022, following waivers were granted by the Board of Commissioners:

1. *§300-17.D – No less than 20 feet of open space shall be provided between the curb line of any parking area and the outside wall of the building.*
 - a. A waiver is being requested from this requirement due to existing lot layout restraints and parking requirements.
2. *§300-19.A(7) – All curb should be installed with an 8-inch reveal.*
 - a. A waiver is being requested for the above requirement and a 6-inch reveal is being requested.
3. *§300-52.C(1) – The location of all existing features within 400 feet of the property should be added to the plans.*
 - a. The Township Engineer stated they would support this waiver request provided the Applicant include an Aerial plan depicting the required area to the plan set. The Aerial plan has been added to the plan.
4. *§300-43, D (2). – The proposed plans show rows of parking of 15, 18, 19 and 25 spaces which exceed the 12-space maximum. The 18, 19 and 25 are pre-existing non-conforming conditions. The proposed row of 15 parking spaces is in front of the building, where currently 14 spaces exist. While this increases the existing non-conformity, we note that the parking row is adjacent to landscaped greenspace between the proposed building and sidewalk, and the parking field overall is not a "sea" of parking.*

- a. A waiver is being requested for the above requirement. The Second Landscape Review prepared by McCloskey & Faber, P.C. indicates there is no objection to this waiver request.
- 5. Section 300-43. D. (1) (d) - *Proposed islands are less than the 15' width required. We note that three proposed end islands near the building, while not meeting the 15' width, are wider than existing. Furthermore, irrigation is proposed within the parking lot islands.*
 - a. A waiver is being requested for the above requirement. The Second Landscape Review prepared by McCloskey & Faber, P.C. indicates there is no objection to this waiver request.
- 6. Section 300-43. D. (1) (g) - *Parking lot trees shall be a minimum of three inches in caliper. Four of the proposed parking lot trees are specified to be 1.5" caliper in order to replace poor / dead trees within two existing 4-foot wide islands. The root ball of a larger tree would be too large to appropriately install within the narrow islands.*
 - a. A waiver is being requested for the above requirement. The Second Landscape Review prepared by McCloskey & Faber, P.C. indicates there is no objection to this waiver request.
- 7. Section 300-45 - *Trees proposed to be removed are assumed to be Parking Lot landscaping and Individual Lot Landscaping that were required trees per the previous development of this site. The Applicant will be replacing the quantity of trees removed and previously proposed.*
 - a. A waiver is being requested for the above requirement. The Second Landscape Review prepared by McCloskey & Faber, P.C. indicates there is no objection to this waiver request.

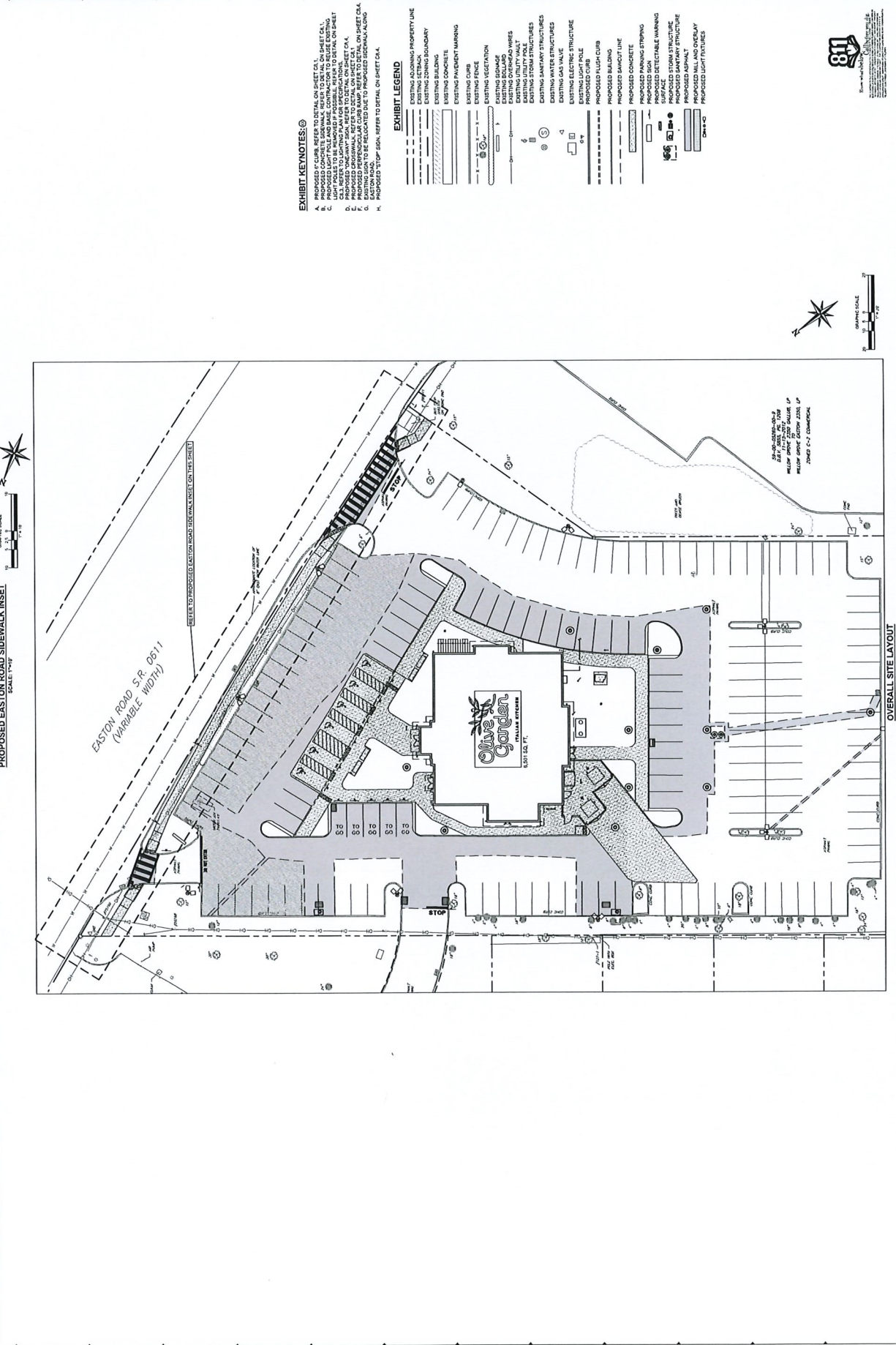
If you should have any questions or require additional information, please do not hesitate to contact me at (813) 319-8747 or bsearcy@core-states.com.

Sincerely,



Brian Searcy, P.E.

Regional Director of Civil Engineering



	EXISTING ADJOINING PROPERTY UNIT
	EXISTING STRUCTURAL BOUNDARY
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING PAVEMENT MARKINGS
	EXISTING CURB
	EXISTING FENCE
	EXISTING STRUCTURE
	EXISTING BOLLARDS
	EXISTING UTILITY VAULT
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURES
	EXISTING WATER STRUCTURES
	EXISTING GAS VALVE
	EXISTING ELECTRIC STRUCTURE
	EXISTING WALL
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED RAMP CUT LINE
	PROPOSED CONCRETE
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY STRUCTURE
	PROPOSED WATER STRUCTURE
	PROPOSED LIGHT FIXTURE

E1.1

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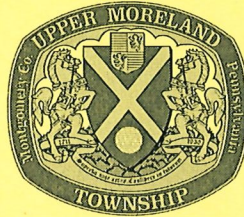
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SEAN P. KILKENNY, ESQ.

Township Solicitor

Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	York Road Green Light Go Project
Recommended Action:	The Township Staff reviewed the McMahon October 12, 2022 letter and recommends award of the project to Armour & Sons Electric, Inc. for \$115,700.
Background/Analysis:	The Township received a PennDOT Green Light Go Grant for improvements to four traffic signals along York Road in the amount of \$147,760 in 2021. The project includes upgrades to pedestrian countdown signals and radar\video detection.
Fiscal Impact/Source:	Township is responsible for 20% of project costs.
Alternatives:	Investigate and coordinate with PennDOT for additional improvements at the intersections to utilize balance of grant fund. Authorize staff to proceed with construction of the project up to \$147,760 if additions are approved by PennDOT for reimbursement.
Attachments:	October 12, 2022 Letter from the Township Traffic Engineer.
Prepared by:	Matt Candland, Township Manager



October 12, 2022

Mr. Matthew H. Candland
Township Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Bid Recommendation
N. York Road Pedestrian and Traffic Signal Upgrades
Upper Moreland Township, Montgomery County
McMahon Project No. 821743.3A

Dear Mr. Candland:

McMahon Associates, Inc. has reviewed bids received for the above referenced project. The bids were received on October 6, 2022. Below is the summary of the bids received from five (5) contractors:

	Company	Total Bid	Status
1	Armour & Sons Electric, Inc.	\$115,700.00	Verified
2	Carr and Duff, LLC	\$126,650.00	Verified
3	Kuharchik Construction, Inc.	\$140,720.00	Verified
4	Miller Bros.	\$149,061.30	Verified
5	Lenni Electric Corporation	\$111,360.00	Withdrawn – Submitted with errors

Upon review, all the bids received appear to be acceptable and our office recommends that the governing body consider awarding the contract for the total bid amount of \$115,700.00 to the qualified low bidder, Armour & Sons Electric, Inc. of 23 East Cabot Road, Langhorne, PA 19047.

If you have any questions or require additional information, feel free to contact me at 215-433-1664.

Sincerely,

Helen L. Lam, P.E.
Project Manager

I:\eng\UPPERMO1\821743 - York Road Signal Upgrades\Correspondence\Out\2022-10-13 Bid Recommendation.docx

1515 Market Street, Suite 1360, Philadelphia, PA 19102

P: 215.433.1660

mcmahonassociates.com | bowman.com

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Montgomery County, Pennsylvania

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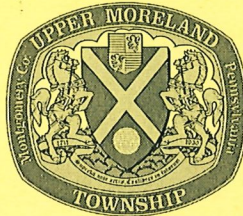
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Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Upper Moreland Township Board of Commissioners Community Development Committee Meeting October 17, 2022

Agenda Item:	Maryland Road Culvert
Recommended Action:	Township Staff reviewed the McMahon Sept. 9, 2022 memo and recommends to proceed with the rehabilitation alternative for the Maryland Road Culvert.
Background/Analysis:	<p>As part of PennDOT's bi-annual bridge inspection program, the culvert which carries Maryland Rd. over the Pennypack Creek was identified to need repairs. The Township considered several options to address the PennDOT deficiency letter and authorized McMahon to complete a preliminary evaluation of the alternatives.</p> <p>McMahon completed preliminary design on the Maryland Road Culvert to evaluate two options for the structure, including rehabilitation and full replacement. The rehabilitation option consists of installing new stems\foundations adjacent to the existing stems\foundations and installing a new corrugated steel arch within the existing steel arch. The hydraulic opening for the structure will be reduced and will increase the 100 year flood surface elevations with an increase of 0.08'.</p> <p>The rehabilitation option will require FEMA approval since the hydraulic opening will be reduced and Pennypack Creek is in the FEMA Zone AE. The construction cost for the rehabilitation option is \$630,260.</p> <p>The full replacement option consists of constructing a new culvert of a similar size. It is anticipated that construction can occur at half width and traffic can be maintained during construction. The construction cost for the full replacement option is \$2,868,688.</p>
Fiscal Impact/Source:	Funding will be necessary for design and construction of the selected alternative.
Alternatives:	Seek funding for Bridge rehabilitation
Attachments:	September 9, 2022 Memo from the Township Traffic Engineer.
Prepared by:	Anton Kuhner, Township Transportation Engineer

Equal Opportunity Employer

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September 9, 2022

Mr. Matthew Candland, Township Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Maryland Road Culvert Rehabilitation Memo
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 821A20.7P

Dear Mr. Candland:

McMahon Associates, Inc. (McMahon) performed preliminary design in conjunction with the hydrologic and hydraulic analysis of the Maryland Road Culvert in order to determine if rehabilitation of the existing corrugated steel pipe arch structure is feasible. The rehabilitation option consists of the construction of a proposed abutment stem located adjacent to the existing stem and the installation of a new corrugated steel arch inside the existing steel arch (see Figure 1 below).

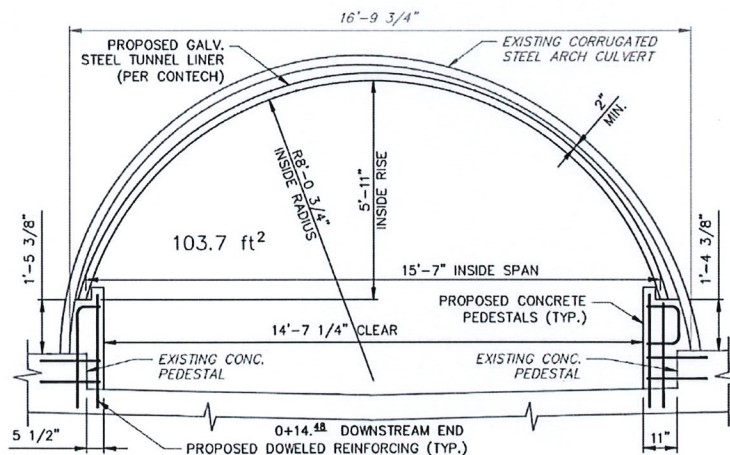


Figure 1.

Maryland Road H&H Analysis Summary

A hydrologic and hydraulic analysis was performed to compare the existing and proposed flow conditions for the Maryland Road culvert rehabilitation option. The existing culvert conveys Tributary 1 of Pennypack Creek under Maryland Road. The project is within a FEMA Zone AE, meaning the waterway has a detailed study at this location. Due to this designation, any modifications to the structure cannot raise the water surface elevation for the 100-year storm.

The hydrologic data was obtained from the Flood Insurance Study (FIS) for the tributary. To be consistent with the FEMA results, the flow rates from the study were used for this project. The hydraulic analysis was performed using HEC-RAS 6.2 software. The HEC-RAS model on file for Tributary 1 of Pennypack Creek was obtained from FEMA. The existing model generated for this project analysis used the same section locations and supplemented the ground elevations with recent surveyed data. The structure was input as a semi-circle culvert set to match the opening size of the existing culvert. The proposed design is to place a smaller CMP arch within the existing culvert. To create the proposed culvert in HEC-RAS, a semi-circle culvert with a slightly smaller opening matching the proposed size of the CMP insert was used.

The majority of the flow for the 100-year storm travels through the culvert, meaning that changes to the culvert will greatly affect the flow patterns. Table 1 represents the hydraulic changes resulting immediately upstream from the culvert opening.

100 Year Water Surface Elevations

	Existing	Proposed	Difference
Water Surface Elevation (ft)	219.93	220.01	+0.08
Velocity (fps)	2.54	2.47	-0.07

Table 1.

Although no flooding damage or erosion is expected to result from a relatively minor water surface elevation (WSE) increase of approximately one inch, no increase within a FEMA Zone AE is considered acceptable. In order to permit a rise in WSE, the facility owner must go through the lengthy CLOMR (Conditional Letter of Map Revision) process and LOMR (Letter of Map Revision) process of revising the FIS and Flood Insurance Rate Map (FIRM). The CLOMR process can take up to 18 months once the project design is complete and the LOMR process can take an additional 18 months after construction of the project is completed. The process requires concurrence from business and residential land owners that the proposed increase in the 100 year water surface elevation is acceptable.

The preliminary construction cost for the rehabilitation option is \$630,260 (see attached Rehabilitation Cost Estimate).

Requirements and constraints relative to the CLOMR and LOMR process would need to be investigated in order to determine engineering costs and timelines if the rehabilitation option is preferred.

The replacement option consists of installation of a similar aluminum structural plate arch with cast-in-place endwalls, wingwalls, and floor. The replacement option could be completed with staged construction in order to maintain one (1) lane of traffic in each direction during construction (see attached Staged Construction Drawing).

The preliminary construction cost for the replacement option is \$2,868,668 (see attached Replacement Cost Estimate).

Municipality: Upper Moreland Township, Montgomery County, Pennsylvania
Project Name: Maryland Road Culvert Rehabilitation - Option 1 (CONTECH 2 Flange Tunnel Line Plate System)
Project Number: 821A20.7P

Plan Title: Maryland Road Culvert Rehabilitation
Roadway(s): Maryland Road
Project Description: Culvert Rehabilitation along Maryland Road

Unit Costs Last Revised: 9/9/2022
Source: ECMS Bid Price History and Similar Project Experience

Disclaimer: McMahon Associates, Inc. has provided this opinion of cost as requested by the client. Please note that opinions of cost are subject to change based on plan/design revisions, fluctuations in unit costs, field conditions, and differences in locale. Opinions of cost are provided for use in budgeting, but in no way intended to be construed as a final cost for the project. Final costs are contingent only on actual bids from contractors. McMahon Associates, Inc. will not be held responsible for differences between this opinion of cost and contractor bid costs.

Item No.	Description	Cost
1	Construction Cost: 2025	\$557,660.00
2	Construction Inspection	\$52,600.00
3	Construction Cost: 2025 and Inspection	\$610,260.00
4	Right-of-Way	\$0.00
5	Utilities	\$20,000.00
6	Total Project Cost: 2025	\$630,260.00

General Notes:

1. Refer to the intersection spreadsheets details relating to cost calculations and individual intersection assumptions.
2. The contingency, inflation factor and inspection percentages are based on PennDOT Publication 352.
3. The Engineer's Conceptual Opinion of Cost does not include relocating or resetting existing underground utilities within the limits of the project, or the provision of any future utilities. Impacts to existing underground utilities will need to be determined during the project development through subsurface utility engineering. Due to visible evidence of subsurface utilities within the project area, as well as a lack of existing subsurface drainage facilities, it is recommended (and likely required by law) that utility test pits be performed during the project development.
4. Project Development includes topographic survey, environmental studies, geotechnical exploration, subsurface utility engineering, preliminary engineering, environmental permitting and final design. The Project Development cost is a rough estimate based on similar, previously completed projects.
5. The Utility Relocations cost is a rough estimate based on aerial and ground-level facilities only which may be impacted by the project. This cost is subject to change through the development of the project and based on the Utility owner's rights.
6. Based on our topographic survey and research, a rough estimate for the right-of-way costs for the project has been provided. This cost is subject to change based on appraisal values, property owner negotiations, and the development of the project.

Municipality: Upper Moreland Township, Montgomery County, Pennsylvania
Project Name: Maryland Road Culvert Rehabilitation - Option 1 (CONTECH 2 Flange Tunnel Line Plate System)
Project Number: 821A20.7P

Item No.	Description	Comment	Unit	Quantity	Unit Cost	Cost
	Standard Items					
1	Flowable Backfill, Type C	Includes Backfilling Between Existing and Proposed Pipe Culvert	CY	28	\$550.00	\$15,400.00
2	Class A Cement Concrete	Includes Pedestals	CY	19	\$1,800.00	\$34,200.00
3	Reinforcement Bars, Epoxy Coated	Includes Pedestals	LB	3,800	\$3.50	\$13,300.00
4	Special Items					
5	CONTECH 2 - 0.25" Aluminum Flange Tunnel Liner Plate System	~180 LF of 15'-9" Span x 6'-0" Rise, Including Delivery &	LS	1	\$125,460.00	\$125,460.00
6	Aluminum Flange Tunnel Liner Plate System Assembly and Installation		LS	1	\$40,000.00	\$40,000.00
7	Additional Structure Repairs	Based on Recommended Maintenance Items	LS	1	\$100,000.00	\$100,000.00
8	Subtotal Construction Cost	Items 1 - 6				\$328,360.00
9	Maintenance and Protection of Traffic	Approx. 10% of Item 8	%		10	\$32,900.00
10	Erosion and Sediment Control	Approx. 15% of Item 8	%		15	\$49,300.00
11	Mobilization	Approx. 15% of Item 8	%		15	\$49,300.00
12	Contingency	Approx. 20% of Item 8	%		20	\$65,700.00
13	Construction Cost: 2023	Items 8 - 12				\$525,560.00
14	Inflation	3% Per Year Compounded 2 Years, Item 13	YR/%	2	3	\$32,100.00
15	Construction Cost: 2025					\$557,660.00
16	Construction Inspection	Approx. 10% of Item 13	%		10	\$52,600.00
17	Construction Cost: 2025 and Inspection	Items 13 - 16				\$610,260.00
18	Right-of-Way	Rough Estimate	LS		\$0.00	\$0.00
19	Utility Relocations (Poles, Manhole Covers, Valve Covers)	Rough Estimate	LS	1	\$20,000.00	\$20,000.00
20	Total Project Cost: 2025	Items 17 - 19				\$630,260.00

Municipality: Upper Moreland Township, Montgomery County, Pennsylvania
Project Name: Maryland Road Culvert Replacement - Option 2 (Aluminum Structural Plate)
Project Number: 821A20.7P

Plan Title: Maryland Road Culvert Replacement
Roadway(s): Maryland Road
Project Description: Culvert Replacement including Pedestrian Improvements along Maryland Road

Unit Costs Last Revised: 8/26/2022
Source: ECMS Bid Price History and Similar Project Experience

Disclaimer: McMahon Associates, Inc. has provided this opinion of cost as requested by the client. Please note that opinions of cost are subject to change based on plan/design revisions, fluctuations in unit costs, field conditions, and differences in locale. Opinions of cost are provided for use in budgeting, but in no way intended to be construed as a final cost for the project. Final costs are contingent only on actual bids from contractors. McMahon Associates, Inc. will not be held responsible for differences between this opinion of cost and contractor bid costs.

Item No.	Description	Cost
1	Construction Cost: 2025	\$2,566,668.00
2	Construction Inspection	\$242,000.00
3	Construction Cost: 2025 and Inspection	\$2,808,668.00
4	Right-of-Way	\$20,000.00
5	Utilities	\$40,000.00
6	Total Project Cost: 2025	\$2,868,668.00

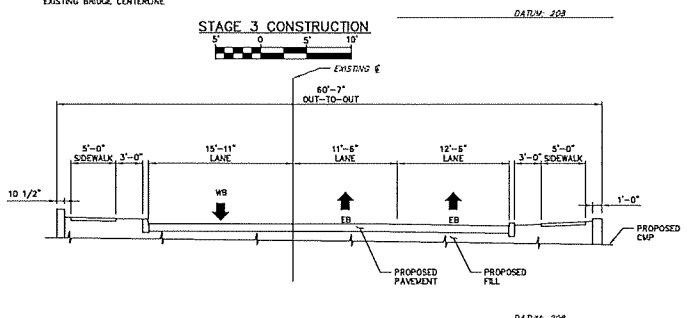
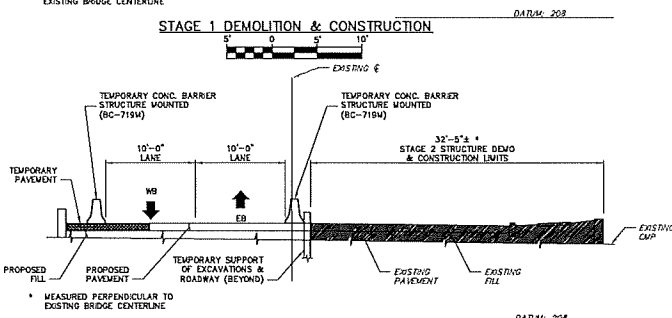
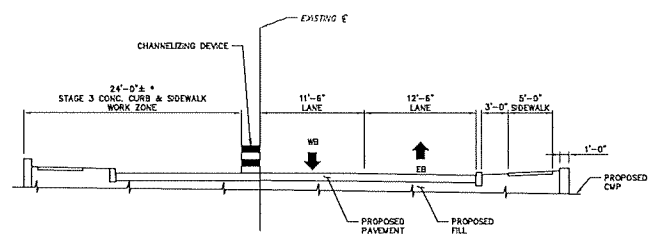
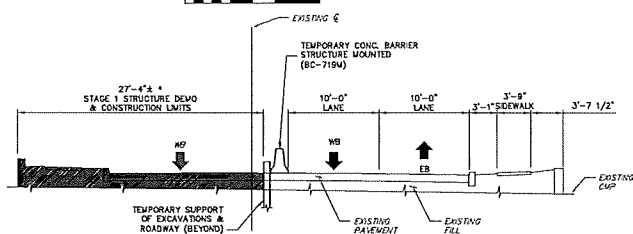
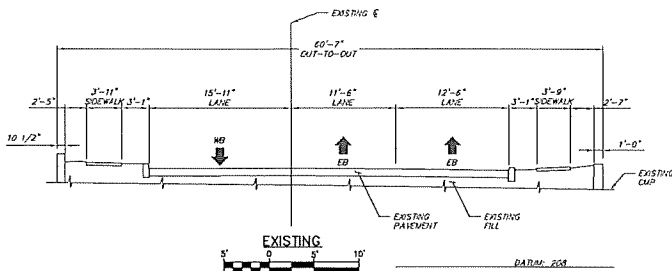
General Notes:

1. Refer to the intersection spreadsheets details relating to cost calculations and individual intersection assumptions.
2. The contingency, inflation factor and inspection percentages are based on PennDOT Publication 352.
3. The Engineer's Conceptual Opinion of Cost does not include relocating or resetting existing underground utilities within the limits of the project, or the provision of any future utilities. Impacts to existing underground utilities will need to be determined during the project development through subsurface utility engineering. Due to visible evidence of subsurface utilities within the project area, as well as a lack of existing subsurface drainage facilities, it is recommended (and likely required by law) that utility test pits be performed during the project development.
4. Project Development includes topographic survey, environmental studies, geotechnical exploration, subsurface utility engineering, preliminary engineering, environmental permitting and final design. The Project Development cost is a rough estimate based on similar, previously completed projects.
5. The Utility Relocations cost is a rough estimate based on aerial and ground-level facilities only which may be impacted by the project. This cost is subject to change through the development of the project and based on the Utility owner's rights.
6. Based on our topographic survey and research, a rough estimate for the right-of-way costs for the project has been provided. This cost is subject to change based on appraisal values, property owner negotiations, and the development of the project.

Municipality: Upper Moreland Township, Montgomery County, Pennsylvania
Project Name: Maryland Road Culvert Replacement - Option 2 (Aluminum Structural Plate)
Project Number: 821A20.7P

Item No.	Description	Comment	Unit	Quantity	Unit Cost	Cost
	Standard Items					
1	Clearing and Grubbing		LS	1	\$15,000.00	\$15,000.00
2	Class 1B Excavation	Includes Sawcutting and Removal of Existing Pavement	CY	100	\$160.00	\$16,000.00
3	Class 3 Excavation		CY	2,262	\$75.00	\$169,650.00
4	Subbase 6" Depth (No. 2A)	Includes Sidewalks and Pavement Restoration	SY	137	\$35.00	\$4,795.00
5	Subbase 8" Depth (No. 2A)	Includes Roadway, Driveway, and Pavement Restoration	SY	770	\$43.00	\$33,110.00
6	Superpave Asphalt Mixture Design, Wearing Course, PG 64S-22, 3 to< 10 Million ESALs, 9.5 MM Mix, 1.5" Depth, SRL-H		SY	1,045	\$15.00	\$15,675.00
7	Superpave Asphalt Mixture Design, Binder Course, PG 64S-22, 3 to< 10 Million ESALs, 19.0 MM Mix, 2.5" Depth		SY	787	\$22.00	\$17,314.00
8	Asphalt Tack Coat	Apply to Surface of Base Course, Binder Courses, and Milled Area	SY	1,832	\$1.50	\$2,748.00
9	Milling of Asphalt Pavement Surface, 1 1/2" Depth, Milled Material Retained by Contractor		SY	258	\$15.00	\$3,870.00
10	Storm Water Inlets	Includes Type C Frame, Bicycle Safe Grate, and Standard Inlet Box	EA	1	\$6,500.00	\$6,500.00
11	6" Pavement Base Drain		LF	329	\$60.00	\$19,740.00
12	Plain Cement Concrete Curb	Includes Removal of Existing	LF	481	\$75.00	\$36,075.00
13	Cement Concrete Sidewalk		SY	120	\$190.00	\$22,800.00
14	Membrane Waterproofing	2' Wide Sections X 14 Joints	SY	82	\$60.00	\$4,920.00
15	ADA Curb Ramp		EA	2	\$8,000.00	\$16,000.00
16	No. 57 Coarse Aggregate, 6" Depth		CY	69	\$100.00	\$6,900.00
17	Topsoil Furnish and Placed	4" Topsoil	CY	18	\$165.00	\$2,970.00
18	Seeding & Soil Supplements, Including Mulch		LB	7	\$50.00	\$350.00
19	Reset Post Mounted Sign, Type B		EA	3	\$150.00	\$450.00
20	4" White Pavement Markings		LF	63	\$2.00	\$126.00
21	4" Yellow Pavement Markings		LF	438	\$2.00	\$876.00
22	6" White Pavement Markings		LF	96	\$3.00	\$288.00
23	Class AA Cement Concrete	Upstream and Downstream Moment Slabs with Sidewalk	CY	50	\$1,800.00	\$90,000.00
24	Class A Cement Concrete	Headwalls, Wingwalls, Footings, Pedestals, Floor	CY	389	\$1,800.00	\$700,200.00
25	Selected Borrow Excavation, Structure Backfill		CY	888	\$65.00	\$57,720.00
26	Protective Coating For Reinforced Concrete Surfaces	Includes Sidewalks and Interior and Exterior faces of Barriers	SY	119	\$20.00	\$2,380.00
27	Reinforcement Bars	Includes Footings and Floor	LB	54,026	\$4.00	\$216,104.00
28	Reinforcement Bars, Epoxy Coated	Includes Moment Slabs, Barriers, Headwalls, Wingwalls, and Pedestals	LB	33,578	\$3.50	\$117,523.00
29	Special Items					
30	Removal of Existing Bridge		LS	1	\$85,000.00	\$85,000.00
31	Temporary Excavation Support and Protection System		LS	1	\$125,000.00	\$125,000.00
32	Aluminum Structural Plates, Including Hardware and Delivery	120 LF of 16' Span X 7'-11" Rise, Single Radius Arch ~ 60° Skewed Ends	LS	1	\$110,184.00	\$110,184.00
33	Aluminum Structural Plate Assembly and Installation		LS	1	\$35,000.00	\$35,000.00
32	Subtotal Construction Cost	Items 1 - 31				\$1,935,268.00
33	Maintenance and Protection of Traffic	Approx. 5% of Item 33	%		5	\$96,800.00
34	Erosion and Sediment Control	Approx. 5% of Item 32	%		5	\$96,800.00
35	Mobilization	Approx. 5% of Item 32	%		5	\$96,800.00
36	Contingency	Approx. 10% of Item 32	%		10	\$193,600.00
37	Construction Cost: 2023	Items 32 - 36				\$2,419,268.00
38	Inflation	3% Per Year Compounded 2 Years, Item 37	YR/%	2	3	\$147,400.00
39	Construction Cost: 2025					\$2,566,668.00
40	Construction Inspection	Approx. 10% of Item 37	%		10	\$242,000.00
41	Construction Cost: 2025 and Inspection	Items 37 - 40				\$2,808,668.00
42	Right-of-Way	Rough Estimate	LS	1	\$20,000.00	\$20,000.00
43	Utility Relocations (Poles, Manhole Covers, Valve Covers)	Rough Estimate	LS	1	\$40,000.00	\$40,000.00
44	Total Project Cost: 2025	Items 41 - 43				\$2,868,668.00

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-6	MONTGOMERY	--	--	OF 11
MUNICIPALITY				
REVISION	DATE	BY		





Commissioners Report

For the period of: 2022-09-01 to 2022-09-30 23:59:59

Date Printed: 10/03/2022

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	4	2	\$3,800.00	\$49.00
Bulk Pick Up	37	37	\$0.00	\$855.00
Trailer	2	4	\$0.00	\$1,000.00
Plumbing	19	18	\$115,956.00	\$1,266.00
Garage Sale	4	4	\$0.00	\$40.00
Public Works	14	13	\$4,600.00	\$540.40
Building	60	49	\$2,645,546.76	\$40,212.50
Commercial Zoning Use	7	2	\$0.00	\$150.00
Fire	39	28	\$18,409.00	\$2,029.50
Miscellaneous	1	2	\$0.00	\$200.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	3	\$38,225.00	\$190.00
Well	0	0	\$0.00	\$0.00
Electrical	21	22	\$1,012,714.54	\$25,674.00
Mechanical	13	10	\$152,356.00	\$1,740.00
Totals:	224	194	\$3,991,607.30	\$73,946.40

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	4	1	\$375.00
General Contractor	5	0	\$375.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	2	\$225.00
Totals:	11	3	\$1,050.00

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	0	0	\$0.00
General Contractor	13	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2022-09-01 to 2022-09-30 23:59:59

Date Printed: 10/03/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	0	\$0.00
Totals:	15	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: 94

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	3	1	\$200.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	2	1	\$15.00
Totals:	5	2	\$215.00

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	1	\$750.00
Totals:	1	\$750.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	4
Exterior Maintenance	3
High Grass	4
Work Without Permit	9
Totals:	21

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: \$75,961.40



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	2	2	\$144,136.80	\$84.00
Bulk Pick Up	47	47	\$0.00	\$1,027.00
Trailer	1	1	\$0.00	\$40.00
Plumbing	20	13	\$44,868.00	\$703.50
Garage Sale	3	3	\$0.00	\$30.00
Public Works	7	5	\$44,540.00	\$147.00
Building	53	48	\$1,325,058.05	\$15,731.50
Commercial Zoning Use	4	1	\$0.00	\$75.00
Fire	30	10	\$1,850.00	\$465.00
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	1	\$2,500.00	\$80.00
Well	0	0	\$0.00	\$0.00
Electrical	16	13	\$224,877.00	\$5,958.50
Mechanical	10	8	\$113,288.00	\$1,856.00
Totals:	197	152	\$1,901,117.85	\$26,197.50

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	2	1	\$225.00
General Contractor	10	2	\$900.00
Sign Contractor	2	0	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	1	\$150.00
Totals:	15	5	\$1,500.00

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	0	0	\$0.00
General Contractor	6	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland
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Willow Grove, PA
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Commissioners Report

For the period of: 2021-09-01 to 2021-09-30 23:59:59

Date Printed: 10/03/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	0	\$0.00
Totals:	8	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: 95

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	9	\$450.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	0	9	\$450.00

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	\$2,650.00
Totals:	4	\$2,650.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	4
Exterior Maintenance	4
High Grass	6
Work Without Permit	4
Totals:	18

CASHIERING

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



Upper Moreland
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Commissioners Report

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Date Printed: 10/03/2022

OPEN RECORDS

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

Total Revenue Collected: \$30,797.50

To: Public Works Committee

From: David Elsier, Director of Public Works

Date September 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.
 - Met with Treasure Signs to layout both Gateway signs
 - Waste Disposal bid was opened
 - Met with the recycling consortium to discuss 902 grants and the recycling facility
-
- **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 **September 2022**

During the month of September 2022, our Sanitation Division picked up 586 tons of compacted trash.

Since the last report period we had 27 bulk pick-ups. For the same period in 2021 we collected 24 bulk items

We collected 124 tons of yard waste since the last report period. For the same period in 2021, we collected 117 tons of yard waste.

We collected 15 electronic items (E-cycling) since the last report period. For the same period in 2021, we collected 17 electronic items.



Public Works Department
September 2022

Summary of materials handled by Sanitation Division

(in tons)

Single Stream	185		
Curbside Yard Waste	124		
Total recycling tonnage	309		
Trash tonnage	586		
Tipping fee cost avoidance	\$ 17,397	\$58.58	
Cost of Single Stream	\$ 10,935	\$59.11	
Percent of waste recycled	35%		

* Rebate received for May

	Single Stream	Yard Waste	Trash	
2022	185	124	586	35%
2021	201	117	674	32%
			2022	2021
		Bulk metal items	27	24
		E-cycling items	15	17



PROJECT	WORK PERFORMED LAST PERIOD (September 19 th to October 17 th)	WORK TO BE PERFORMED THIS PERIOD (October 17 th to November 14 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none">• Submit 2022 Annual Report to DEP.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none">• Complete field survey of drainage issue at Parkside & Sycamore.	<ul style="list-style-type: none">• Evaluate survey to determine if grading can correct drainage issue at 2603 Parkside.
3. Fair Oaks Basin	<ul style="list-style-type: none">• No work completed 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">• No work performed this period.	<ul style="list-style-type: none">• Monitor project status and perform work as necessary.
6. Woodlawn School Demo / Redevelopment	<ul style="list-style-type: none">• Monitor grass growth.	<ul style="list-style-type: none">• Monitor grass growth for final payment and begin 18-month maintenance period once site is acceptable.• Perform existing features survey of entire park parcel to be used for future design and to comply with DCNR grant funding.
7. Farmstead Park	<ul style="list-style-type: none">• Make NPDES Submission• Specs Submitted to DCNR for review.	<ul style="list-style-type: none">• Revise specs upon review by DCNR and put project out to bid.• Revise NPDES plans once comments received from MCCD.
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">• Monitor project status and perform work as needed.

PROJECT	WORK PERFORMED LAST PERIOD (September 19 th to October 17 th)	WORK TO BE PERFORMED THIS PERIOD (October 17 th to November 14 th)
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"> Construction Observation 	<ul style="list-style-type: none"> Coordinate final grading observation.
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"> No work performed this period. 	<ul style="list-style-type: none"> Move project to 18-month maintenance period upon completion of punch list items and coordination with M&F.
9. Federal Realty – Retail Pad Building (10-170 Park Avenue)	<ul style="list-style-type: none"> Record Plan check set received 10/1. 	<ul style="list-style-type: none"> Review check set, attend pre-con meeting, 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. 2955 Tenwood 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.
12. 3827 Betz Road	<ul style="list-style-type: none"> Reviewed revised plans. Record plans are approved. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
13. Chipotle (Marketplace @ HV)	<ul style="list-style-type: none"> Reviewed / approved record plan check set. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
14. Olive Garden (Brick House Tavern Redevelopment)	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Project is on CDC Agenda for 10/17 with request for sidewalk width waiver.
15. 1740 County Line Road – Land Development	<ul style="list-style-type: none"> Reviewed submitted LD plans. 	<ul style="list-style-type: none"> Project is on CDC Agenda for 10/17.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

Date: October 5, 2022 (prior report dated 10/12/2022)

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. 2290 Computer Avenue (Aqua PA)
 - a. General coordination regarding status of review of installed landscaping.
2. 3827 Betz Road Minor Subdivision
 - a. Receive revised plan submission on September 17, 2022; Review and provide "quick" comments to Applicant related to proposed tree placement.
3. 2010 County Line Road (Chipotle – Marketplace at Huntingdon Valley)
 - a. Prepare and issue 2nd Landscape Plan Review on September 20, 2022.
4. 28 N. York Road (Martin Harrison)
 - a. Visit site on September 1, 2022, to observe installed landscaping; General coordination with Director of Code Enforcement following the meeting.
 - b. Prepare for and attend meeting with Applicant on September 8, 2022, to discuss landscape installation review punch list; General coordination and follow up from meeting.

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Township Landscape Architect's Monthly Report

October 5, 2022

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- c. Site visit on September 21, 2022, to observe installed landscaping (follow up from 9/08/22 site meeting).
 - d. Prepare and issue updated landscape punch list to applicant on September 22, 2022.
- 5. 2402 Easton Road (Olive Garden)
 - a. Prepare for and attend virtual meeting on September 9, 2022, with Project Manager and Project Landscape Architect to discuss landscape plan submission.
 - b. Prepare and issue 2nd Landscape Plan Review on September 12, 2022.
- 6. 2300 Computer Avenue (Executive Mews) Sketch Plan
 - a. Prepare and issue Sketch Plan review letter on September 12, 2022, including comments relative to the ability to meet minimum Landscape requirements.
- 7. 1740 County Line Road
 - a. Prepare and issue 1st Landscape Plan Review on September 12, 2022.
- 8. Willow Grove Shopping Center – Pad Site
 - a. General coordination with Project Engineer and Project Landscape Architect regarding outstanding comments from most recent Landscape Plan Review.
 - b. Receive revised land development submission on September 29, 2022.
 - c. **Pending:** Review revised plan submission.
- 9. Willow Grove Shopping Center – Zoning Text Amendment
 - a. Prepare for and attend coordination meeting on September 26, 2022, at Township for informal discussion of County and Consultant comments.

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Township Landscape Architect's Monthly Report

October 5, 2022

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10. New Street Lot Consolidation Plan

- a. Prepare and issue 1st Landscape Plan Review on September 12, 2022.

11. 91 N. York Road – Station at Willow Grove – Conditional Use

- a. Prepare and issue Conditional Use Review letter on September 12, 2022.

12. 432-514 Davisville Road (Age-restricted Apartments)

- a. Receive, review, and provide comments relative to species substitution requests received from Project Landscape Architect.

B. Fair Oaks Park – Construction Administration:

1. Site visit with Township Director of Parks and Recreation on September 1, 2022, to observe and photograph stormwater management area vegetation.
2. Prepare updated Basin bottom and side slope mowing/trimming and weed control maintenance recommendations and issue to Township on September 2, 2022.
3. General coordination schedule site meeting at the request of the Landscape Contractor.
4. Site visit on September 20, 2022, to observe installed landscaping (follow up from May 10, 2022, punch list). (Landscape Contractor was not able to attend the scheduled meeting.)
5. General coordination with Township Director of Parks and Recreation and Landscape Contractor regarding site observations.
6. Prepare revised Record of Site Punch List written memo and revised landscape plan markup punch list, based on site observations and issue on September 23, 2022.
7. **PENDING:** Follow-up from September 23, 2022, punch list (anticipated to be mid-October).

C. Davisville and Byberry Roads:

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

October 5, 2022

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1. Site meeting with Township Engineer on September 22, 2022, to review landscape plantings; General coordination and follow up to site visit.

Distribution List (via Email):

Kevin Spearing, Board of Commissioners, Ward 2
Anthony Prousi, Board of Commissioners, Ward 4
Kip McFatrige, 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
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Issue Date: October 5, 2022

UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT
APPLICATION REVIEWS AND FIELD WORK SCHEDULE
M&F No. 215

Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Landscape Plan Reviews in Progress or Not Approved										
1130 Easton Road - Pad site LD 15-28	LPR3 3/9/16	7/23/2015 & 8/4/2015								Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
Willow Grove Shopping Center Marshalls	LPR2 02/24/22									[Await plan resubmission]
Willow Grove Shopping Center Pad Site 102-170 Park Avenue	LPR2 6/8/22									Virtual Twp Staff / Consultant meetings 12/13/21 and 12/15/21 Development staff meeting: 12/21/21 [Pending: Review plan resubmission received 9/29/22]
Willow Grove Shopping Center Phase 3 Concept Drawings Zoning Text Amendment	Email comments 8/23/22									Informal draft comments review meeting at Twp.: 9/26/22
3827 Betz Road Minor Subdivision	LPR2 7/21/22	5/3/22								[Review plan resubmission received 9/17/22]
2402 Easton Road - Olive Garden	LPR2 9/12/22	6/30/22								Development Staff meeting: 7/7/22 [Await plan resubmission]
2300 Computer Avenue - Sketch Plan Executive Mews property	LPR1 9/12/22	8/26/22								
1740 County Line Road	LPR1 9/12/22									[Await plan resubmission]
New Street Lot Consolidation Plan	LPR1 9/12/22									[Await plan resubmission]

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 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]
2010 County Line Road - Chipotle Marketplace at Huntingdon Valley	LPR2 9/20/22	7/12/22								Development Staff meeting: 6/30/22
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 8/28/19		9/25/19		Ph 12/4/20 2/19/20 Ph 2 4/8/21 Ph 1&2: 6/16/21		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		9/22/22 ACTIVE					[Await response to most recent punch list]
3195 Pennypack Road - Grading Permit Plan	LPR1 01/27/20	Tree count by Arborist	9/1/20 KJF	9/17/20	6/9/22 ACTIVE					Replacement trees installed, await further direction
2700 Turnpike Drive - Acme Corrugated Box	LPR4 3/19/20	12/12/18	10/27/20 KJF	11/25/20	7/8/2022 (partial) ACTIVE					[Await further installation of required landscaping - commenced in April 2022]
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]
2255 Wyandotte Road LPR3 5/6/2021		1/30/20	6/29/21 KJF	8/17/21 8/25/21	10/21/21	4/5/22				LS pre-install meeting 8/25/21 [Follow up 4/5/22 site visit]
432-514 Davisville Road Federation Housing	LPR4 4/27/21	10/9/20	8/17/21		ACTIVE					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]

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	
2290 Computer Avenue Aqua PA	LPR2 5/25/21	Online photos	9/22/21 KJF	9/22/21	5/31/22 ACTIVE					Development staff meeting: 3/23/21 [Follow up from 5/31/22 punch list]
551 N. York Road and 230 Fairhill St. Fairhill Commons	CU Review 11/25/19 LPR5 04/21/21	3/5/2019 Site visit 9/5/19 Tree count	11/5/21 KJF							Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/28/19 Development pre-submission meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20 [Await installation of landscaping anticipated Spring 2023]
1150 Easton Road - parking expansion Urban Air Administrative Plan review	Memo 8/18/21	5/12/21	11/4/21 KJF		ACTIVE					[Await landscape installation]
2425 Blair Mill Road	LPR2 7/13/22	5/2/22	8/26/22 KJF		ACTIVE					[Await installation of required landscaping]
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										
End of Guarantee Inspection Performed - Landscape Issues Remain										
2901 Blair Mill Road (Blair Mill TH), Willow Crossing LD-06-7 Formerly Sabla 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	5/27/16	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
October 12, 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 April 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.
- Project Scheduled for 4th Quarter 2022 bid, with construction in Spring 2023 per County.

ROUTE 611 BRIDGE OVER TURNPIKE RAMP

- 2021 DCED MTF grant awarded for Design of Interchange Improvements.
- 2021 PennDOT MTF grant awarded for construction of ramp widening. PennDOT Grant Kick-off meeting held. Agreement to be sent to the Township for signature.
- Survey and design to commence.
- Coordination with PA Turnpike for Open Road Tolling project, which will remove toll booths from Interchange. PA Turnpike project scheduled for construction in second half of 2024.

BYBERRY ROAD AND DAVISVILLE ROAD

- Final inspections held with PennDOT. Contractor to address punchlist items.
- Davisville Road to be paved by PennDOT in July 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.

**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
October 12, 2022**

- 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.

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.
- Designer addressing final PennDOT comments for bidding. **Project Currently open for bidding with bids due 10/20/2022**

MARYLAND ROAD BRIDGE

- Bridge culvert deficiencies identified by PennDOT inspections.
- August 2020 memo from Gilmore Associates identified possible remediation options
- McMahon completed survey and environmental studies. H&H analysis to be completed to determine bridge repairs. **Preliminary Design\Analysis completed.**

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 May/June 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 Fall 2022.

WARMINSTER ROAD SIDEWALK

- Installation of sidewalk along Warminster Road from Greenbelt to Mill.
- PennDOT HOP submission made 7/11/2022
- Easement Documentation for property owners prepared

**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
October 12, 2022**

- Montco 2040 grant awarded for \$200,000.

POWER LINE TRAIL

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Coordination Meeting held with PECO to review trail alignment 4/6/22. Final trail alignment approved by PECO. New agreement provided by PECO for trail and parking lot.
- Preliminary Design plans finalized and updated cost estimate prepared.

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.
- Bids opened 10/6/22. Low Bid \$111,360.00

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 made 3/15/2022

2022 GRANT SCHEDULE

- PennDOT Multimodal Transportation Fund – Due 11/14/2022
- Green Light Go – Fall 2022

October 2022 EAC Report to the CDC

Several EAC members presented a tree to the Upper Moreland Township Elementary School Oct. 5th along with a sign describing the benefits of trees. The students then planted the tree, which we fenced to protect it from deer. The tree and sign are near the playground, along a pathway where they are visible for many to see.

We are continuing our work on reducing the use of plastic bags. A number of nearby communities have banned single-use plastic bags and we are looking into their ordinances. We will have more information next month.

Can we now fill out the application for Tree City USA?

Any update on social media rules? Update on water bottle filling fountain at Masons Mill Park?

How is the reduced use of Roundup working at Masons Mill Park?

We did some preliminary planning for Earth Day in 2023. We would like the event to be on Saturday April 22, 2023.