

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
November 21, 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
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***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 – October 17, 2022 (attachment)**
- VIII. Land Development/Subdivision**
- IX. New Business:**
 - A. Request by Upper Moreland School District for waiver of fees on improvements at Middle School (attachment)
 - B. Discussion on the proposed site conversion of the Springhill Suites property located at 3900 Commerce Avenue (attachment).
- X. Old Business:**
 - A. Request by Federal Realty for a proposed text amendment for Phase III at the Willow Grove Shopping Center (attachments).
 - B. Zoning Ordinance Update
- XI. Other:**
 - A. Consider the cancellation of the December 12, 2022 Community Development Committee Meeting.
- 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

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-
- 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
October 17, 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: Matthew H. Candland, Township Manager, Ed Brown, Township Engineer, Sean Kilkenny, Township Solicitor.
- V. **Presentations/Announcements** – Nothing to report.
- VI. **Approval of Minutes** – September 19, 2022:
 - Commissioner Prousi corrected a typo in Section IX. Old Business, Item C., third arrow, first bullet, “typography” to “topography”.
 - Dr. Lynnette Saunders amended:
 - Section XI., F., seventh arrow to delete, “A follow up will be made on the search for a volunteer student at the middle school.”
 - Section XI., F., eight arrow rewritten to, “An educational sign for the rain gardens at the middle school was presented. The sign is about the native and invasive plants in the rain gardens that the students are studying. Many native plants, including trees, are growing in the rain gardens. We also discussed perhaps planting some screening vegetation along one edge of the rain gardens.
 - The minutes were unanimously approved as amended.
- VII. **Land Development/Subdivision:**
 - A. Proposed minor land development for a truck parking terminal at the property located at 1740 County Line Road:
 - David Shafkowitz, Esquire, explained the changes and improvements for the site and intersections.
 - Nick Rose, P.E., ProTract Engineering, reviewed a list of six waivers.
 - Commissioner Prousi commented that contrary actions took place on the site and reminded the applicant to maintain an agreeable relationship with the Township
 - The Committee recommends the Board of Commissioners take action at the November 14, 2022 Regular Meeting on a resolution.
- VIII. **New Business:**
 - A. Automated trash collection:
 - A lengthy discussion was held on automated collection, advantages to employees’ health and shifting workers to other projects.
 - The Committee recommends the Board of Commissioners take action at the November 14, 2022 Regular Meeting, on the concept.
 - B. Spring Hill Suites, 3900 Commerce Avenue:

UPPER MORELAND TOWNSHIP
Community Development Committee
October 17, 2022 - Meeting Minutes

- The applicant did not show up to the meeting and Mr. Purtell will contact them for further direction with the project.
- C. Proposed Cloud10 Car Wash development at 4390 Davisville Road:
 - Mark Damico, Esquire, along with a representative from Hyland Engineering provided an overview of the concept, reviewed the site plans and discussed the potential traffic impact.
 - The Committee will continue a discussion at a future Community Development Committee Meeting.
- D. Request for placement of a retaining wall within Township right-of-way at 418 Lawnton
 - Jennifer Deck, property owner, described the reason for building a retaining wall and Mr. Purtell explained the requirement to obtain a Right-of-Way Agreement.
 - The Committee recommends the Board of Commissioners take action at the November 14, 2022 Regular Meeting on a right-of-way agreement.
- E. UMT Letter of Support- DCNR Grant-Pennypack Trust:
 - Commissioner Spearing suggested discussing the inclusion of educational signage along the Pennypack trails.
 - The Committee recommends the Board of Commissioners ratify at the November 14, 2022 Regular Meeting.

IX. Old Business:

- A. Olive Garden - resubmittal and sidewalk waiver:
 - Christopher Lang, Project Designer at Core States Group, discussed a waiver from a 5-foot to a 4-foot sidewalk.
 - The Committee recommends the Board of Commissioners take action at the November 14, 2022 Regular Meeting on an amended agreement.
- B. Consider recommending the Board of Commissioners take action on the bid award for the installation of signalization upgrades as part of the Green Light-Go grant:
 - Anton Kuhner, McMahon Associations, discussed the selected contractor, who was awarded the bid. To utilize the balance of the funds, Public Works will be asked to identify a list of additional improvements, which needs to be presented to PennDOT for approval.
 - The Committee recommends the Board of Commissioners take action at the November 14, 2022 Regular Meeting.
- C. Maryland Culvert rehab/replacement options:
 - Chris Seaman, Structural Designer at McMahon Associates, explained the approach to perform a rehab versus replacement of the structure.
 - To rehab the structure, the cost would be \$630,260 and the cost for a replacement is \$2.8M while keeping one lane open on Maryland Road.
 - FEMA needs to be contacted to move forward with the process.
 - The concern with rehabilitation is that the new concrete will spawl around the existing old abutments in just a short period of years.
 - PennDOT will continue to send notification letters every six months until immediate action becomes necessary.
 - The Committee recommends the Board of Commissioners take action at the November 14, 2022 Regular Meeting.
- D. Zoning Ordinance Update – Advisory Planning Agency Meeting scheduled for October 20, 2022. Nothing further to report.

X. Other Items – Nothing to report.

UPPER MORELAND TOWNSHIP
Community Development Committee
October 17, 2022 - Meeting Minutes

XI. Acceptance and Approval of the following monthly reports for September 2022:

- A. Code Enforcement Department Report – Nothing further to report.
- B. Public Works Department Report and Recycling Report:
 - Commissioner Spearing complimented the Department on their work.
 - Commissioner Spearing reminded the public to pile leaves for pick up along the curb and not in the streets' rights-of-ways.
 - Commissioner Scull commented that there are no recycling containers at the YMCA.
- C. Engineer's Report - Mr. Brown highlighted the following items:
 - A survey of Parkside Avenue and Sycamore Avenue was recently completed and a report will be provided on potential drainage improvements at a future Community Development Committee Meeting.
- D. Landscape Architect's Report - Nothing further to report.
- E. Traffic Engineer's Report – Anton Kuhner briefly reviewed updates in the report.
 - Commissioner Spearing inquired about the status of the Welsh Road/Blair Mill Road/Turnpike Interchange and Mr. Candland explained that if the Board of Commissioners decide to join the Eastern Montgomery County Turnpike Interchanges Group, then Mr. Kuhner should attend those meetings. The Memo of Understanding has been provided to the Board of Commissioners for review.
 - Brian Shannon, resident, commented on the need to pressure PennDOT and State legislature to finish scheduled road improvement projects in the area.
- F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:
 - Presented and planted an Oak Tree at the Elementary School with help from the students, who did most of the digging.
 - Continuing to work on ways to reduce the use of plastic bags in the Township.
 - Requested to submit the Tree City USA application.
 - The Committee recommends Tree City USA be placed as an agenda item on the October 24, 2022 Parks and Recreation Committee Meeting.
 - Commissioner Spearing asked the EAC to provide recommendations about grant opportunities that can be used to clean up Silver Lake.
 - A student from the high school attended the EAC's last Zoom meeting and is enthusiastic about the volunteer opportunity.
 - Following up on a social media site for the EAC. Mr. Kilkenny recommends that the Township continue to manage a webpage and post announcements for the Council.
 - The Committee recommends placing agenda items for the use of Round-Up at Masons Mill Park on the October 24, 2022 Parks and Recreation Committee Meeting.
 - The next Earth Day event is being planned for Saturday, April 22, 2023.
- G. Upper Moreland Historical Commission – Sue Worth-LaManna, President, reported on the following:
 - A family Fall event is scheduled at Farmstead Park on October 22, 2022 with approximately 200 registrants.
 - Discussed coordinating the installation of signs at the Methodist Church, the Manor House, and across the street from the Red Lion Inn.
 - Discussed the design of signage for the Ferguson Tract.
 - The Committee will continue a discussion at a future Community Development Committee Meeting.

UPPER MORELAND TOWNSHIP
Community Development Committee
October 17, 2022 - Meeting Minutes

- Discussed having a storage area for items used at events, such as folding tables and chairs. Commissioner Prousi suggested that certain items can be borrowed from the Township building.
- The Committee recommends a discussion continue at the October 24, 2022 Finance & Administrative Committee Meeting about the option to appoint an At-Large position instead of a Real Estate Agent position on the Commission.
- The Committee directed the Commission and reminded others on the requirement to submit a monthly report to the Community Development Committee as a meeting agenda item, in order to hold a discussion.

XII. Redevelopment:

- James Garrity, Wisler Pearlstine, representative for Station At Willow Grove requested that demolition begin at Petrucci's own risk, prior to the Board of Commissioners' taking action on a conditional use at the November 14, 2022 Regular Meeting.
- The Committee directed the applicant to apply for the required permits.

XIII. Visitor Comments -

XIV. Commissioner Comments:

- Commissioner Lockard asked about the status of the Zoning application for 2955 Terwood Road and Mr. Kilkenny replied that a representative from his office is scheduled to attend the October 27, 2022 Zoning Hearing Board Meeting to oppose the request.
- Commissioner Spearing announced that the Board of Commissioners will hold an Executive Session immediately following the adjournment of tonight's meeting to discuss legal matters.

XVI. Adjournment - There being no further business to discuss, the meeting was adjourned at 10:50 p.m.

Respectfully submitted by Kathleen Kristire.

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

Community Development Committee Meeting – November 21, 2022

Agenda Item:	Request by Upper Moreland School District for waiver of fees on improvements at Middle School
Prepared by:	Paul Purtell, Director of Code Enforcement
Attachments:	Waiver request letter
Recommended Action by Committee:	To recommend the Board of Commissioners take action on the request
Background/Analysis:	The UMTSD has submitted a permit application for classroom alterations along with bathroom alterations at the Middle School, 4000 Orangeman's Road.
Fiscal Impact/Source:	No permit/review/inspection fees
Alternatives:	Waive permit fees with exception of time spent on plan review, inspections and administrative work



SCHOOL DISTRICT OF UPPER MORELAND TOWNSHIP

2900 Terwood Road
Willow Grove, PA 19090
Ph. 215-830-1580
Fax 215-659-3421

DR. SUSAN ELLIOTT
Superintendent of Schools

ANDREW GRECO
Director of Facilities

November 7, 2022

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

Re: Request for Waiver of Fees

Dear Mr. Candland,

On behalf of the Upper Moreland School District, I request a waiver from permit and other fees for an upcoming project. Late fall, we will begin the TLC Room Alterations at the Middle School, adding ADA-compliant appliances and restroom.

Please contact me with questions regarding the request. Thank you in advance for consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Greco", with a long, sweeping underline.

Andrew Greco
Director of Facilities
215-549-3043

Cc: Upper Moreland Board of School Directors
Paul Purtell, UM Director of Code Enforcement

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Montgomery County, Pennsylvania

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Township Solicitor

Agenda Summary

Community Development Committee Meeting – November 21, 2022

Agenda Item:	Springhill Suites, 3900 Commerce Ave Sketch Plan Proposal
Prepared by:	Paul Purtell, Director of Code Enforcement
Attachments:	Property owner attorney letter and architectural renderings
Recommended Action by Committee:	No action required on sketch plan presentation. Applicant is looking for some preliminary feedback from Committee.
Background/Analysis:	The site is the current location of the Springhill Suites hotel. Owner is seeking to convert the hotel into individual apartment units. Owner would need to obtain relief from the UMT ZHB and Conditional Use approval from the Board of Commissioners.
Fiscal Impact/Source:	N/A
Alternatives:	Continue use of the property as a hotel.

Marc B. Kaplin
Direct Dial: (610) 941-2666
Direct Fax: (610) 684-2000
Email: mkaplin@kaplaw.com
www.kaplaw.com

August 9, 2022

VIA FEDERAL EXPRESS

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

Sean P. Kilkenny, Esquire
Kilkenny Law, LLC
519 Swede St.
Norristown, PA 19401

Re: Springhill Suites - Willow Grove

Dear Paul and Sean:

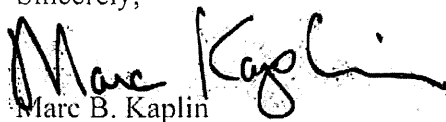
I am following up on my conversation with Sean on Monday and my email to Paul earlier today with regard to the proposed conversion of the Springhill Suites in Willow Grove to a first-class apartment complex.

Enclosed with this letter (for each of you) are the following:

1. A large-format Google Map of the area with the Springhill Suites in the center;
2. A set of drawings prepared by Barton Partners (11" x 17"), which packet contains ten (10) drawings. The most important drawings are A-7 which depicts the proposed amenities; A-8 which depicts the proposed conversion of the exterior of the Springhill Suites; A-9 which is an area photograph of the existing land development; and A-10 which contains a photograph of the existing entrance to the Springhill Suite along with a rendering of the proposed changes; and
3. I am also including large format copies of A-7, A-9 and A-10.

We look forward to meeting with Paul and other Township representatives at your earliest convenience.

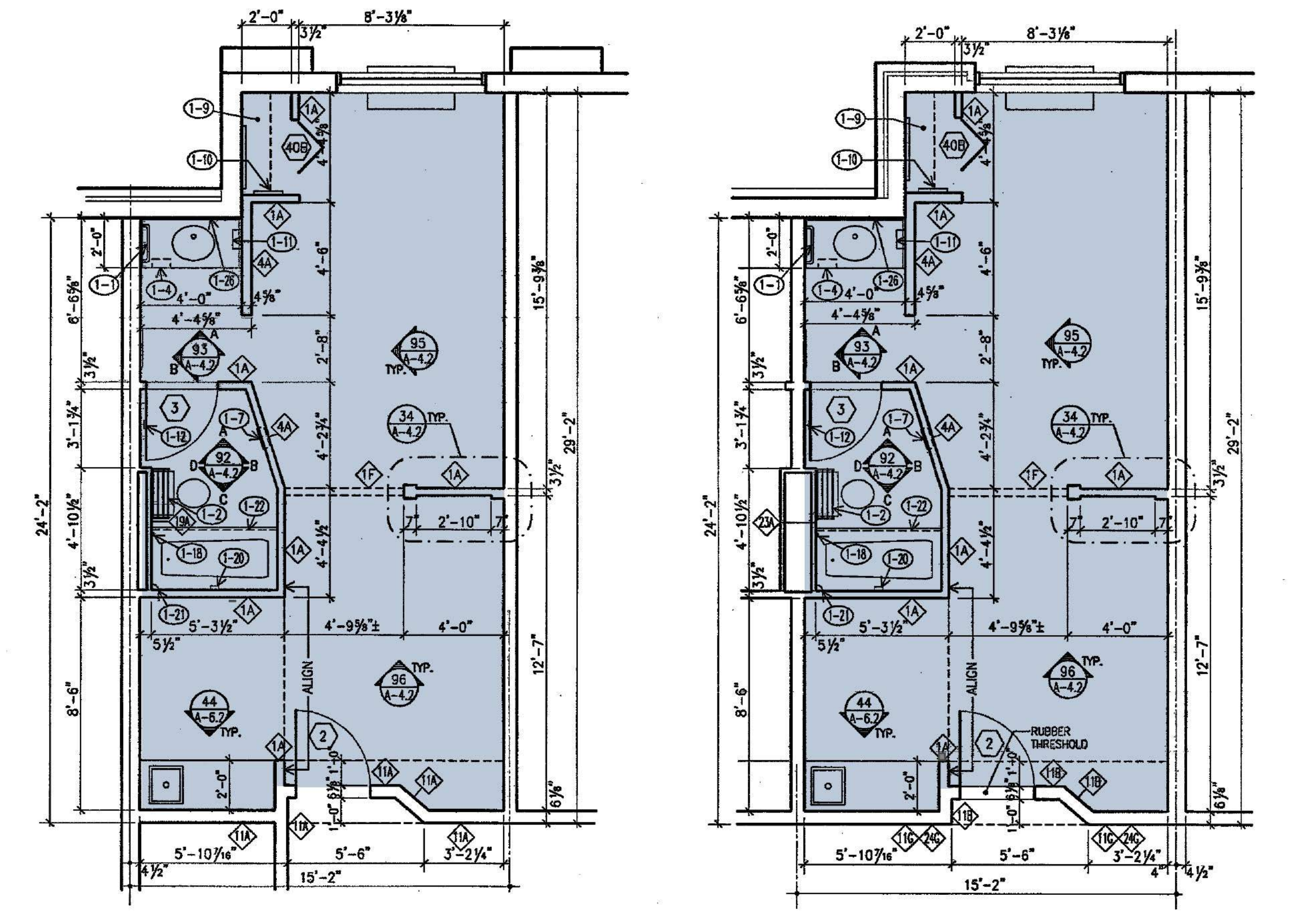
Sincerely,


Marc B. Kaplin

Paul Purtell, Code Enforcement Officer
Sean Kilkenny, Esquire
August 9, 2022
Page 2

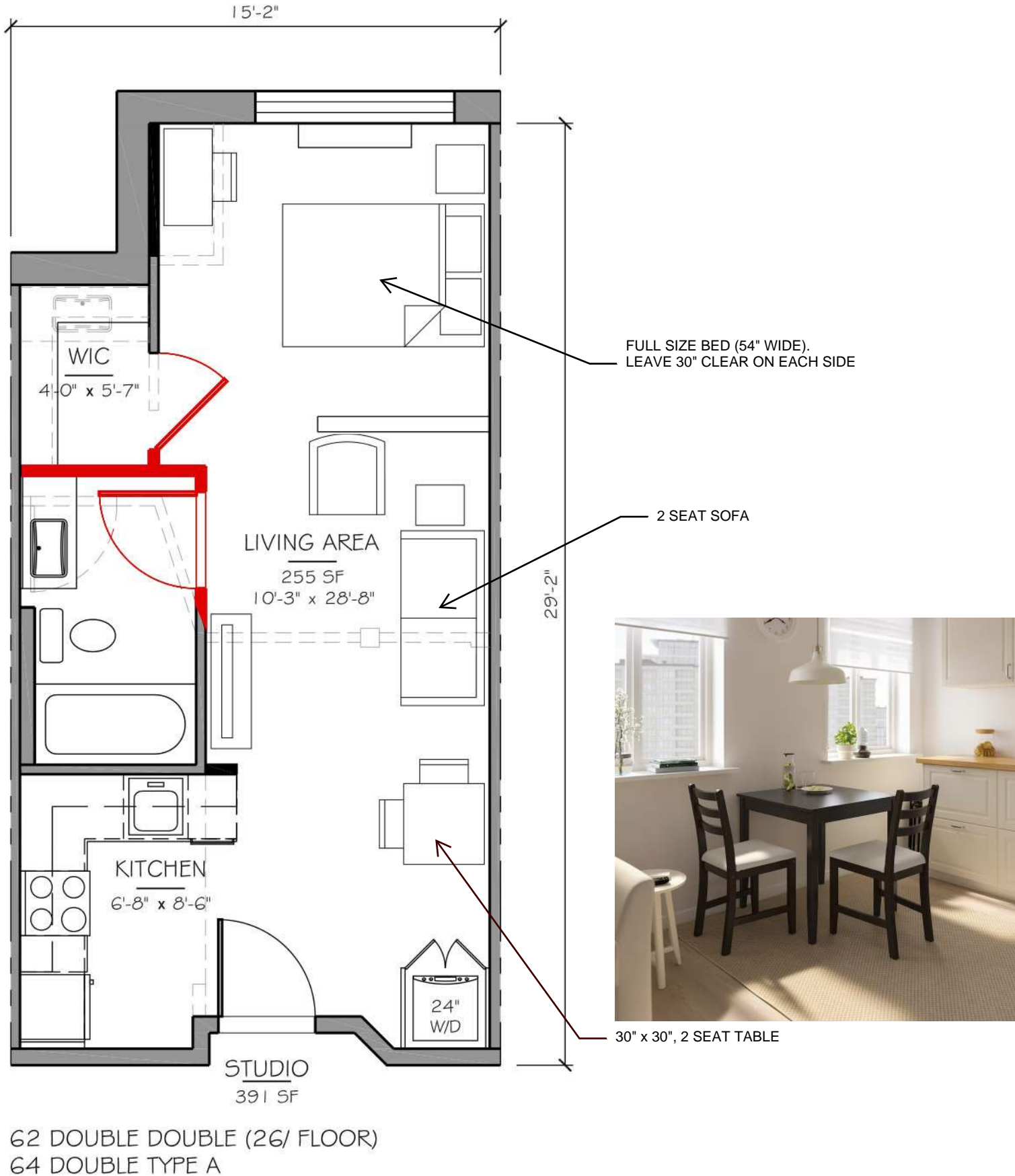
MBK:sml
Enclosure

cc via email: Max Sternstein (max@gmequitiesllc.com)
Seth Shapiro (sshapiro@bartonpartners.com)
Mindy Siegal (msiegal@gmequitiesllc.com)



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

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



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.

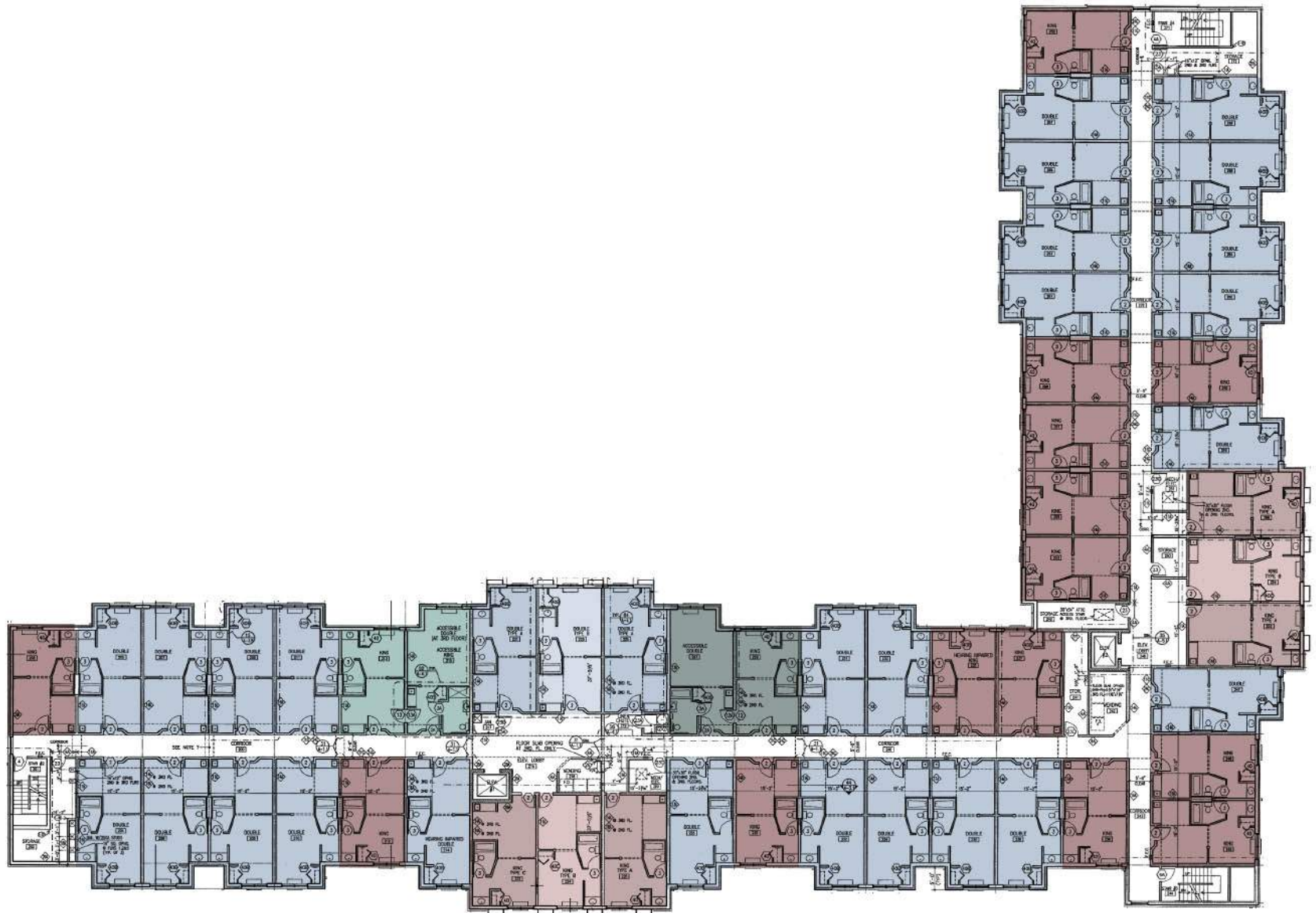
COMPLIES.

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.



*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"

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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A1

Springhill Suites
Willow Grove, PA

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

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

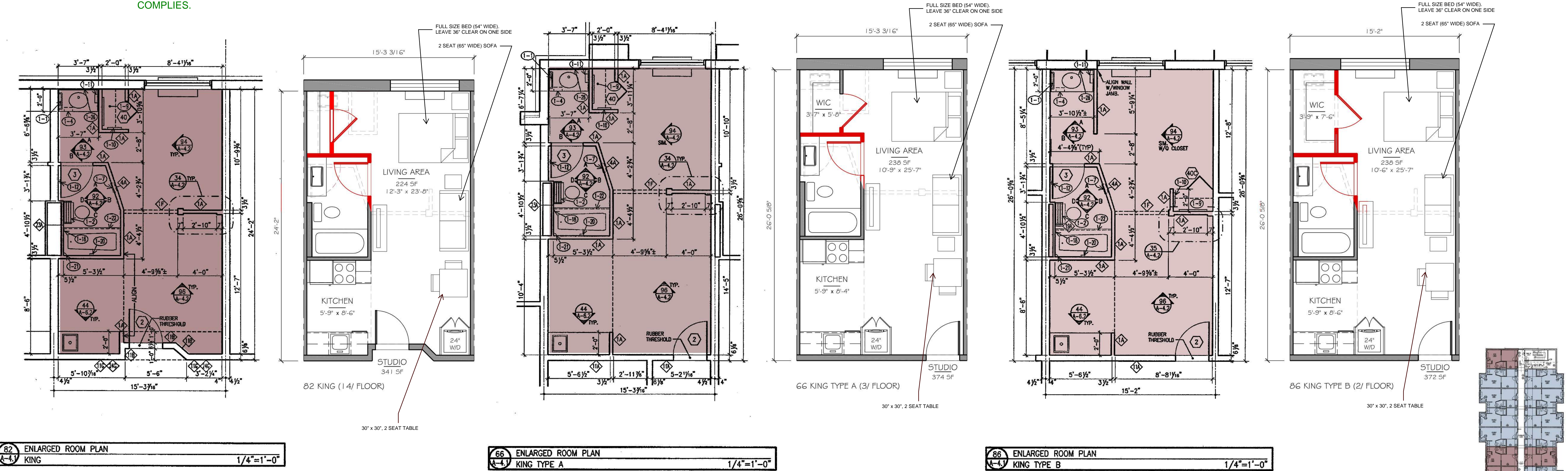
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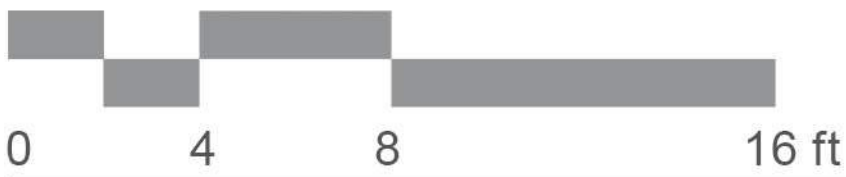
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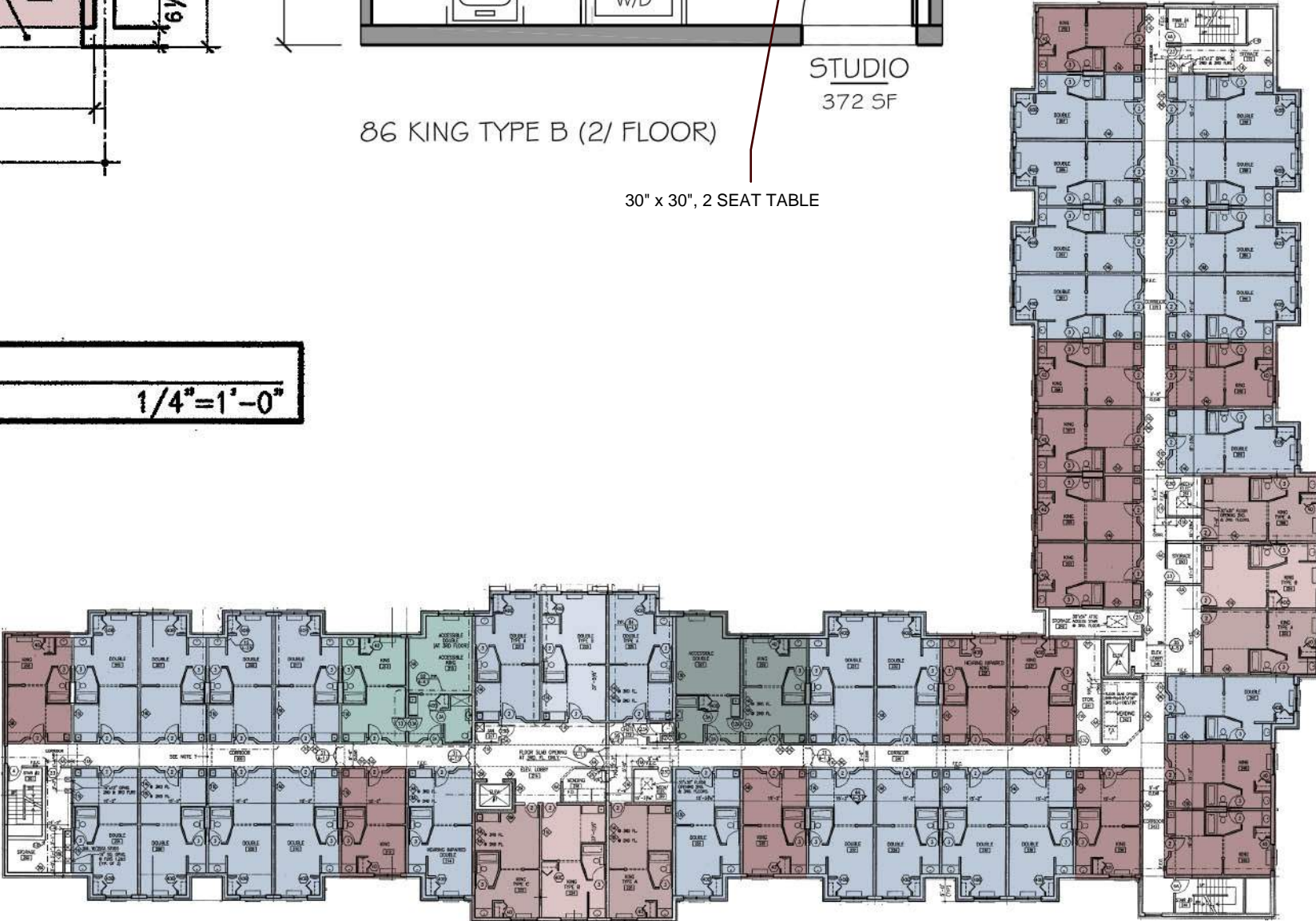
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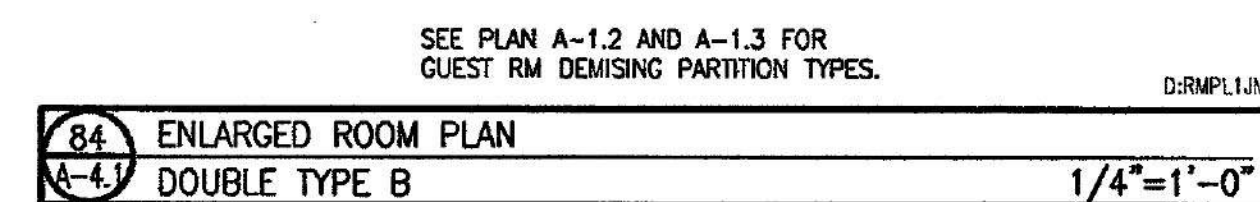
A2

Springhill Suites
Willow Grove, PA

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

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

OCCUPANT LOAD IS 1 OCC/200 GROSS SF. MAX ALLOWAVLE INTERIOR NET AREA OF 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.

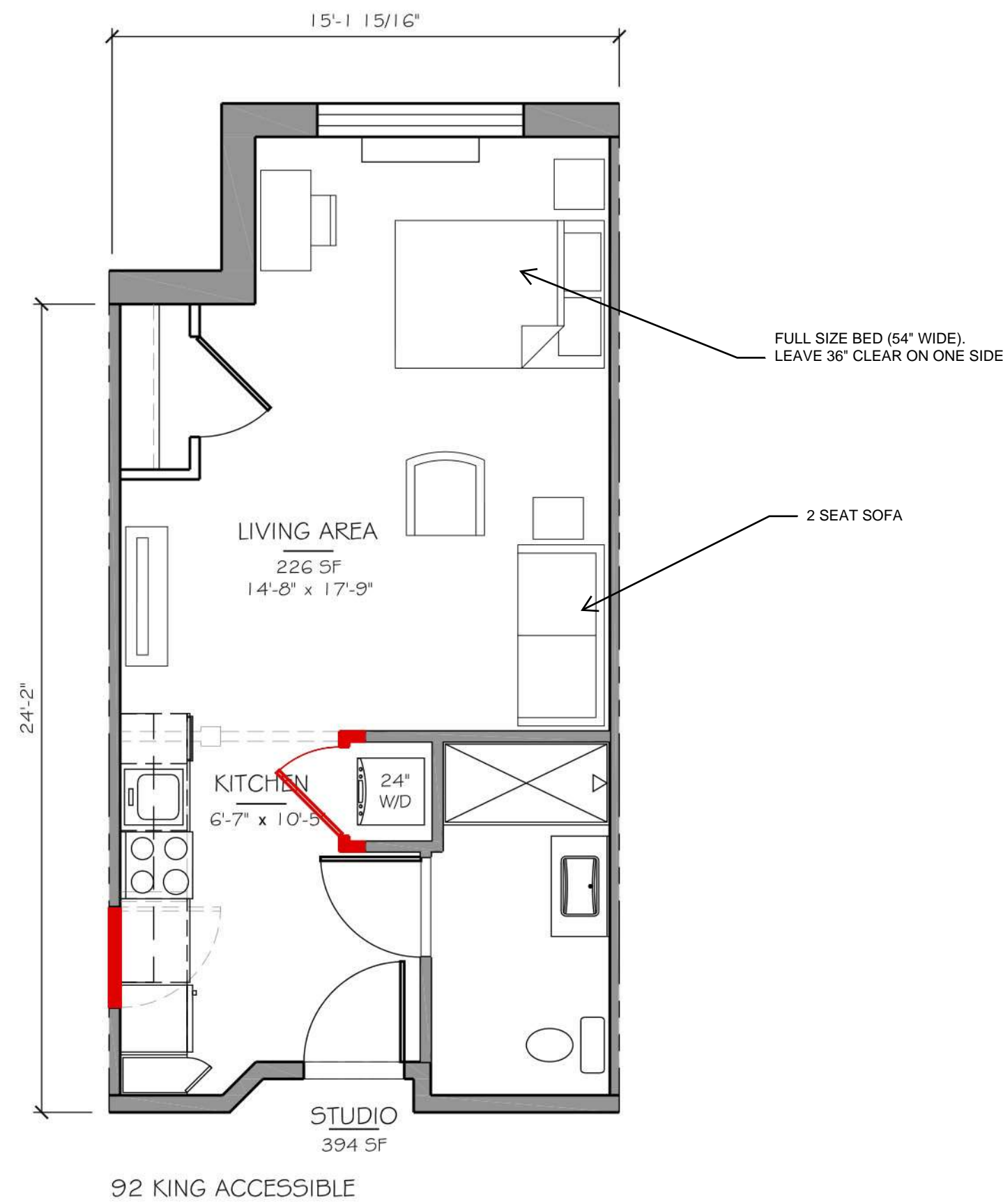
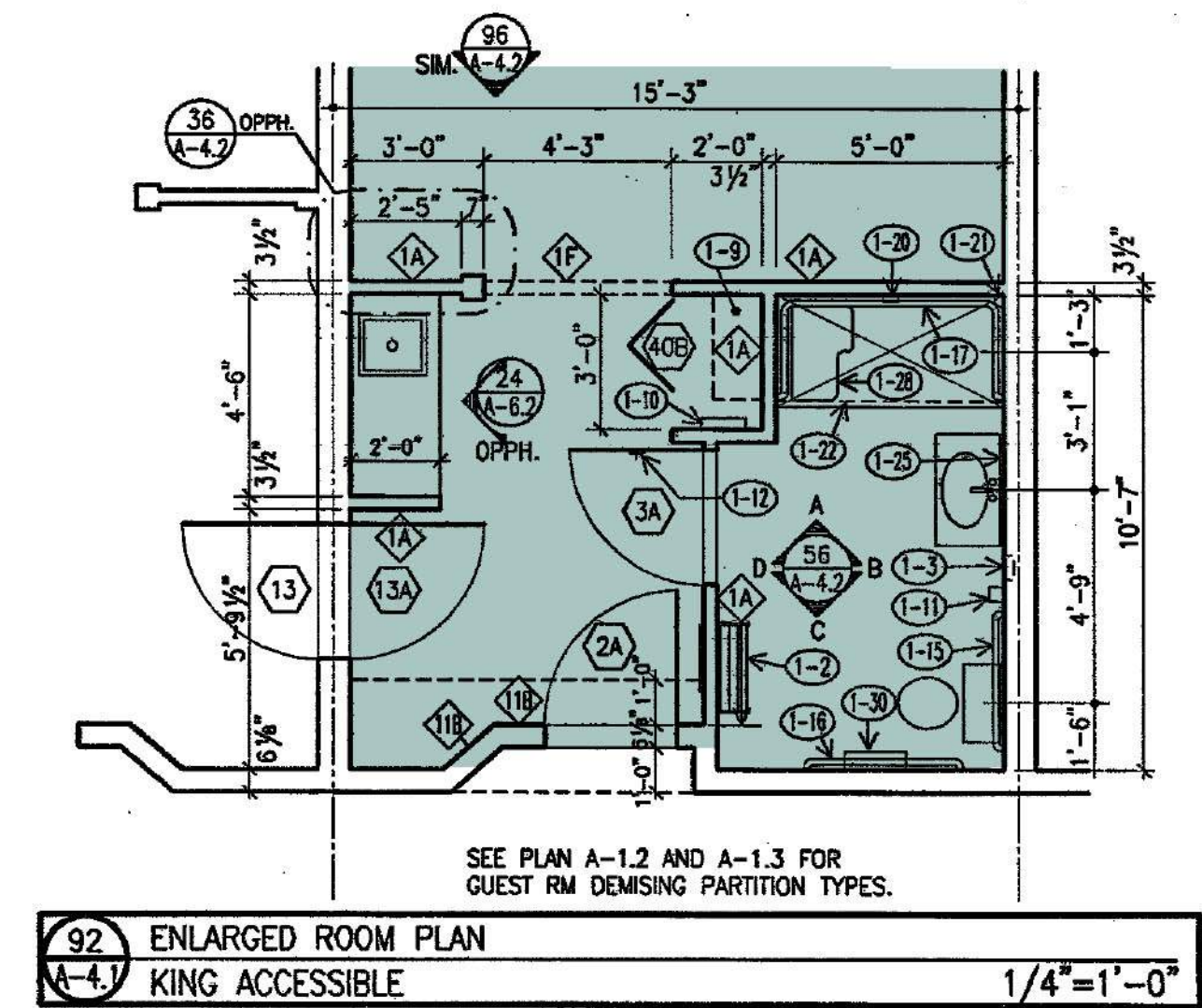
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COMPLIES.



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1207.4 Efficiency Dwelling Units

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USE INTERIOR NET AREA OF 394 S.F. AS COMPARABLE TO INTERIOR NET AREA OF LIVING AND SLEEPING AREA OF 226 S.F.

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

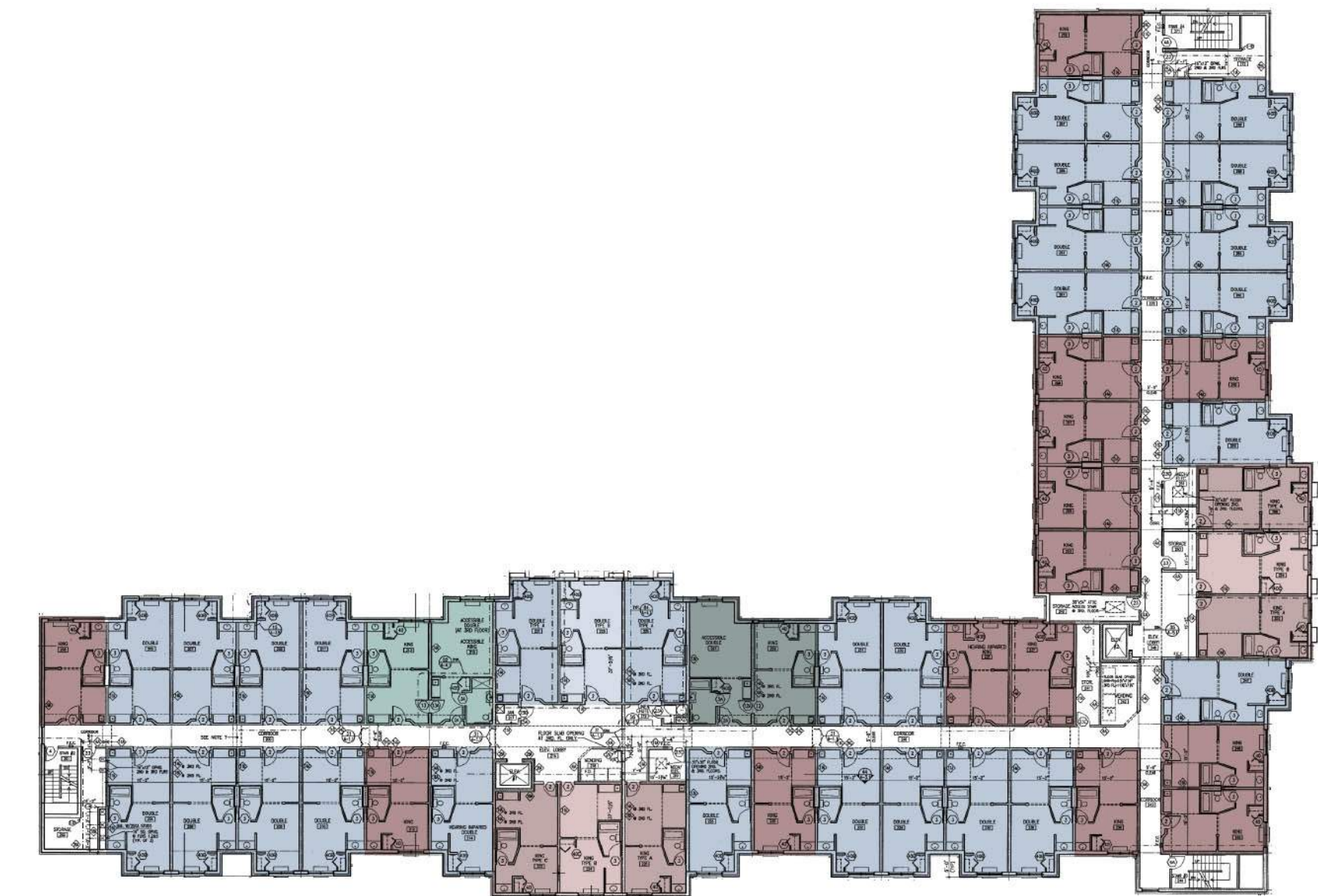
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3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

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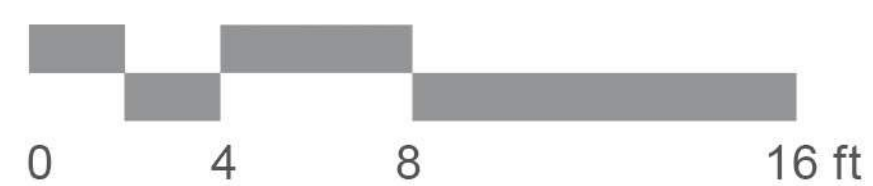
COMPLIES.



UNIT PLANS

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A4

Springhill Suites Willow Grove, PA

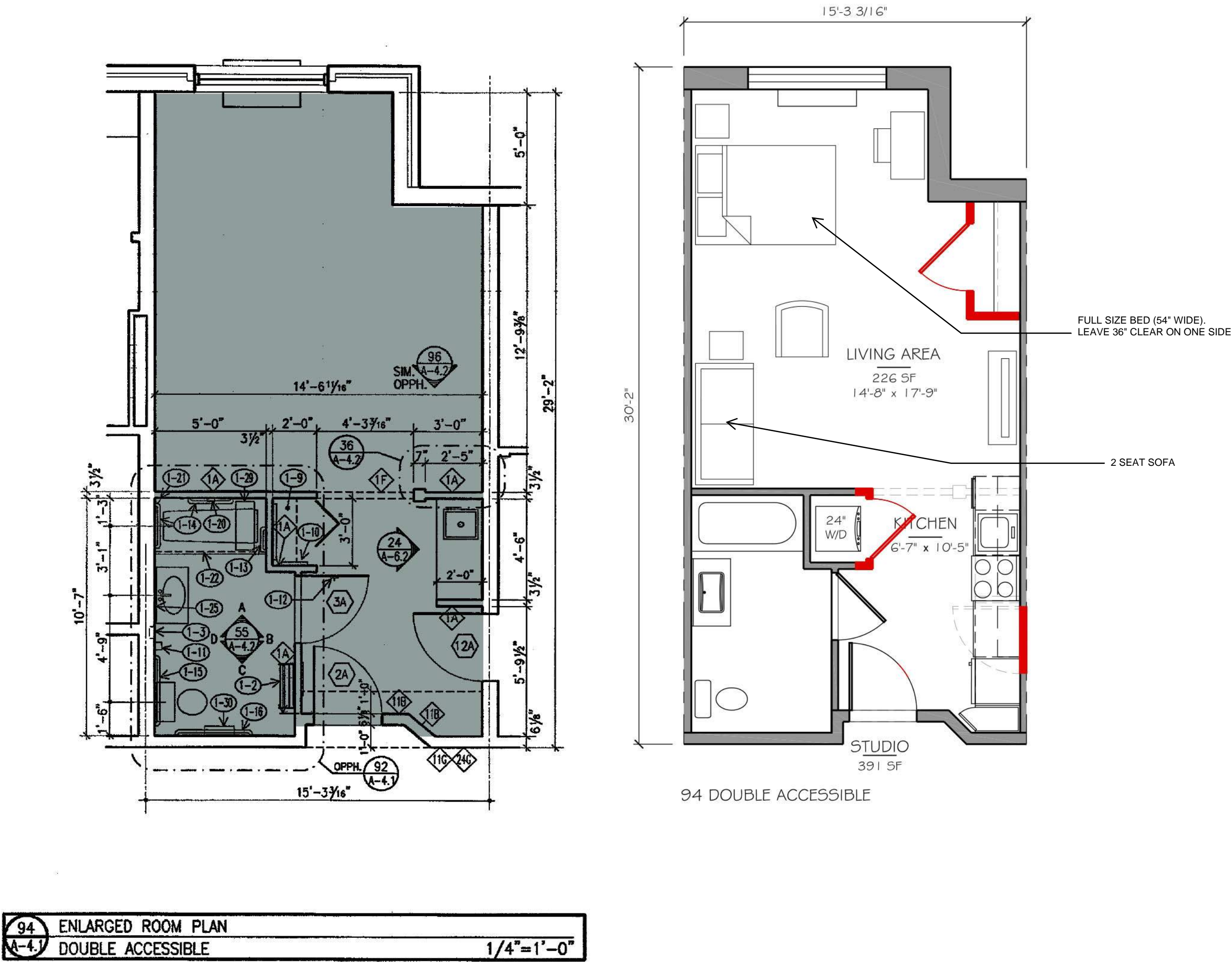
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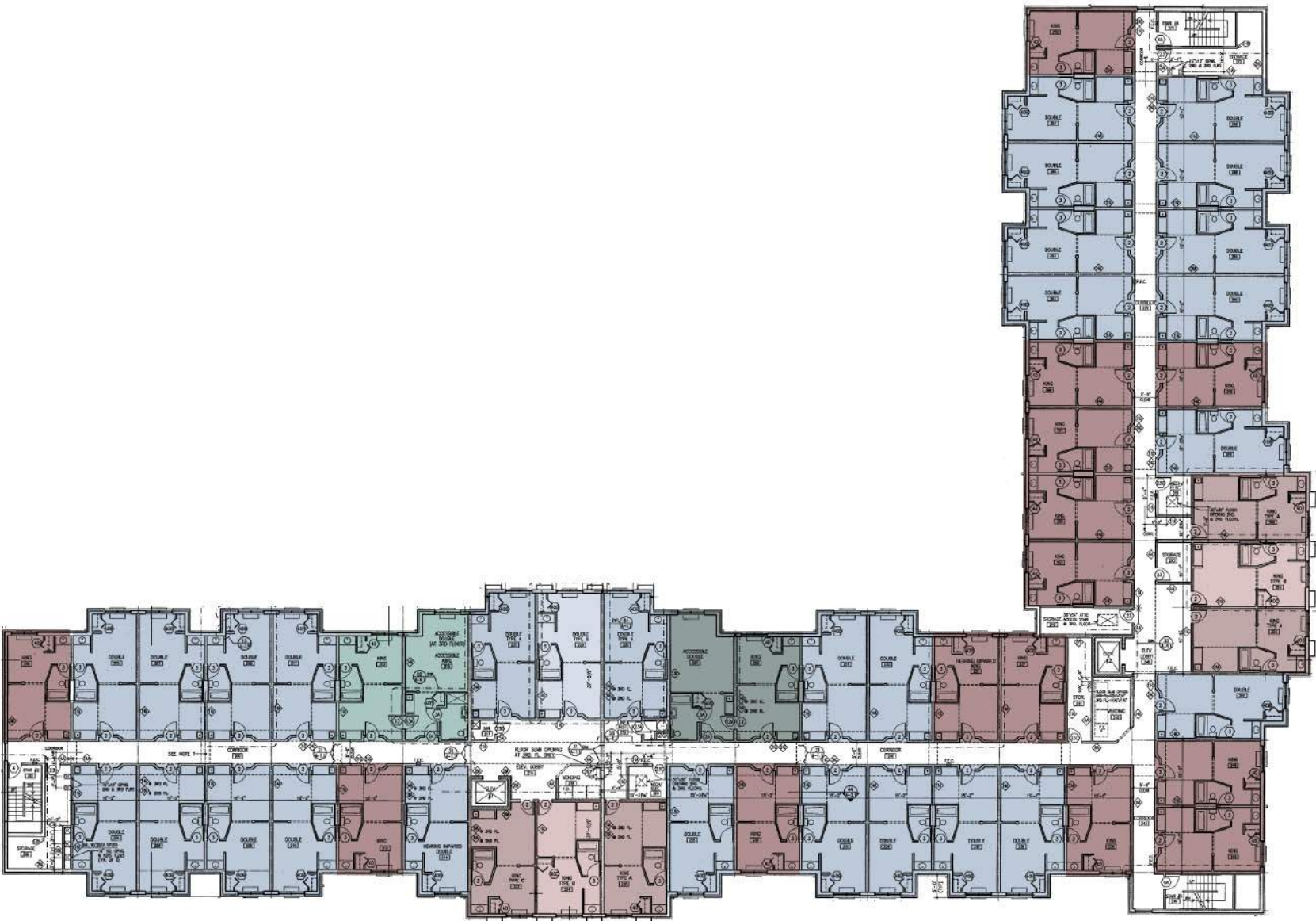
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COMPLIES.



UNIT PLANS

Scale: 1/4" = 1'-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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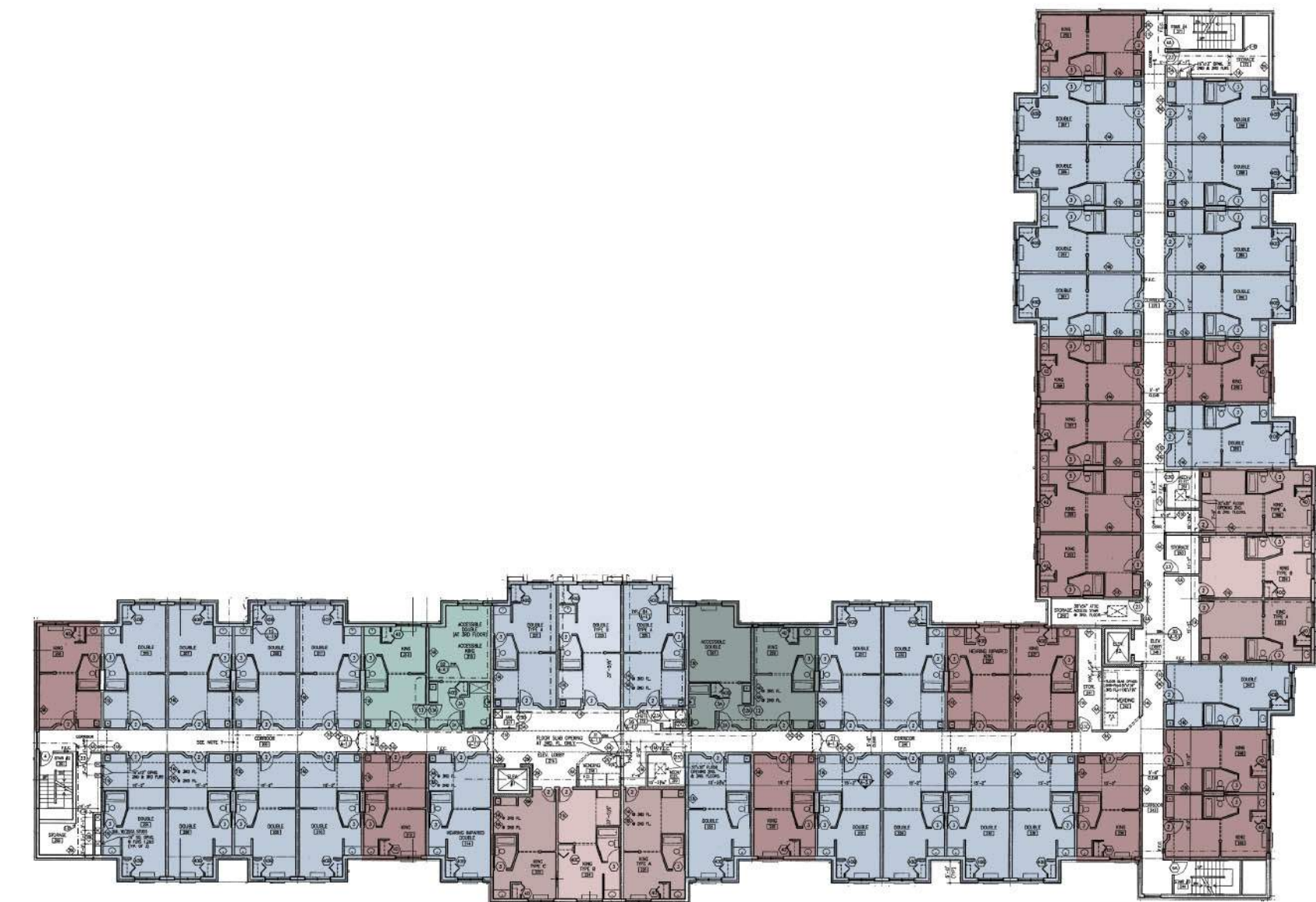
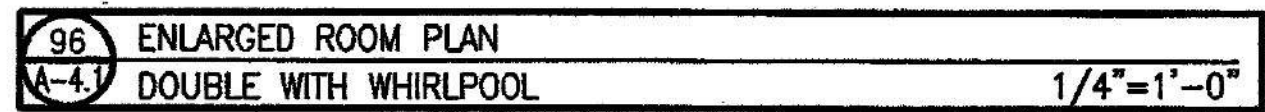
A5

Springhill Suites Willow Grove, PA

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

BARTON PARTNERS
urban design + architecture

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



Ground Floor Plan - Amenity Space Program

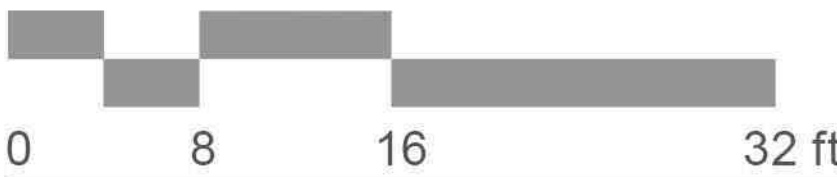
Existing Gross Floor Area (GSF): 12,242
Reconfigured Floor Area (%): 44.98%

	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"

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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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.

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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The Paragon (Springhill Suites Renovation) Willow Grove, PA									
Prepared for: GM Equities LLC									
6/22/2022									
Prepared by: BartonPartners, Inc.									
Project Yield Matrix									
Unit Description	Unit Area	Unit Count					Total Leasable Area	Percent	Totals by Unit Class
		LL	1	2	3	Total Units			
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 84: 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	822	1%	
Unit 94: Studio Design 5 - Double Accessible	391	0	1	1	2	4	1,564	3%	
Unit 62: 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	3,366	6%	
Unit 66: 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	49	53	53	155	58,088	100%	

Use / Occupancy Description	Floor Number				Total Leasable	Common Area	Gross Area	Efficiency Ratio
	LL	1	2	3				
Rental Apartments (R-2)	0	18,418	19,835	19,835	58,088	NA		
Exterior (Surface) Parking	NA	NA	NA	NA	NA			
Quantity	189	0	0	0	189			
Storage Units (Accessory)	NA	227	193	193	1,505			
Quantity	48	12	10	10	80			
Total Leasable Floor Area	892	18,645	20,028	20,028	59,593	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			

Leasing and Amenity - Non Leasable Floor Area (See Amenity Space Program on Sheet A7)

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

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BEFORE



AFTER

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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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TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

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

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Township Manager

RANDALL K. SCHAIBLE

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary

Community Development Committee Meeting - November 21, 2022

Agenda Item:	Request by Federal Realty for a Proposed Text Amendment for Phase III Development at the Willow Grove Shopping Center
Prepared by:	Paul Purtell, Director of Code Enforcement
Attachments:	Draft Text Amendment Ordinance Renderings of the proposed Phase 3 Development
Recommended Action by Committee:	Recommend the Township file a text amendment to Chapter 350 (Zoning) with MCPC and schedule a public hearing to consider adoption.
Background/Analysis:	Federal Realty has been working with the CDC and Township staff to amend Chapter 350 (Zoning) of the UMT Code which would permit them to construct a mixed-use development at the WG Shopping Center. Development would consist of residential apartments, office and retail along with structured parking and associated site improvements.
Fiscal Impact/Source:	Redevelopment of the downtown area which would bring new business and residents to the area.
Alternatives:	N/A

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF UPPER MORELAND TOWNSHIP, CHAPTER 350 (ZONING) ARTICLE XXXII (TOWN CENTER DISTRICT) TO PERMIT ALL OF THE PERIMETER FIRST FLOOR FRONTAGE ON ONE OF THE PROMINENT ROADS IN THE DISTRICT TO CONSIST OF OTHER THAN OFFICE OR RETAIL USES, PROVIDED THE MID OR HIGH RISE APARTMENT BUILDING CONSISTS OF AT LEAST 25% OFFICE OR RETAIL USES OF ITS ENTIRE FIRST FLOOR AGGREGATE SQUARE FOOTAGE (INCLUDING SQUARE FOOTAGE DEVOTED TO STRUCTURED PARKING AND WITH THE TOTAL OFFICE SQUARE FOOTAGE LIMITED TO % OF THE TOTAL NON-RESIDENTIAL SQUARE FOOTAGE ON THE FIRST FLOOR SQUARE FEET) ; TO PERMIT A SINGLE DRIVE-THROUGH SALES USE IN A MIXED USE TOWN CENTER DEVELOPMENT SUBJECT TO NUMEROUS CONDITIONS; TO AMEND THE MAXIMUM HEIGHT PERMITTED IN A MIXED USE TOWN CENTER APARTMENT BUILDING IF RESIDENTIAL USE ON THE FIRST FLOOR OF THE BUILDING'S EXTERIOR FACADES IS LIMITED TO THE FRONTAGE OF THE BUILDING ON AONE TOWNSHIP STREET; TO AMEND THE BONUS PROVISIONS FOR CONDITIONAL USES IN THE TOWN CENTER DISTRICT; TO ENUMERATE THE CONDITIONS UPON A MIXED USE HIGH - RISE APARTMENT BUILDING IN THE TOWN CENTER DISTRICT WHICH IS PERMITTED SIX FLOORS AND OVER 250 RESIDENTIAL DWELLING UNITS; AND TO AMEND THE REQUIREMENTS FOR THE ARTICULATION OF THE FACADES OF HIGH-RISE RESIDENTIAL APARTMENT BUILDINGS CONTAINING 250 UNITS OR MORE.

ENACTED: _____

UPPER MORELAND TOWNSHIP
Montgomery County, Pennsylvania

ORDINANCE No. _____

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF UPPER MORELAND TOWNSHIP, CHAPTER 350 (ZONING) ARTICLE XXXII (TOWN CENTER DISTRICT) TO PERMIT ALL OF THE PERIMETER FIRST FLOOR FRONTAGE ON ONE OF THE PROMINENT ROADS IN THE DISTRICT TO CONSIST OF OTHER THAN OFFICE OR RETAIL USES, PROVIDED THE MID OR HIGH RISE APARTMENT BUILDING CONSISTS OF AT LEAST 25% OFFICE ~~(CAPPED AT _____ SQUARE FEET)~~ OR RETAIL USES OF ITS ENTIRE AGGREGATE FIRST FLOOR SQUARE FOOTAGE (WHICH AGGREGATE SQUARE FOOTAGE SHALL INCLUDE THE SQUARE FOOTAGE DEVOTED TO STRUCTURED PARKING AND WITH THE TOTAL OFFICE SQUARE FOOTAGE LIMITED TO ____ SQUARE FEET)% OF THE TOTAL NON-RESIDENTIAL SQUARE FOOTAGE ON THE FIRST FLOOR; TO PERMIT A SINGLE DRIVE-THROUGH SALES USE IN A MIXED USE TOWN CENTER DEVELOPMENT SUBJECT TO NUMEROUS CONDITIONS; TO AMEND THE MAXIMUM HEIGHT PERMITTED IN A MIXED USE TOWN CENTER APARTMENT BUILDING IF RESIDENTIAL USE ON THE FIRST FLOOR OF THE BUILDING'S EXTERIOR FACADES IS LIMITED TO THE FRONTAGE OF THE BUILDING ON A ONE TOWNSHIP STREET; TO AMEND THE BONUS PROVISIONS FOR CONDITIONAL USES IN THE TOWN CENTER DISTRICT; TO ENUMERATE THE CONDITIONS UPON A MIXED USE HIGH - RISE APARTMENT BUILDING IN THE TOWN CENTER DISTRICT WHICH IS PERMITTED SIX FLOORS AND OVER 250 RESIDENTIAL DWELLING UNITS; AND TO AMEND THE REQUIREMENTS FOR THE ARTICULATION OF THE FACADES OF HIGH-RISE RESIDENTIAL APARTMENT BUILDINGS CONTAINING 250 UNITS OR MORE.

WHEREAS, the First Class Township Code and the Pennsylvania Municipalities Planning Code empowers the Board of Commissioners of Upper Moreland Township to enact zoning ordinances governing land use in the Township and making such regulations as are deemed necessary and appropriate relating to the public health, safety, cleanliness, convenience, comfort and general welfare of the citizens of the community of Upper Moreland Township; and

WHEREAS, an application for text amendment to the Upper Moreland Township Zoning Code has been filed by Federal Realty Investment Trust ("Applicant"), owner of several parcels of land located at the intersection of Easton Road, Moreland Road and Park Avenue in the Upper Moreland Town Center District -1 in order to facilitate the redevelopment of land in the Town Center into a mixed use (Residential and Retail) complex (within the property known

or formerly known as the Willow Grove Shopping Center) in keeping with the Willow Grove redevelopment and revitalization plans of the Township; and

WHEREAS, Applicant proposes a plan that the Commissioners hope will encourage mixed use redevelopment within walking distance of the Willow Grove Train Station and provide adequate parking for its uses; and

WHEREAS, the Commissioners would like the proposed mixed use development or redevelopment on the property in question to “require a pedestrian scale and design, including, if possible, shop windows, retail and residential entrances” and “lively, human-scaled gathering places,” and the Applicant has presented plans to the Commissioners which require minor modifications to the zoning ordinance and the design standards of the TC-1 Zoning District Ordinance to achieve its design and desirability under the Ordinance.

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Upper Moreland Township Board of Commissioners as follows:

SECTION I. Amendment to Code.

The Code of Upper Moreland Township, Chapter 350 (Zoning), Article XXXII (Town Center Districts), Section 350-260 (Conditional Uses) is hereby amended to remove the existing B.(1) and replace it with the following new subsection B.(1):

- (1) 50% of the aggregate first floor ~~of~~ of the building located along the street frontages on York Road, Easton Road, Park Avenue, Moreland Road and Davisville Road shall be office or retail uses unless the Board of Commissioners, under Section 350-265 (Bonus Provisions for Conditional Uses) (a) allows less than 50% of the first floor frontage of the building on the public streets named immediately above, but no less than 2000 square feet, to be office or retail use; or (b) allows none of the first floor frontage of the building on the public streets named immediately above to be used for office or retail, provided that at least 25% of the mid or high rise apartment building’s aggregate first floor square footage (including space devoted to structured

parking) consists of office or retail uses ,with office use capped at _____ Square Feet.

SECTION II. Amendment to Code.

The Code of Upper Moreland Township, Chapter 350 (Zoning), Article XXXII (Town Center Districts), Section 350-261 (Prohibited Uses) is hereby amended to remove subsection (C.) and replace it with the following new subsection C. :

- (C) Drive-through sales, except ~~for one such use in that~~ a Mixed-Use Town Center Development may have one use with a drive through capability and only if such use can be demonstrated (to the reasonable satisfaction of the Commissioners and the Township Traffic Consultant) to provide significant landscape buffering and streetscaping elements similar to existing Town Center Developments in the township, adequate queuing for the use, adequate pedestrian safety measures (including the avoidance of designated pedestrian crossing locations across the drive through lanes, if possible if possible, and with no part of the drive drive through facilities (from the beginning of the designated drive through lane to the point where a product or products are delivered) to be within _____ feet the legal right of way of a public street not fronting on public streets unless ~~these~~ such facilities are buffered from view on the street by a landscape buffer at least fifteen feet wide to be comprised of evergreens to the extent necessary to achieve year-round 90% opacity, and a design for traffic flow around the use which does not disrupt the remainder of the traffic circulation within the Town Center Project.

SECTION III. Amendment to Code.

The Code of Upper Moreland Township, Chapter 350 (Zoning), Article XXXII (Town Center Districts), Section 350-262 (Development Standards) is hereby amended to change the maximum height referenced in line 5 of subsection 6 (Building Height) so that it hereafter reads... “for conditions when maximum heights of 65 feet and 85 feet are permitted for certain types of buildings and subject to the conditions set forth in those sections”.

SECTION IV. Amendment to Code.

The Code of Upper Moreland Township, Chapter 350 (Zoning), Article XXXII (Town Center Districts) Section 350-265 (Bonus Provisions for Conditional Uses) is hereby amended to modify the language of the existing subsection A.(2)(c) so that it shall hereafter read as follows:

“...(c) is located in a lot having an aggregate frontage of 850 feet or more on York Road, Easton Road, Davisville Road, Park Avenue, or Moreland Road, “

SECTION V. Amendment to Code.

The Code of Upper Moreland Township, Chapter 350 (Zoning), Article XXXII (Town Center Districts), Section 350-265 (Bonus Provisions for Conditional Uses) is hereby amended to add a new subsection B.(3) as follows:

- (3) A total maximum building height of 85 feet or six stories (whichever is lower) in the TC1 District is permitted for mixed use (retail, office and residential) mid-rise or high-rise apartment buildings that have at least 220 dwelling units if all of the following provisions are met:
 - (a) The building will be visible from at least 3 streets in the Township and the lot in which the building is constructed should be located at a prominent corner of streets in the Township such as Easton, York, Davisville, Moreland and Park.
 - (b) The lot on which the building is located shall have frontage on at least 2 of the roads named in subparagraph (a) immediately above.
 - (c) The building will be served by structured and/or underground parking sufficient to supply the complete parking requirement for the residential units in the building.
 - (d) The height of the building where it **immediately** fronts on ~~a public street~~ Park Avenue shall not exceed 72 feet from the top of the adjoining sidewalk.

Section VI. Amendment to the Code

The Code of Upper Moreland Township, Chapter 350 (Zoning), Article XXXII (Town Center Districts), Section 350-274 (A)(5)(c) is hereby amended to modify the existing text as follows, beginning with line 4:

Section 350-274 (A)(5)(c)

“...and protruding a minimum of 2 inches, except residential facades of mixed-use buildings on Park Avenue where vertical articulation shall protrude a minimum of 3 (three) feet. Facades of mixed-use buildings (retail and residential) shall have a vertical articulation at a maximum distance of 25 feet of continuous façade along Township roads. Facades of such mixed use buildings not fronting on Township roads shall have a vertical articulation at a minimum distance of 35 feet and a maximum distance of 85 feet with articulation being accomplished through changes in planes or building material for a minimum of 1 foot wide and protruding a minimum of 2 feet. See Section 350-274, table 3.

SECTION VI. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause part, or provision herein shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not effect or impair the remaining sections, sentences, clauses, parts, or provisions of the Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION VII. Repealer.

All other ordinances or resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

SECTION VIII. Effective Date.

This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2022, by the
Upper Moreland Township Board of Commissioners.

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

Clifton McFatridge, *President*

[Seal]

Attested by:

Matthew C. Candland
Township Manager/Secretary

UPPER MORELAND TOWNSHIP
LEGAL NOTICE

On _____, 2022, after 7:00 PM, the Upper Moreland Township Board of Commissioners, during its regularly scheduled meeting will consider enacting and may vote to enact the following ordinance:

An Ordinance amending the codified ordinances of Upper Moreland Township, Chapter 350 (Zoning) Articles XXXII (Town Center District) and Article XXXIV (Transit Management Overlay District) to permit all of the perimeter first floor frontage on one of the prominent roads in the district to consist of other than office or retail uses, provided the mid or high rise apartment building consists of at least 25 % office or retail uses of its entire first floor aggregate square footage (including square footage devoted to structured parking) and with the total office square footage limited to _____% of the total non-residential square footage on the first floor; to permit a single drive-through sales use in a mixed use town center development subject to numerous conditions; to amend the maximum height permitted in a mixed use town center apartment building if residential use on the building's exterior facades is limited to the frontage of the building on one township street; to amend the bonus provisions for conditional uses in the town center district; to enumerate the conditions upon a mixed use high - rise apartment building in the town center district which is permitted six floors and over 250 residential dwelling units; to amend the requirements for the articulation of the facades of high-rise residential apartment buildings containing 250 units or more.; ~~and to increase the maximum number of buildings permitted in a town center district project with a transit management overlay from 3 buildings to 6 buildings.~~

The full text of this ordinance may be examined, without charge, and copies may be obtained for a charge no greater than the cost thereof, at the Upper Moreland Township Building, during normal business hours, Monday through Friday, 8:30 AM until 4:30 PM, and at the offices of the newspaper.

The public is invited to attend and will be given an opportunity to provide comments regarding this ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service, or other accommodations to participate, should contact the Upper Moreland Township Director of Administration & Human Resources at 215-695-3100.

MATTHEW C. CANDLAND
Township Manager

TO BE INSERTED in NEWSPAPER of local circulation on _____ 2022.
Please send proof of Publication to Upper Moreland Township, Attn.: Paul Purtell.



WILLOW GROVE SHOPPING CENTER REDEVELOPMENT

Willow Grove, Pennsylvania

BERNARDON

BOHLER //

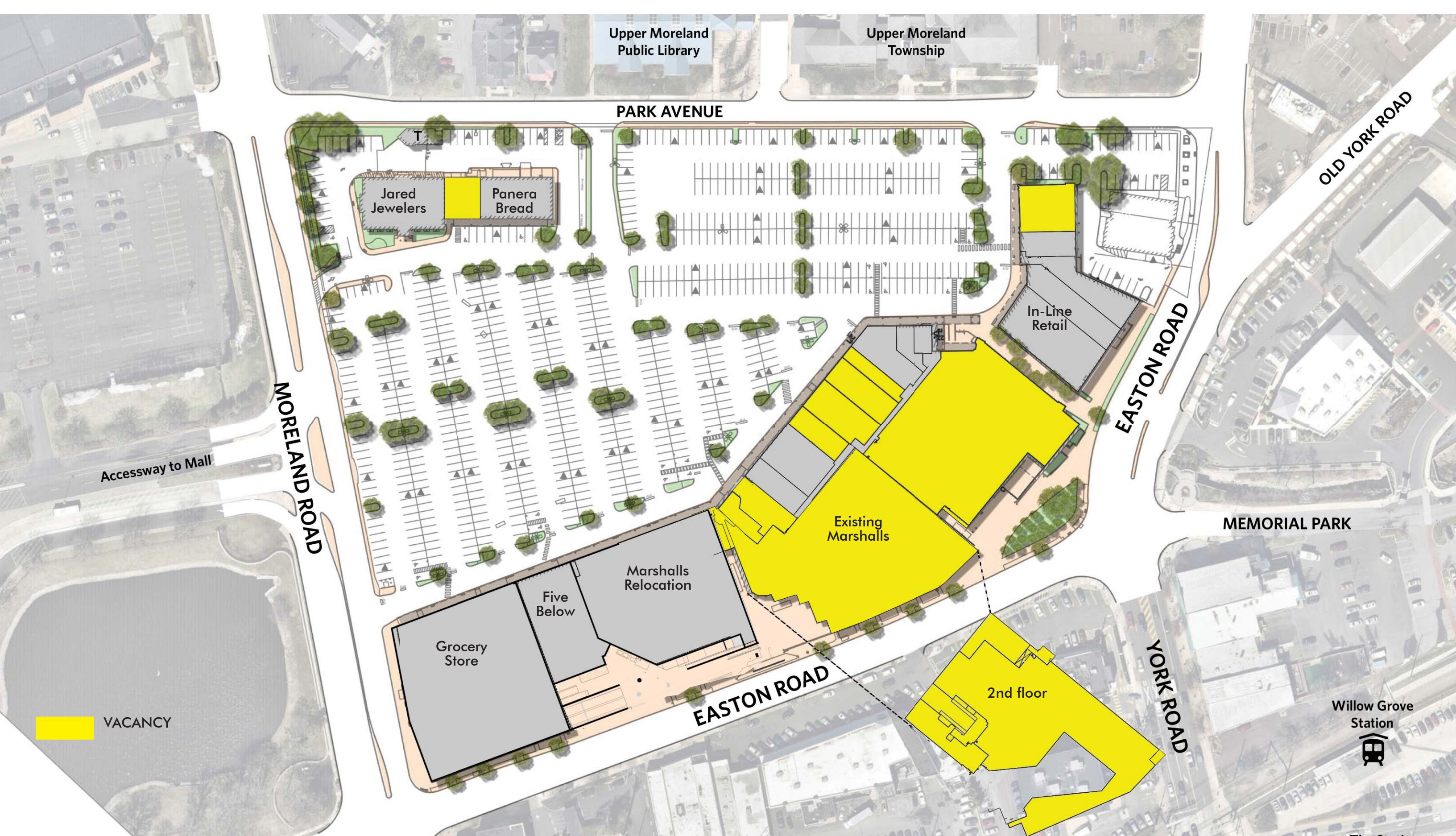
STUDIO39

IPG
IRONWOOD PROPERTY GROUP, INC.

FEDERAL
1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

21015 | NOVEMBER 16, 2022



EXISTING SITE PLAN

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

CONNECTIVITY: PEOPLE, PLACES, VEHICLES



STREET LEVEL VIBRANCY



SENSE OF PLACE

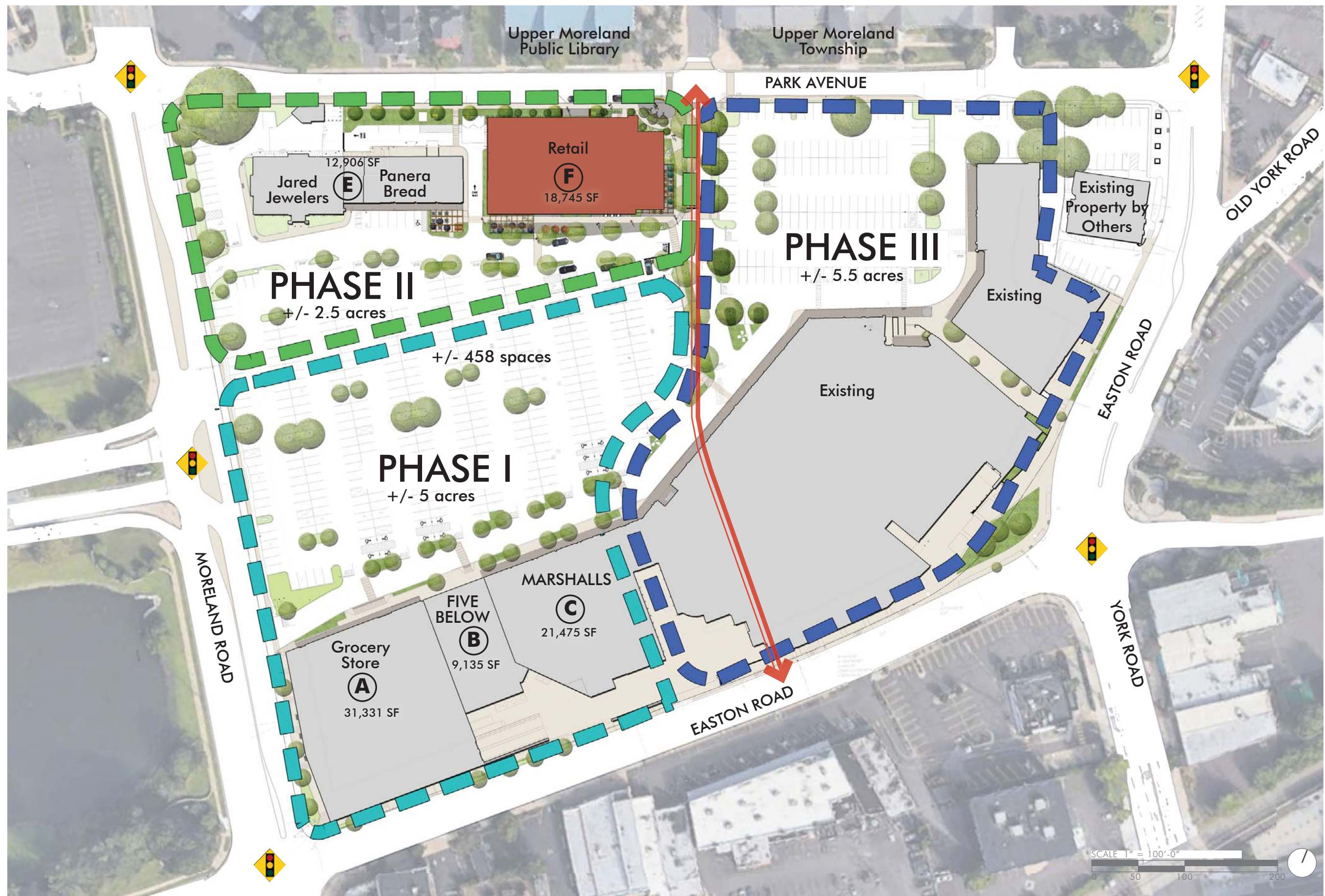


FUNCTION & FORM



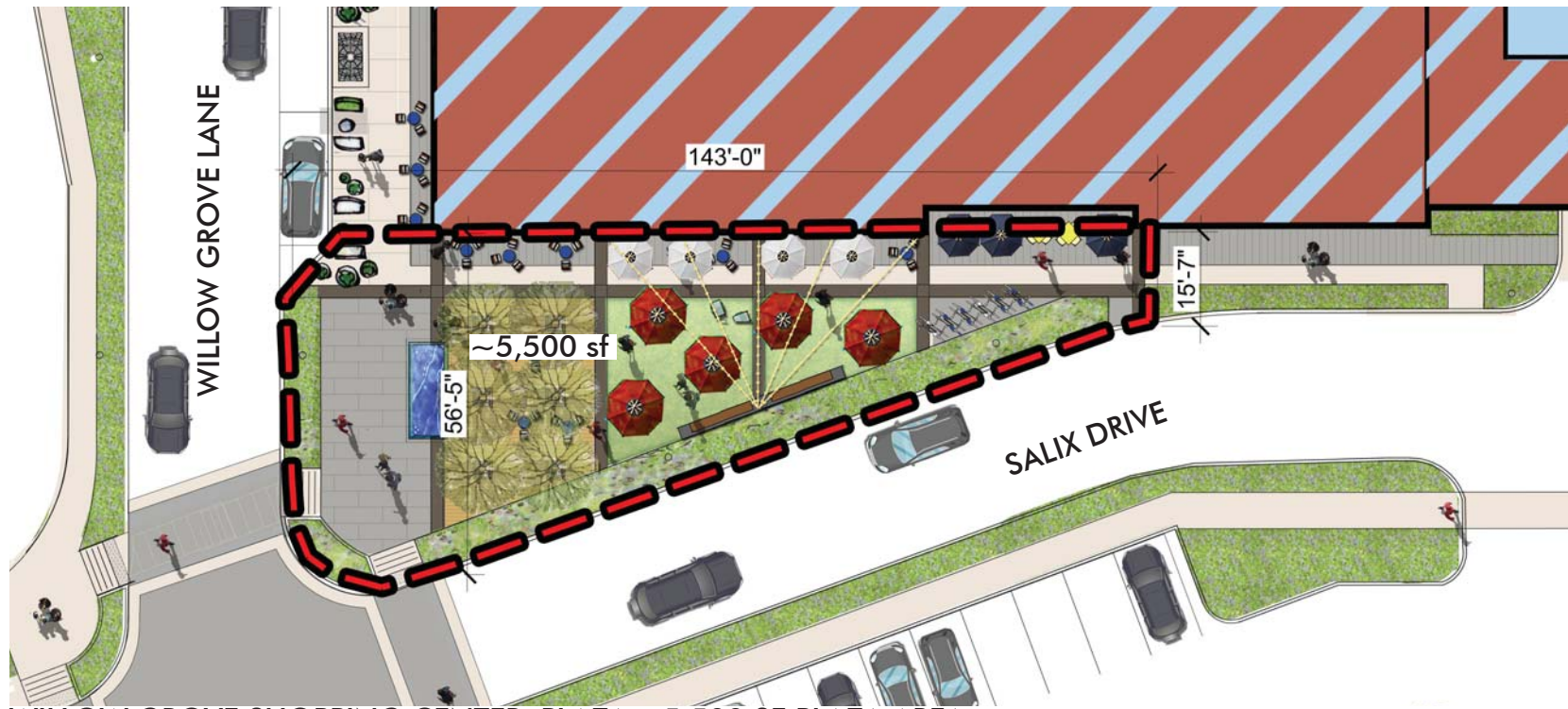
SUCCESSFUL REDEVELOPMENT





CONCEPTUAL SITE PLAN/PHASES

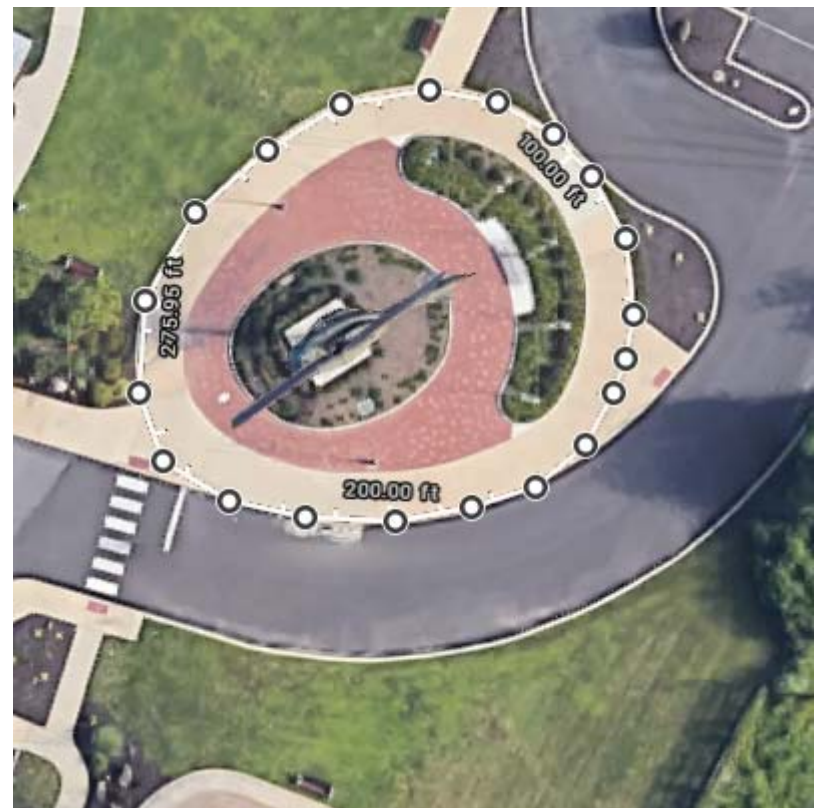
Willow Grove Redevelopment | Willow Grove, PA
 Federal Realty Investment Trust



WILLOW GROVE SHOPPING CENTER PLAZA ~5,500 SF PLAZA AREA
 SITE COMPARISON: 183,000 SF RETAIL (EXISTING), 127,499 SF RETAIL (PROPOSED) ON 13 ACRES

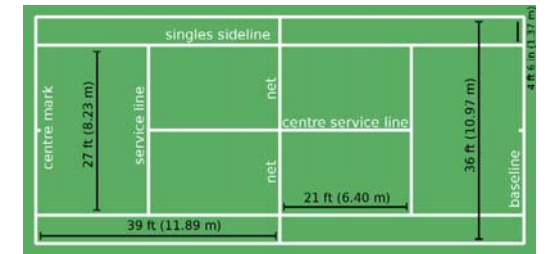


KING OF PRUSSIA TOWN CENTER: PLAZA ~17,200 SF PLAZA AREA
 SITE COMPARISON: 400,000 SF RETAIL ON 125 ACRES,
 • PART OF 122-ACRE LIVE-WORK-PLAY MASTER PLANNED COMMUNITY
 • 2,600 RESIDENTIAL UNITS DELIVERED; 3,000 UNITS ENTITLED
 • 370,000 SF OF MEDICAL OFFICE

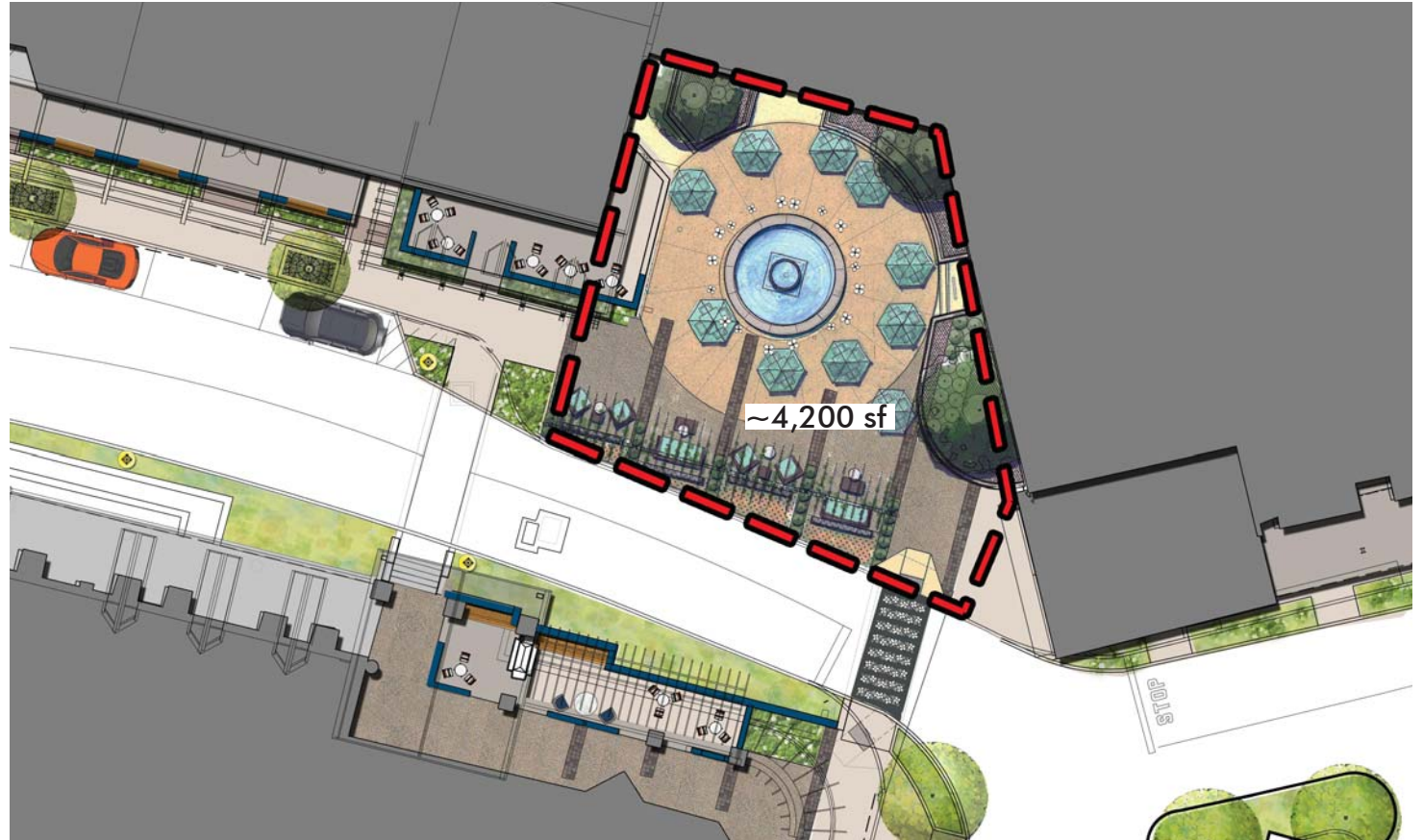
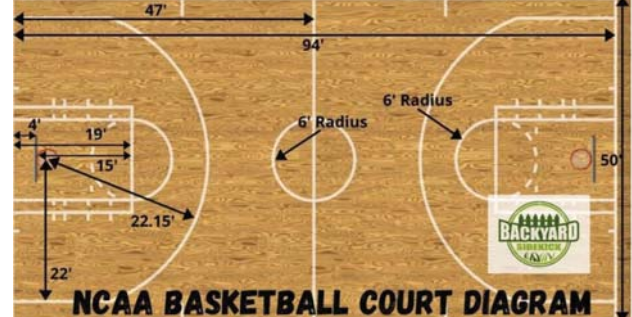


WILLOW GROVE VETERANS MEMORIAL PARK
 ~5,858 SF

TENNIS COURT:
 The total playing area for a singles court is 2,106ft² and 2,808ft² for a doubles court.



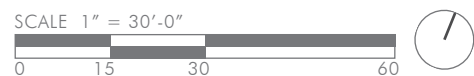
BASKETBALL COURT:
 The total playing area for a court is 4520.43 ft².

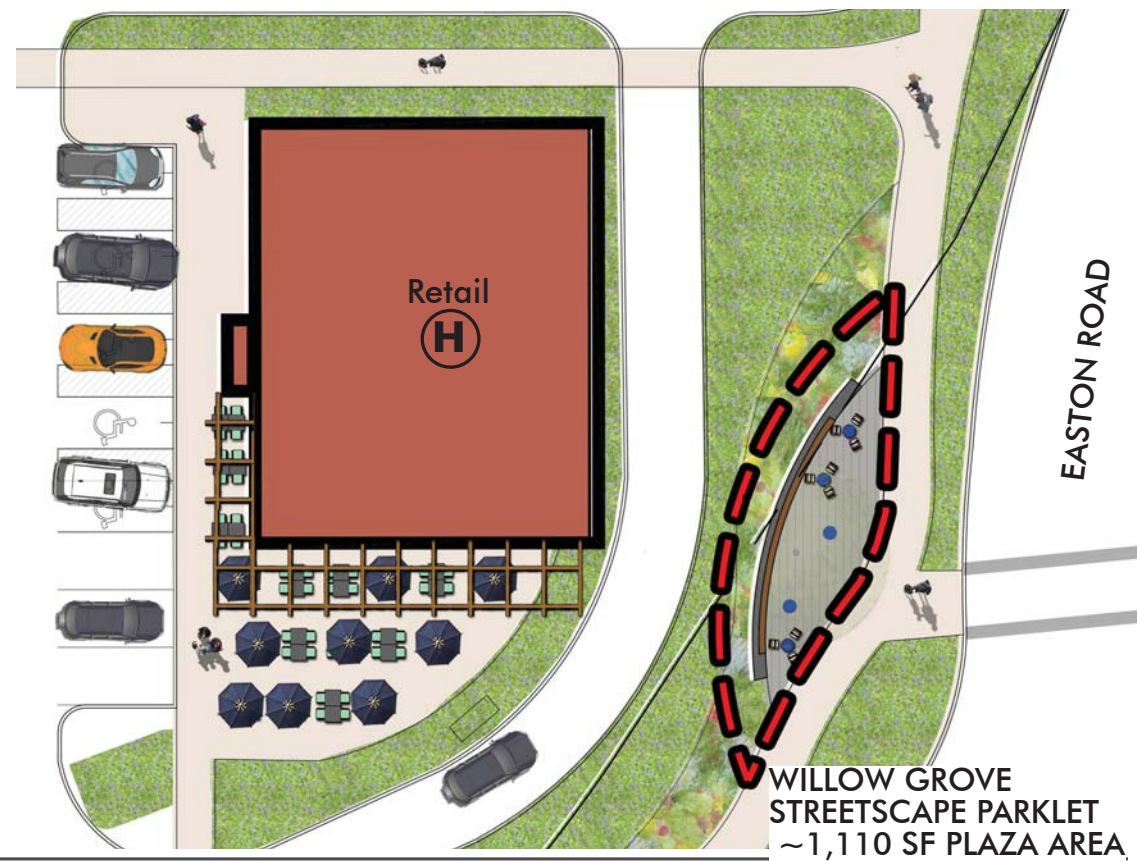
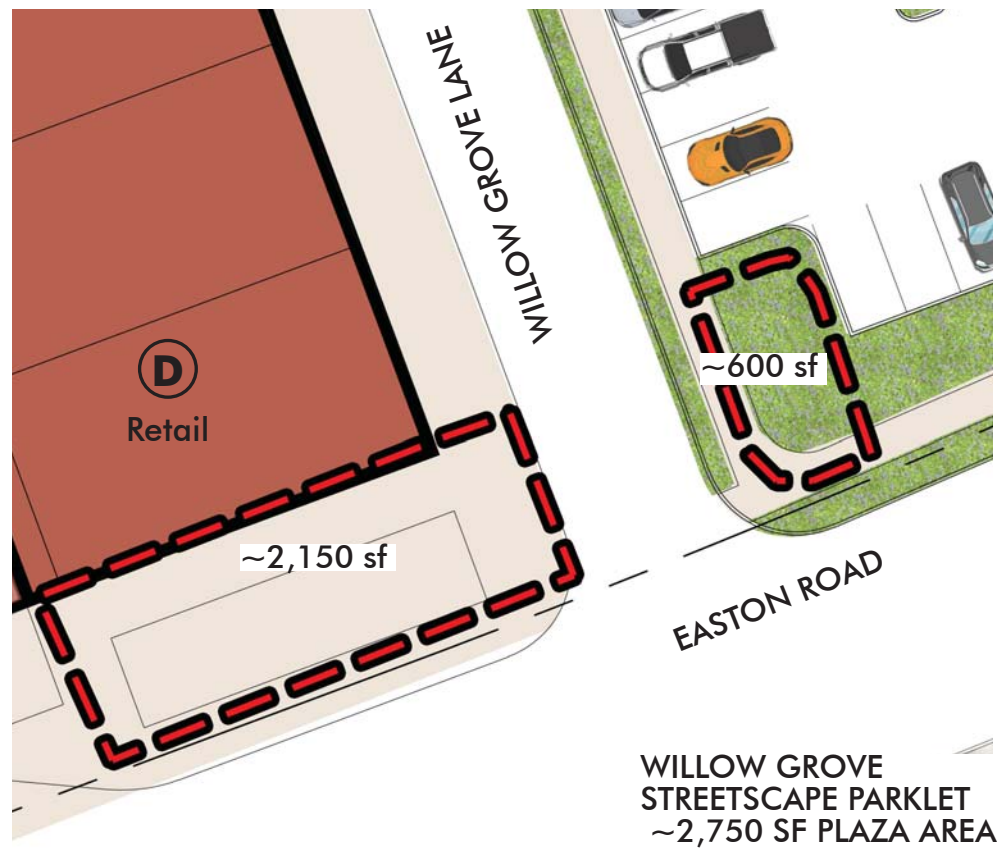
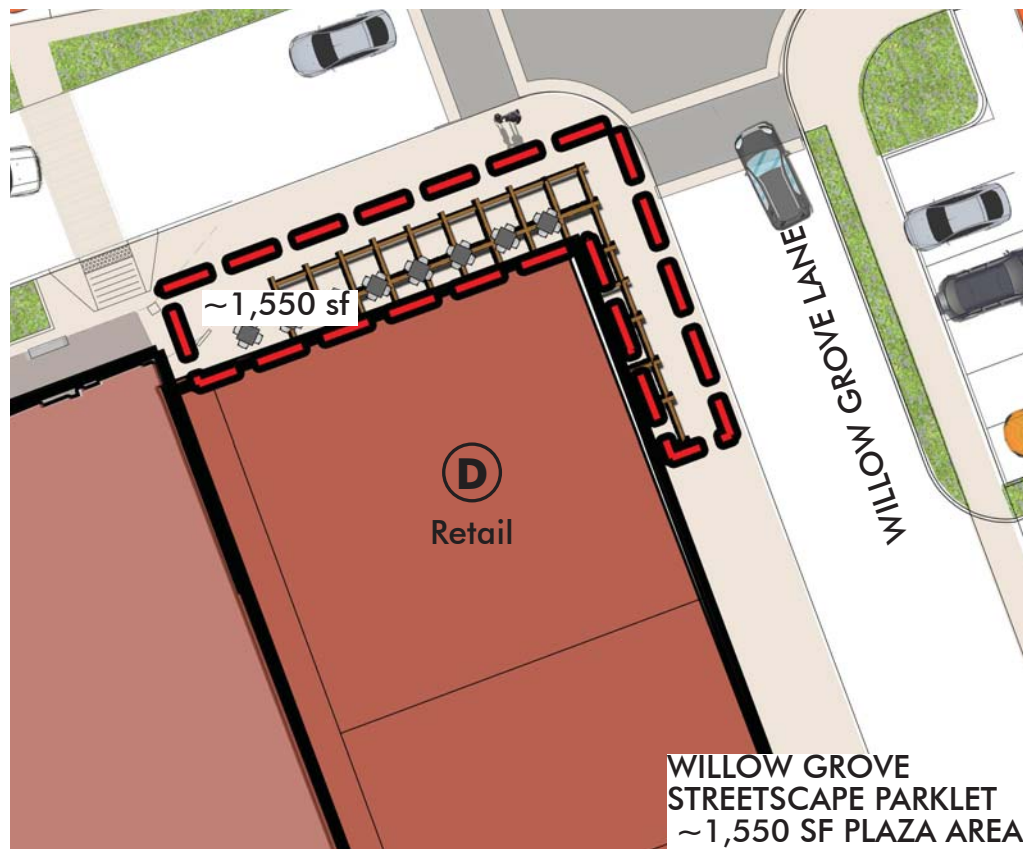
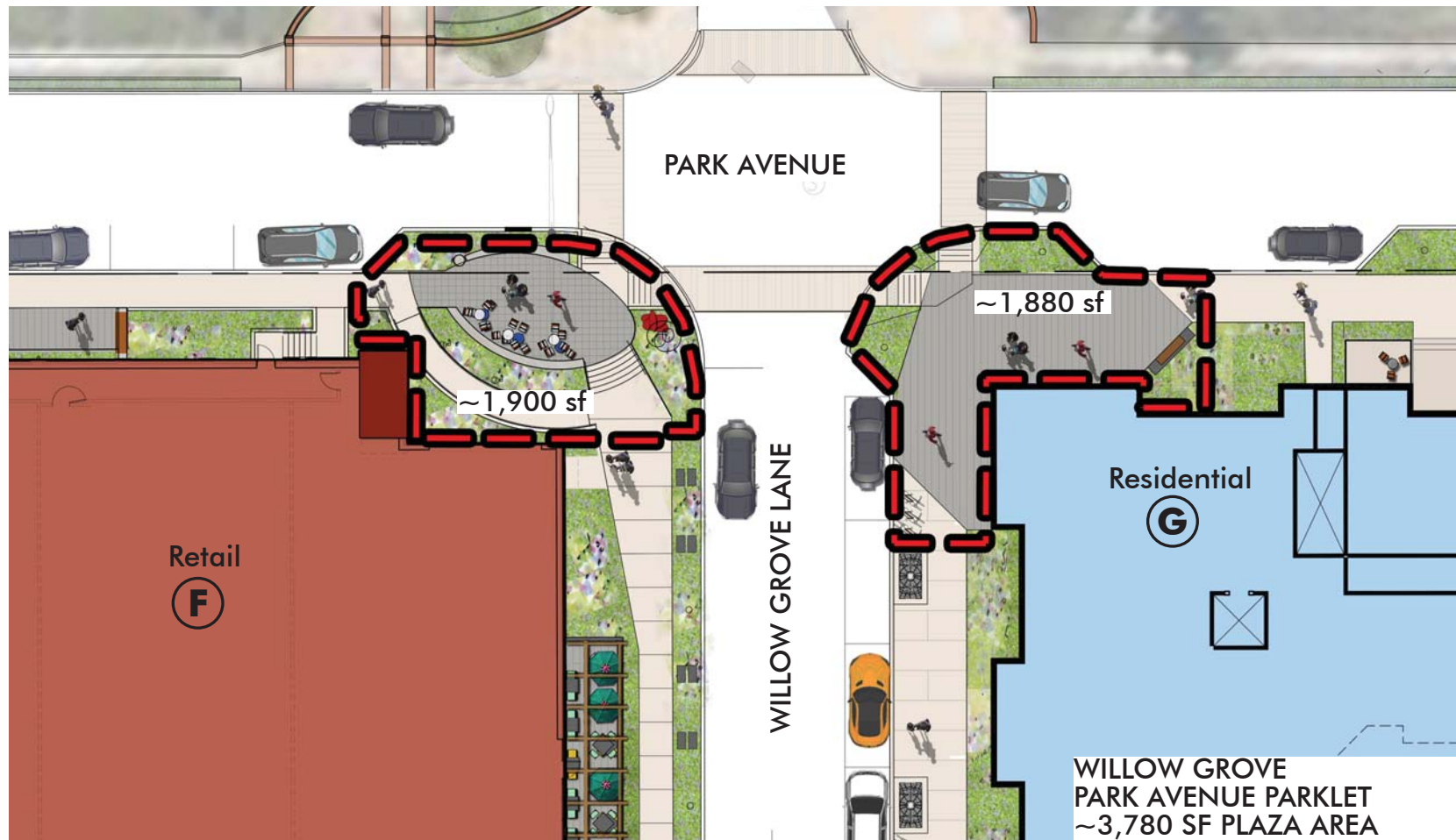


BARRACKS ROAD SHOPPING CENTER PLAZA- ~4,200 SF
 SITE COMPARISON: 498,000 SF RETAIL ON 40 ACRES

PLAZA PLAN AREA COMPARISONS

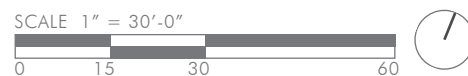
Willow Grove Redevelopment | Willow Grove, PA
 Federal Realty Investment Trust





PLAZA PLAN AREA COMPARISONS

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



BERNARDON

BOHLER

STUDIO39

IPG
IRONWOOD PROPERTY GROUP, INC.

FEDERAL
1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

21015 | NOVEMBER 16, 2022



WILLOW GROVE VETERANS MEMORIAL PARK
~5,858 SF

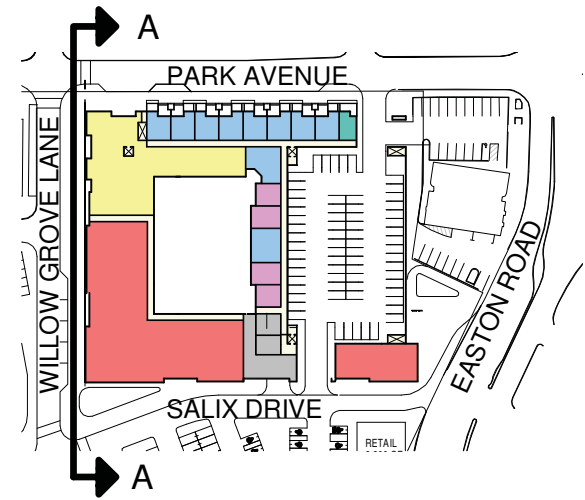


KING OF PRUSSIA TOWN CENTER PLAZA ~17,200 SF PLAZA AREA
SITE COMPARISON: 400,000 SF RETAIL ON 125 ACRES

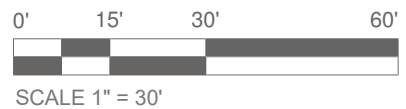
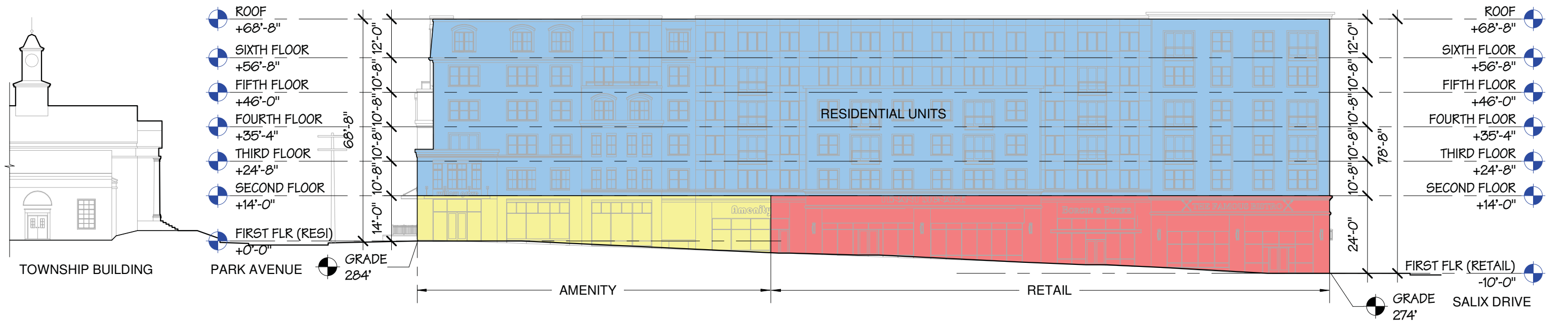
BARRACKS ROAD SHOPPING CENTER PLAZA- ~4,200 SF
SITE COMPARISON: 498,000 SF RETAIL ON 40 ACRES

PLAZA COMPARISON IMAGES

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



KEY PLAN





OVERALL SITE PLAN

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





30

PERSPECTIVE VIEW- BUILDING F

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

BERNARDON **BOHLER//** **STUDIO39** **IPG** **FEDERAL**
IRONWOOD PROPERTY GROUP, INC. 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE # 21015 | NOVEMBER 16, 2022



JP2 ARCHITECTS

PERSPECTIVE VIEW- BUILDING F

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Federal Realty Investment Trust



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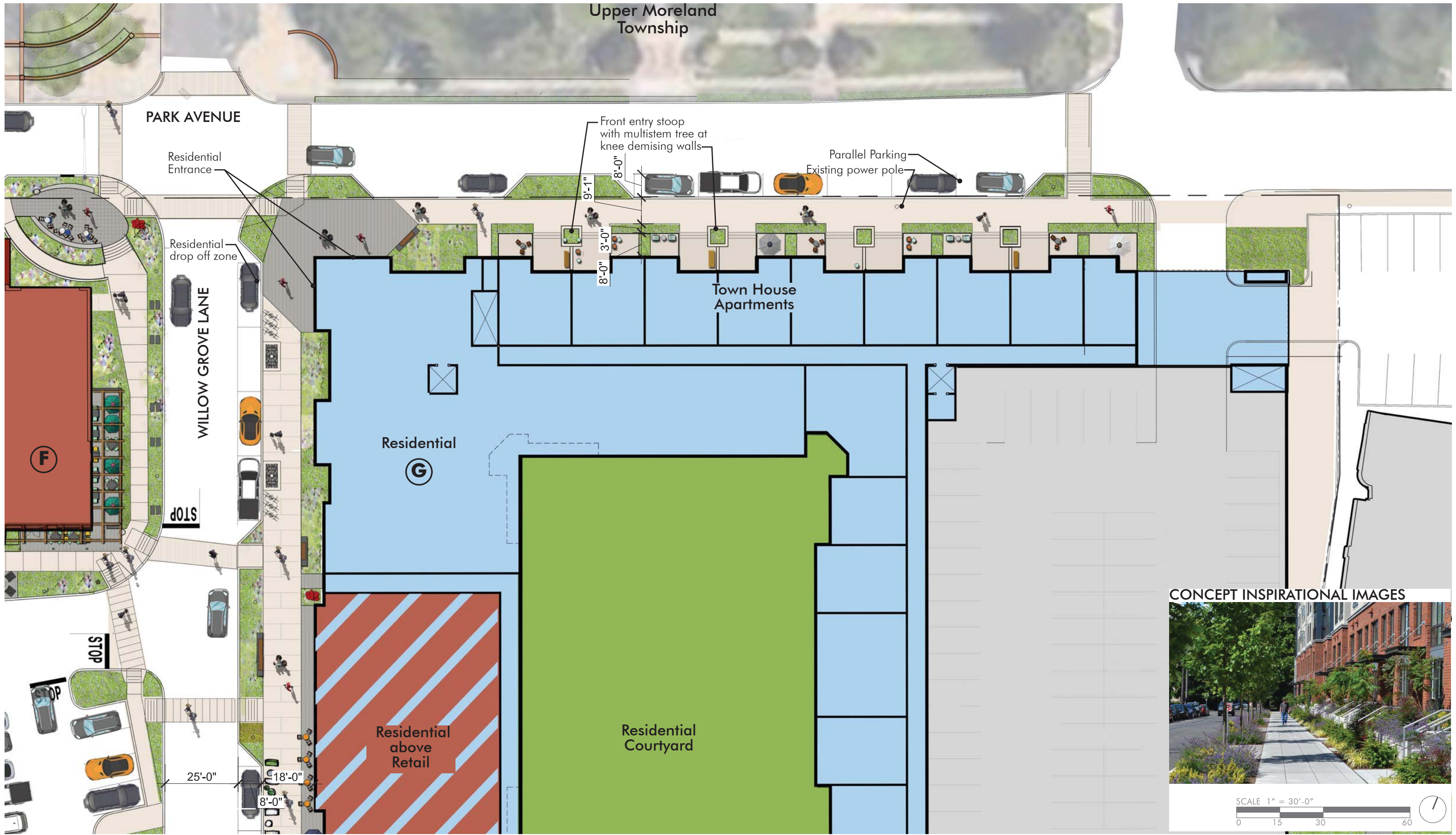
PERSPECTIVE VIEW- BUILDING F

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Federal Realty Investment Trust



ENLARGED PLAN BUILDING G

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 Federal Realty Investment Trust



ENLARGED RESIDENTIAL STREETSCAPE PLAN

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BERNARDON **BOHLER//** **STUDIO39** **IPG** **FEDERAL**
IRONWOOD PROPERTY GROUP, INC. 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE # 21015 | NOVEMBER 16, 2022



UNIT PRODUCT MIX									
UNIT NAME	DESCRIPTION	PROPOSED	PROPOSED						
		QTY	%	1	2	3	4	5	
STUDIO	Studio / 1 Bath	26	10%	1	5	5	5	5	5
1 BED	1 Bed / 1 Bath	129	49%	4	25	25	25	25	25
2 BED	2 Bed / 2 Bath	106	41%	10	16	24	16	20	20
TOTALS		261		15	46	54	46	50	50

OVERALL BUILDING SQUARE FOOTAGE	
FIRST LEVEL	49,530 GSF
SECOND LEVEL	51,816 GSF
THIRD LEVEL	51,576 GSF
FOURTH LEVEL	51,576 GSF
FIFTH LEVEL	50,975 GSF
SIXTH LEVEL	50,975 GSF
TOTAL	306,448 GSF
<small>(DOES NOT INCLUDE PARKING GARAGE)</small>	

BUILDING SQUARE FOOTAGE	
RETAIL	20,410 GSF
AMENITY	9,875 GSF
COURTYARD	14,600 GSF

PARKING	
(1.5 SPACES PER RES. UNIT) =	392 SPACES
RETAIL 1/250 SF =	82 SPACES
REQUIRED =	474 SPACES
CURRENT SPACES =	503 SPACES

GROUND FLOOR PLAN- BUILDING G

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



PERSPECTIVE 2- PARK AVE STREETScape

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



PERSPECTIVE 1 - PARK AVE & WILLOW GROVE LANE

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



PERSPECTIVE 3- PARK AVE STREETScape

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



PERSPECTIVE 4- PARK AVE & WILLOW GROVE LANE

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



PERSPECTIVE 5-WILLOW GROVE LN & SALIX DR. INTERSECTION

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

BERNARDON

BOHLER//

STUDIO39

IPG
 IRONWOOD PROPERTY GROUP, INC.

FEDERAL
 1962

CONCEPTUAL DESIGN / SUBJECT TO CHANGE

21015 | NOVEMBER 16, 2022



PERSPECTIVE 6- EASTON ROAD & SALIX DR. INTERSECTION

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

THANK YOU





Commissioners Report

For the period of: 2022-10-01 to 2022-10-31 23:59:59

Date Printed: 11/03/2022

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	1	\$9,000.00	\$24.50
Bulk Pick Up	27	27	\$0.00	\$634.00
Trailer	1	1	\$0.00	\$40.00
Plumbing	16	12	\$44,814.43	\$811.00
Garage Sale	1	1	\$0.00	\$10.00
Public Works	15	17	\$4,550.00	\$1,747.00
Building	59	58	\$1,094,459.04	\$15,988.00
Commercial Zoning Use	8	9	\$0.00	\$675.00
Fire	7	15	\$3,175.00	\$859.50
Miscellaneous	2	2	\$0.00	\$200.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	3	\$13,000.00	\$190.00
Well	0	0	\$0.00	\$0.00
Electrical	17	18	\$159,888.00	\$4,381.00
Mechanical	16	15	\$130,639.00	\$2,087.50
Totals:	173	179	\$1,459,525.47	\$27,647.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	0	\$75.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	3	3	\$450.00
General Contractor	8	1	\$675.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	1	\$75.00
Totals:	13	5	\$1,350.00

Residential

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

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	9	0	\$150.00
Sign Contractor	0	0	\$0.00



Commissioners Report

For the period of: 2022-10-01 to 2022-10-31 23:59:59

Date Printed: 11/03/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	10	0	\$150.00

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: 98

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	16	1	\$850.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	0	\$5.00
Totals:	17	1	\$855.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$325.00
Public Hearing	2	\$800.00
Totals:	3	\$1,125.00

CODE ENFORCEMENT

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

CASHIERING

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



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2022-10-01 to 2022-10-31 23:59:59

Date Printed: 11/03/2022

OPEN RECORDS

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

Total Revenue Collected: \$31,127.50



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	2	1	\$1,317,650.00	\$59.50
Bulk Pick Up	31	31	\$0.00	\$612.00
Trailer	2	2	\$0.00	\$95.00
Plumbing	10	17	\$495,728.50	\$6,887.00
Garage Sale	6	6	\$0.00	\$60.00
Public Works	3	4	\$5,500.00	\$115.00
Building	49	54	\$12,414,030.65	\$32,559.00
Commercial Zoning Use	2	12	\$0.00	\$900.00
Fire	13	42	\$304,095.00	\$8,260.00
Miscellaneous	1	3	\$0.00	\$300.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	5	8	\$38,000.00	\$855.00
Well	0	0	\$0.00	\$0.00
Electrical	28	27	\$899,690.80	\$36,242.00
Mechanical	24	21	\$1,335,620.00	\$12,760.00
Totals:	176	228	\$16,810,314.95	\$99,704.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	1	\$75.00
Mechanical Contractor	0	1	\$75.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	5	0	\$325.00
General Contractor	4	2	\$450.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	3	1	\$300.00
Totals:	13	5	\$1,300.00

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	2	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	9	0	\$0.00
Sign Contractor	0	0	\$0.00



Commissioners Report

For the period of: 2021-10-01 to 2021-10-31 23:59:59

Date Printed: 11/03/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	12	0	\$0.00

Uncategorized Subtype

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

PERMIT INSPECTIONS

Total Inspections: 105

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	10	1	\$550.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	0	\$5.00
Totals:	11	1	\$555.00

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	\$1,950.00
Totals:	4	\$1,950.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	2
Exterior Maintenance	2
High Grass	2
Work Without Permit	5
Totals:	12

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	1	\$0.00
Totals:	1	\$0.00



Upper Merion
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2021-10-01 to 2021-10-31 23:59:59

Date Printed: 11/03/2022

OPEN RECORDS

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

Total Revenue Collected: \$103,509.50

To: Public Works Committee

From: David Elsier, Director of Public Works

Date October 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
- Attended a short training session on How to deal with difficult people
- Met Anton Kuhner on site to go over locations of flood gates
- Began first pass of curbside leaf collection October 10

2022 LEAF VACUUM SCHEDULE

Vacuums will pass ON or SHORTLY AFTER

- *Listed dates*

AREA	DATES
1-1	Oct. 10; Oct. 31; Nov. 21
1-2	Oct. 17; Nov. 7; Nov. 28
2	Oct. 17; Nov. 7; Nov. 28
3	Oct. 12; Nov. 2; Nov. 23
4	Oct. 24; Nov. 14; Dec. 5
5	Oct. 10; Oct. 31; Nov. 21
6	Oct. 26; Nov. 16; Dec. 7
6-1	Oct. 17; Nov. 7; Nov. 28
6-2	Oct. 24; Nov. 14; Dec. 5
7	Oct. 10; Oct. 31; Nov. 21

- **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

October 2022

During the month of October 2022, our Sanitation Division picked up 496 tons of compacted trash.

Since the last report period we had 13 bulk pick-ups. For the same period in 2021 we collected 16 bulk items

We collected 180 tons of yard waste since the last report period. For the same period in 2021, we collected 127 tons of yard waste.

We collected 24 electronic items (E-cycling) since the last report period. For the same period in 2021, we collected 13 electronic items.



**Public Works Department
October 2022**

**Summary of materials handled by Sanitation Division
(in tons)**

Single Stream	164		
Curbside Yard Waste	180		
<hr/>			
Total Recycling Tonnage	344		
Trash Tonnage	496		
Tipping Fee Cost Avoidance	\$19,367	\$58.58	
Cost of Single Stream	\$ 11,885.00	\$ 72.47	
Percent of Waste Recycled	41%		

<u>Materials</u>	<u>Single Stream</u>	<u>Yard Waste</u>	<u>Trash</u>	<u>% Recycled</u>
2022	164	180	496	41%
2021	178	127	564	35%

	2022	2021
Bulk Metal Items	13	16
E-Cycling Items	24	13



PROJECT	WORK PERFORMED LAST PERIOD (October 17 th to November 21 st)	WORK TO BE PERFORMED THIS PERIOD (November 21 st to December 12 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<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.
2. Misc. Consulting Services	<ul style="list-style-type: none">Evaluate field survey from Parkside / Sycamore.	<ul style="list-style-type: none">Discussion of 2603 Parkside is on CDC agenda for 11/21.
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, coordinate with MCCD on E&S removal, final payment.	<ul style="list-style-type: none">Monitor grass growth for final payment and begin 18-month maintenance period once site is acceptable.Finalize 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">Specs Submitted to DCNR for review.Coordinate wetland evaluation as required by MCCD.	<ul style="list-style-type: none">Survey locate wetland flags, revise & resubmit plans to MCCD based on review comments.
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.
3. Jaguar Land Rover Dealership	<ul style="list-style-type: none">No work performed this period.	<ul style="list-style-type: none">Monitor project status and perform work as needed.

PROJECT	WORK PERFORMED LAST PERIOD (October 17 th to November 21 st)	WORK TO BE PERFORMED THIS PERIOD (November 21 st to December 12 th)
4. 28 N. York Road	<ul style="list-style-type: none"> Construction Observation Site visit to confirm ADA space slope 	<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 Project is nearing completion 	<ul style="list-style-type: none"> Monitor project status and perform work as needed. Move project into 18-month maintenance period once consultant inspections and punch lists are complete.
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"> Signed record plans. Review construction submittals. 	<ul style="list-style-type: none"> Construction observation.
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 Terwood 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"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
13. Chipotle (Marketplace @ HV)	<ul style="list-style-type: none"> Signed record plans. Review construction submittals. Construction Observation 	<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"> Monitor project and perform work as needed. Applicant indicated a check set submission is coming.
15. 1740 County Line Road – Land Development	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

Date: November 4, 2022 (prior report dated 10/5/2022)

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. 3827 Betz Road Minor Subdivision
 - a. Receive revised plan from Applicant on October 6, 2022.
 - b. Finalize and issue 3rd Landscape Plan Review (Final) on October 10, 2022.
2. 2425 Blair Mill Road
 - a. General coordination with Applicant regarding status of construction, questions related to installation of plantings, and to review species substitution for rain garden shrubs.
3. Willow Grove Shopping Center – Pad Site
 - a. General coordination with Project Engineer, Project Landscape Architect, and Paul Purtell regarding outstanding comments from most recent Landscape Plan Review.
 - b. Prepare for and attend pre-construction meeting on October 11, 2022.
4. Willow Grove Shopping Center – Zoning Text Amendment

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

November 4, 2022

Page 2

- a. Prepare for and attend coordination meeting on October 24, 2022, at Township Building for informal discussion with Applicant's representatives, County Planner, and Paul Purtell.

5. New Street Lot Consolidation Plan

- a. Receive revised plan submission from Project Engineer on October 5 and 27, 2022.
- b. Prepare and issue 2nd Landscape Plan review letter on October 31, 2022.

6. 2700 Turnpike Drive – ACME Box

- a. Prepare for and attend site meeting on October 12, 2022, with Landscape Contractor to observe installed landscaping prior to escrow release request.
- b. Prepare markup of landscape plan to serve as punch list for review of installed landscaping and issue on October 14, 2022.
- c. Provide acceptable landscape related escrow release quantities to Township Engineer on October 25, 2022.

7. 432-514 Davisville Road (Age-restricted Apartments)

- a. Visit site on October 7, 2022, to observe installed landscaping per request for landscape related escrow release reduction.
- b. Prepare and issue on October 10, 2022, email memo to Township Engineer and Applicant's Construction Representative with acceptable landscape related escrow release quantities and landscape site observations punch list.

B. Fair Oaks Park – Construction Administration:

- 1. **PENDING:** Follow-up from September 23, 2022, landscape punch list (site visit took place on November 3, 2022).

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

November 4, 2022

Page 3

C. Davisville and Byberry Roads:

1. General coordination regarding Contractor recommended watering directions to Residents.

Distribution List (via Email):

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

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aprousi@uppermoreland.org
mcfatridge@gmail.com
mcandland@uppermoreland.org
vsykes@uppermoreland.org
ppurtell@uppermoreland.org
delsier@uppermoreland.org
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alex@skilkennylaw.com
egarton@gilmore-assoc.com
jfaber@mcfpc.com

Issue Date: November 4, 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		10/11/22 KJF							Virtual Twp Staff / Consultant meetings 12/13/21 and 12/15/21 Development staff meeting: 12/21/21 [Pending: Review plan resubmission received 10/27/22]
Willow Grove Shopping Center Phase 3 Concept Drawings Zoning Text Amendment	Email comments 8/23/22									Informal draft comments review meetings at Twp.: 9/26/22 and 10/24/22
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]

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	10/13/22 no M&F rep							Development Staff meeting: 6/30/22
3827 Betz Road Minor Subdivision	LPR3 10/10/22	5/3/22								
New Street Lot Consolidation Plan	LPR2 10/31/22									
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 8/26/19		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	10/14/22 ACTIVE	10/25/22				[Follow up on 10/14/22 punch list]
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]

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	
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	10/7/22				Pre-submission meeting: 8/10/20 Development staff meeting: 10/15/20 Fee-in-lieu / Tree deficiency memo: 11/19/20 [Review remaining landscape installation - request rec'd]
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 Sabia Townhouses (Builder: Ed Moser)	10/3/12 Amended plan review	5/1/06	7/15/11				12/28/15	6/16/17	5/30/17 email	[Revisit site upon completion of punch list items.]
2440 Maryland Road (Fairfield Inn) Ajesh Patel LD14-2	LPR4 10/17/14	1/16/14	2/17/15	3/19/15	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
November 16, 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. **Punchlist Items addressed. McMahon working on closeout of PennDOT permits.**
- Davisville Road paving underway
- Awarded Green Light Go Grant for traffic signal improvements at the intersection. Grant Award - \$252,520. Township match - \$63,130. Green Light Go funding restored July 1, 2021.
- Awarded Montgomery County Transportation Program (CTP) funding for \$31,565 to be applied to Green Light Go match requirement. County allowing CTP funding to be utilized for project. – Extension provided to June 2022.
- Awarded PennDOT MTF for right-turn lane on Davisville Road in the amount of \$390,000.

BLAIR MILL ROAD

- Project for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.
- DCED MTF award of \$575,000 for improvements on west side of intersection.
- PennDOT comments received on HOP Submission. McMahon will address comments. Property owner coordination to begin.

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. **Projects Bids Opened 10/20. James D. Morrissey was the low bidder on the project.**

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. **Final easement documents to be sent to property owners.**

- 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. **Project Awarded to Armour Electric.**

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

- Green Light Go – Application Period Open through Jan 30, 2023.

November 2022 EAC Report to the CDC

At our November meeting we continued our planning for Earth Day 2023.

We also talked about the changes to Bird Town. It will no longer be under the National Audubon Society but under the Pennsylvania Audubon Council. This means that the Bird Town logo has changed and townships will need to update all their signs, website, resolutions, etc. All current Bird Towns will get two free signs. Additional signs will cost \$55.00 each. Hopefully we can purchase more signs to place at entrance points into the township. This is the new logo.



The Outdoor Environmental Education Center sketch is attached and shows the suggested changes. We are hoping that we can now move ahead with the next steps.

After discussion on a single-use plastic bag ban, we decided it would be best to first present a possible sample ordinance to determine what the Board of Commissioners might favor. After we have a more concrete idea of what an ordinance might be, we could then approach local businesses to get their responses. One sample ordinance is attached. So far more than ten townships in PA have banned plastic bags, including West Norriton, Easttown, Tredyffrin, Philadelphia, West Chester, Narberth Borough, Lower Merion, Haverford, Media Borough, Radnor, Ambler, and others. All the Montgomery County Wegmans are also phasing out plastic bags.

As plans move ahead for changes to the township/police buildings, it is hoped that any structures would be very energy efficient. Passive building is a construction principle that designs buildings that require very little heating or cooling (<https://www.phius.org/passive-building/what-passive-building/passive-building-principles>). They are more expensive to build but pay for themselves every single day. This could also help move the township toward better energy efficiency overall. The EAC would like to see Upper Moreland become another 'Ready for 100' township.

Return on Environment presentation by Montgomery County Planning Commission

Preserving open space provides many economic and health benefits, as well as ecosystem services.

1. Home values are higher if they are within ½ mile or less of open space.
2. Higher home values lead to higher property tax income.
3. Green spaces absorb stormwater and therefore reduce maintenance costs and water pollution.
4. Generate jobs in the parks, preserves, etc.
5. People spend more time in areas with green spaces.
6. More time spent in an area means more money spent and therefore more jobs.
7. People who have access to green spaces are healthier and more productive.
8. Ecosystem services provided include cleaner water and air, cooler streams, lower local temperatures in summer, soil retention, carbon uptake, pollinator and bird habitat, etc

<https://www.montcopa.org/4187/Return-on-Environment>

**TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Ordinance No. HR - 454

AN ORDINANCE OF TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, CREATING A NEW CHAPTER 165, ENTITLED “SINGLE-USE PLASTICS,” IN THE TREDYFFRIN TOWNSHIP CODE TO REGULATE THE DISTRIBUTION AND USE OF SINGLE-USE, PLASTIC CARRY-OUT BAGS, POLYSTYRENE FOOD CONTAINERS, AND SINGLE-USE PLASTIC STRAWS; TO ADD FINDINGS, DEFINITIONS, REQUIREMENTS, ENFORCEMENT, PENALTIES, AND EXEMPTIONS REGARDING THE DISTRIBUTION AND USE OF SINGLE-USE, PLASTIC CARRY-OUT BAGS, POLYSTYRENE FOOD CONTAINERS, AND SINGLE-USE PLASTIC STRAWS; AND TO PROVIDE FOR OTHER MISCELLANEOUS PROVISIONS.

WHEREAS, §2961 of the Home Rule Charter and Optional Plans Law (53 Pa.C.S.A. §2961) authorizes a municipality to exercise any power and perform any function not denied by the Constitution of Pennsylvania, by statute or by its home rule charter; and

WHEREAS, §2964(6) of the Home Rule Charter and Optional Plans Law (53 Pa.C.S.A. §2964) authorizes a municipality to adopt, amend and repeal any ordinances or resolutions; and

WHEREAS, §2961(e) of the Home Rule Charter and Optional Plans Law (53 Pa.C.S.A. §2962(e)) further provides that statutes that are uniform and applicable in every part of this Commonwealth shall remain in effect and shall not be changed or modified by this subpart; and

WHEREAS, on or about May 21, 1974, the Township of Tredyffrin passed a public referendum adopting a Home Rule Charter; and

WHEREAS, §212.C of the Home Rule Charter of the Township of Tredyffrin authorizes the Board of Supervisors (the “Board”) to adopt ordinances and resolutions not inconsistent with or restrained by the Constitution and laws of this Commonwealth or by its Charter and prescribe fines and penalties; and

WHEREAS, Section 304 of the Municipal Waste Planning, Recycling and Waste Reduction Act, 53 P.S. §4000.304 (the “Act”) gives Tredyffrin Township (the “Township”) the “power and ... duty . . . to assure the proper and adequate transportation, collection and storage of municipal waste which is generated or present within its boundaries, . . . and to adopt and implement programs for the collection and recycling of municipal waste” and authorizes adoption of ordinances concerning the recycling of solid waste; and

WHEREAS, the General Assembly, in passing the Act, declared that “[i]mproper municipal waste practices create public health hazards, environmental pollution and economic loss, and cause

irreparable harm to the public health, safety and welfare” and that “[w]aste reduction and recycling are preferable to the processing or disposal of municipal waste;” and

WHEREAS, Article 1, Section 27 of the Pennsylvania Constitution, known as the Environmental Rights Amendment, (the "Amendment") provides that the people have the right to clean air, pure water, and the preservation of the natural, scenic, historic, and esthetic values of the environment; that Pennsylvania's public natural resources are the common property of all the people, including generations yet to come; and that as trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people; and

WHEREAS, the Amendment imposes two basic duties on the Commonwealth and its political subdivisions, such as the Township: 1) to prohibit the degradation, diminution, and depletion of the public natural resources; and 2) to act affirmatively via legislative action to protect the environment. *Pennsylvania Envtl. Def. Found. v. Commonwealth*, 161 A.3d 911 (Pa. 2017); and

WHEREAS, this Ordinance is enacted to carry out the Township's duties under the Amendment by minimizing the degradation, diminution, and depletion of the public natural resources, and to affirmatively enact legislation designed to protect the environment; and

WHEREAS, single-use, plastic carry-out bags degrade at a slower rate than recyclable, paper carry-out bags and release toxic materials during degradation that pollute waterways and soil; and

WHEREAS, plastic nano-particles from discarded single-use, plastic carry-out bags and other discarded plastic materials pose a hazard to human and environmental health; and

WHEREAS, when 53 waterways were recently tested across Pennsylvania, microplastic contamination was found in every place, including Valley Creek, according to a new report titled “Microplastics in Pennsylvania: A Survey of Waterways” conducted by PennEnvironment Research and Policy Center using methodology developed by the National Oceanic and Atmospheric Administration; and

WHEREAS, single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers are frequently discarded along roads and onto public and private properties in the Township, creating a public nuisance; and

WHEREAS, for the reasons set forth in more detail below, the Tredyffrin Township Board of Supervisors (“Board”) intends to preserve, maintain, and enhance the health of its residents and visitors, as well as the public natural resources and common property within the Township, by restricting the distribution of single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers and promoting and facilitating reusable bag use, reusable straw use and environmentally lower impact containers within the Township; and

WHEREAS, the Board, after due consideration of the proposed Ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of the Township will be served by this Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township, Chester County, Pennsylvania, that the Code of the Township of Tredyffrin, as amended, shall be further amended as follows:

SECTION 1. The Township Code shall be amended by adding a new Chapter 165, entitled “Single-Use Plastics,” to read as follows:

Chapter 165
Single-Use Plastics

§ 165-1. Purpose and Findings.

A. Purpose.

The purpose of this Chapter is to reduce the use of single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers by commercial establishments within the Township; curb litter on the streets, in the parks, and in the trees; protect the local streams, rivers, waterways and other aquatic environments; reduce solid waste generation; promote the use of reusable, compostable, and recyclable materials within the Township; and preserve the natural, scenic, historic, and esthetic values of the Township.

B. Findings.

- (1) The use of single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers has severe environmental impacts, including litter, harm to wildlife, water consumption, and solid waste generation.
- (2) There are numerous commercial establishments within the Township that provide single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers to their customers.
- (3) Most single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers are made from plastic or other material that does not readily decompose.
- (4) Approximately one hundred billion single-use, plastic carry-out bags are discarded by United States consumers each year. In the Township, such bags are not readily recyclable.
- (5) Numerous studies have documented the prevalence of single-use, plastic carry-out bags littering the environment, blocking storm drains, entering local waterways, and becoming stuck in or upon natural resources and public property.
- (6) The taxpayers of the Township pay the costs related to the cleanup of single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food

containers from the roadways, trees, sewers, waters, and parks within the Township.

- (7) From an overall environmental and economic perspective, the best alternative to single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers is a shift to reusable, compostable, or recyclable paper bags.
- (8) There are several alternatives to single-use, plastic carry-out bags, single-use plastic straws, and polystyrene food containers readily available in and around the Township.
- (9) Single-use paper bag manufacturing, transportation, and resource consumption also affects the environment, but such bags are biodegradable, single-stream recyclable, and provide a practical retail establishment alternative consistent with most local and state single-use, plastic regulations and prohibitions. Although preferable to single-use, plastic bags, the overall effects of producing, providing, and allowing single-use paper bags should also be mitigated to reduce waste, litter, and natural resource depletion by encouraging, facilitating, and promoting reusable bag use.
- (10) Studies and past experiences have shown that placing a mandatory charge on paper bags promotes and encourages the use of reusable bags, and prohibiting or otherwise regulating the use of single-use, plastic carry-out bags significantly reduces the use and waste of such items.
- (11) As required by the Environmental Rights Amendment to the Pennsylvania Constitution, the Township seeks to preserve the natural, scenic, historic, and aesthetic values of the Township.
- (12) The Board desires to conserve resources; reduce waste, litter, water pollution; and protect the public health and welfare, including wildlife – all of which increase the quality of life for the Township's residents and visitors.

§ 165-2. Definitions.

For the purposes of this Chapter, the following definitions shall apply unless the context clearly requires and unambiguously dictates otherwise:

BOARD – The Board of Supervisors of Tredyffrin Township.

COMMERCIAL ESTABLISHMENT - any store or retail establishment that sells perishable or nonperishable goods, including, but not limited to, clothing, food, and personal items, directly to the customer, and is located within or doing business within the geographical limits of the Township. Commercial Establishments include: a business establishment that generates a sales or use tax; a drugstore, pharmacy, supermarket, grocery store, farmers market, convenience food store, food mart, or

other commercial entity engaged in the retail sale of a limited line of goods that include milk, bread, soda, and snack foods; a public eating establishment (*i.e.*, a restaurant, take-out food establishment, or any other business that prepares and sells prepared food to be eaten on or off its premises); and a business establishment that sells clothing, hardware, or any other nonperishable goods.

COMPLIANT BAG - certain paper carry-out bags and reusable bags as set forth herein:

- A. A paper bag that meets all the following minimum requirements:
 - (1) It is considered a recyclable material, based on the Township Code, as the same may be amended from time to time; contains a minimum of 40% Post-Consumer Recycled Material; and displays the words “Recyclable” and/or “Reusable” in a highly visible manner on the outside of the bag; or
 - (2) It can be composted. To qualify as “compostable,” the specifications for the bag shall have been submitted to and been approved by the Township Environmental Advisory Council; or have met an applicable Federal, Commonwealth of Pennsylvania, American Society for Testing and Materials or other generally recognized and acceptable standard for being compostable.
- B. A reusable bag that is a carry-out bag designed and manufactured for multiple uses and is:
 - (1) made of cloth or other machine-washable fabric;
 - (2) a polypropylene bag; or
 - (3) made of other material that is specifically designed and manufactured for multiple reuse.

CUSTOMER - any person purchasing goods or services from a Commercial Establishment.

EXEMPTED BAG - a bag used inside a Commercial Establishment by a Customer to deliver perishable items to the point-of-sale at that establishment. Exempted Bags shall include:

- A. a bag used to package bulk items such as fruit, vegetables, nuts, grains, or candy;
- B. a bag used to contain or wrap meats or fish, or to contain unwrapped

prepared foods or bakery goods;

- C. a bag used solely to contain live animals, such as fish or insects sold in a pet store; and/or
- D. a bag sold in packaging containing multiple bags and intended for use as food storage bags, garbage bags, or pet waste bags, and packaged at the time of manufacture of the bag.

OPERATOR - the owner, person in control, or person having responsibility for, the operation of a Commercial Establishment, which may include, but is not limited to, the owner of the Commercial Establishment.

PLASTIC - a synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms that retain their defined shapes during their life cycle and after disposal, including material derived from either petrochemicals or a biologically based polymer, such as corn or other plant sources.

POLYSTYRENE FOOD CONTAINER - a non-recyclable plastic disposable food or drink container made of synthetic resin of polystyrene (one example is known as Styrofoam®) which is for single use and intended for serving or transporting ready-to-eat food or beverages. This definition includes cups, plates, trays, bowls, and hinged or lidded containers, but does not apply to cup lids.

POST-CONSUMER RECYCLED MATERIAL - a material that would otherwise be destined for solid waste disposal, having completed its intended end use and product life cycle. This term does not include materials and by-products generated from and commonly reused within an original manufacturing and fabrication process.

RECYCLABLE - material that can be sorted, cleansed, and reconstituted using available recycling collection programs for the purpose of reusing the altered, incinerated, converted, or otherwise thermally destroyed solid waste generated therefrom.

SINGLE-USE, PLASTIC CARRY-OUT BAG - any bag that is made predominantly of plastic that is made through a blown-film extrusion process, which is provided by an Operator of a Commercial Establishment to a Customer at the point-of-sale, but not including an Exempted Bag.

SINGLE-USE PLASTIC STRAW - a straw sold or distributed for the purpose or intent of transferring a beverage from its container to the mouth of the drinker by suction, which is made predominantly of plastic and which is primarily intended for a single use. The term shall also include a plastic stirrer, a device used to mix beverages, intended for a single use, and made predominantly from plastic. The term Single-Use Plastic Straw shall not include straws or stirrers composed of non-plastic

materials, such as bamboo, sugar cane, wood, or paper. The term Single-Use Plastic Straw shall not include straws provided under the following circumstances:

1. When provided with a beverage on private property used as a residence;
2. When provided by a state, federal or local government agency;
3. When packaged with beverages prepared and packaged outside of the Township, provided such beverages are not altered, packaged or repackaged within the Township; or
4. When provided as an assistance device to reasonably accommodate a disability.

TOWNSHIP - Tredyffrin Township.

§ 165-3. Single-Use, Plastic Carry-Out Bags Prohibited.

Effective 180 days after enactment of this Ordinance, no commercial establishment shall provide to any customer a single-use, plastic carry-out bag, as defined in §165-2 above. This prohibition applies to bags provided for the purpose of carrying goods away from the point-of-sale. This prohibition applies to single-use, plastic carry-out bags used for takeout deliveries from commercial establishments within the Township. The point-of-sale in such transactions shall be the commercial establishment, regardless of where payment for the transaction physically or electronically occurs.

§ 165-4. Compliant Bags.

- A. Beginning 180 days after enactment of this Ordinance, commercial establishments shall only provide compliant bags to a customer at the commercial establishment or through a delivery.
- B. A commercial establishment may provide a customer a compliant bag at the point-of-sale if the bag is provided to the customer for a charge of not less than \$0.15 per bag.
- C. All monies collected by a commercial establishment under this Section for provision of a recycled paper bag shall be retained by the commercial establishment.
- D. Any charge for a compliant bag shall be separately stated on any receipt provided to the customer at the time of sale and shall be identified as the "Carry-Out Bag Charge" thereon.
- E. Customers may use bags of any type, which they bring to the commercial establishment themselves, for the purpose of carrying goods or other materials away from the point-of-sale without incurring a fee for a compliant bag.

§ 165-5. Signage Requirement.

Beginning 180 days after enactment of this Ordinance, and for a minimum of six (6) months thereafter, commercial establishments shall post at all points-of-sale conspicuous signage informing customers that single-use, plastic carry-out bags and non-recycled paper bags will no longer be provided by the establishment as of the date the prohibition begins; explaining what types of bags and purchases are impacted; and providing any other information the Township may require by regulation.

§ 165-6. Prohibition Against Single-Use Plastic Straws and Polystyrene Food Containers.

Beginning 180 days after the enactment of this Ordinance, commercial establishments are prohibited from providing single-use plastic straws or polystyrene food containers to a customer, patron, or user of the commercial establishment under any circumstance, unless subject to an exemption. The prohibition set forth in this section shall not apply to single-use plastic straws or polystyrene food containers such as plates, cups, and bowls, which (a) contain multiple single-use plastic straws or polystyrene food containers, (b) are packaged by the manufacturers of such items at the time of their manufacture, and (c) are ultimately sold to consumers for home use.

§ 165-7. Exemptions.

- A. The Township may, upon written request of a commercial establishment, exempt a commercial establishment from the requirements of this Chapter until October 1, 2023 upon a finding by the Board that the requirements of this Chapter would cause undue hardship to the commercial establishment. An exemption granted by the Board under this section shall exempt the commercial establishment only from the requirements of this chapter expressly specified in the exemption. An "undue hardship" shall be found only if the commercial establishment demonstrates that it has a unique circumstance or situation such that there are no reasonable alternatives to the use of single-use, plastic carry-out bags or polystyrene food containers.

§ 165-8. Enforcement.

- A. The Township Manager, or his/her designee(s), has the responsibility for enforcement of this Chapter and may promulgate reasonable rules and regulations to enforce the provisions thereof, including, but not limited to, investigating violations and issuing fines.
- B. Any commercial establishment that violates or fails to comply with any of the requirements of this Chapter, after an initial written warning notice has been issued for that violation, shall be liable for a violation.
- C. Any commercial establishment that receives an initial written warning notice

may file a request for an exemption pursuant to the procedure in §165-7 above.

- D. If a commercial establishment has subsequent violations of this Chapter after the issuance of an initial written warning notice of violation, the Township may issue a summary criminal citation and seek fines, as provided in §165-8.E below, upon conviction thereof in a summary proceeding brought before a Magisterial District Justice under the Pennsylvania Rules of Criminal Procedure. In default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term of not more than thirty (30) days. Each section of this chapter violated shall constitute a separate offense, and each day or portion thereof in which a violation of this chapter is found to exist shall constitute a separate offense, each of which violations shall be punishable by a separate fine imposed by the Magisterial District Justice. All fines and penalties collected for the violation of this chapter shall be paid to the Township Treasurer.
- E. If a commercial establishment has subsequent violations of this Chapter after the issuance of an initial written warning notice of violation, the Township may issue the following penalties that shall be payable by the operator of the commercial establishment:
 - (1) A fine not exceeding \$100.00 for the first violation;
 - (2) A fine not exceeding \$200.00 for the second violation in the same year dating from the first violation; and
 - (3) A fine not exceeding \$500.00 for the third and each subsequent violation in the same year dating from the first violation.
- F. For the purposes of enforcement under this Section, a violation shall be each occurrence of a person, customer, operator, and/or commercial establishment violating a requirement of this Ordinance.
- G. In addition to the penalties set forth in this Chapter, the Township may seek legal, injunctive, or other equitable relief to enforce this Chapter.

SECTION 2. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 3. Repealer. All ordinances or parts of ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be effective thirty-one (31) days following enactment as by law provided, subject to §165-3 implementation date of 180 days after enactment of this Ordinance, as of which date no commercial establishment shall provide to any customer a single-use, plastic carry-out bag, as defined in §165-2 above; and further subject to the limited exemptions set forth in §165-7 above.

DULY ORDAINED AND ENACTED this 19th day of September, 2022.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

Julie Gosse, Chair

Matthew Holt, Vice Chair

KS Bhaskar

[Seal]

Attest:

Mark Freed

William F. Martin
Township Manager & Secretary

Sharon Humble

David Miller

Murph Wysocki

THE BOROUGH OF AMBLER, MONTGOMERY COUNTY, PA

ORDINANCE NUMBER 1126

AN ORDINANCE OF THE BOROUGH OF AMBLER REGULATING THE COMMERCIAL USE OF SINGLE USE PLASTICS AND EXPANDED POLYSTYRENE (STYROFOAM), TO BE CODIFIED AT CHAPTER 13 IN THE BOROUGH CODIFIED ORDINANCES AS A NEW PART 9 THEREOF; DEFINING PLASTICS AND EXPANDED POLYSTYRENE PRODUCTS THAT ARE WITHIN THE SCOPE OF THE ORDINANCE; PROHIBITING THE USE OF CERTAIN PLASTICS AND EXPANDED POLYSTYRENE PRODUCTS BY RETAIL ESTABLISHMENTS PROVIDING PACKAGING TO CUSTOMERS; PROVIDING EXEMPTIONS AND A MECHANISM FOR ALLOWING HARDSHIP CLAIMS; PROVIDING PENALTIES FOR VIOLATION; INCLUDING SAVINGS AND REPEALER CLAUSES; ORDINANCE EFFECTIVE ON THE EARLIEST APPLICABLE DATE SET FORTH IN THE PENNSYLVANIA BOROUGH CODE RELATING TO THE EFFECTIVE DATE OF ORDINANCES, WITH ENFORCEMENT DEFERRED UNTIL MARCH 1, 2023 FOR SINGLE USE PLASTICS AND MARCH 1, 2024 FOR EXPANDED POLYSTYRENE PRODUCTS AS SET FORTH IN THE ORDINANCE.

WHEREAS, Ambler Borough Council, in connection with its consideration and adoption of ordinances that are consistent with the health, safety and welfare of Borough citizens and visitors, finds that:

- a. The use of single-use plastic bags, expanded polystyrene food service products, and single-use plastic utensils have severe environmental impacts, the type and manner of which have been well documented and scientifically demonstrated;
- b. Only a tiny percentage of these products are successfully recycled;
- c. Single-use plastics are widely used throughout the Borough;
- d. Regulating the use of single-use plastics in the manner set forth in this ordinance has been demonstrated elsewhere to reduce their use by regulated businesses;
- e. The regulation of single-use plastics is consistent with the Environmental Rights Amendment to the Pennsylvania Constitution in addition to the Borough's general authority to regulate businesses within the Borough.

NOW THEREFORE, Ambler Borough Council hereby ORDAINS as follows:

There shall be added to the Ambler Codified Ordinances, at Chapter 13, a new part 9 entitled "Single-Use Plastics", and the content of which is as follows:

901. Definitions.

A. Exempted Bag. The use of an exempted bag is not a violation of this ordinance. An

exempted bag:

- (a) is used inside a retail establishment by a customer to deliver perishable items to the point of-sale at that establishment (checkout); or
- (b) is used:
 - (i) to package bulk items such as fruit, vegetables, nuts, grains, or candy;
 - (ii) to contain or wrap meats or fish; to contain unwrapped prepared foods or bakery goods;
 - (iii) to contain live animals, such as fish or insects sold in a pet store; or
- (c) is sold in packaging containing multiple bags and packaged at the time of manufacture of the bag; or
- (d) is a paper bag offered to the customer at the point of sale; or
- (e) is a reusable carryout bag offered to the customer at the point of sale. A reusable carryout bag is a durable bag with handles made and intended for repeated use.

B. Expanded Polystyrene Food Service Product. A foam-based form of plastic packaging made from styrene including containers or plates for food, beverage cups, trays, and clamshell-style packaging, often referred to by the trademarked name Styrofoam. In the event of a dispute over a particular form of packaging and whether it is regulated by this ordinance, the definition set forth in footnote 1 of this ordinance is controlling.

Packaging that is not regulated by this ordinance is:

- (a) food or beverages that have been packaged in expanded polystyrene outside the borough before receipt by a food service establishment or store;
- (b) a product made of expanded polystyrene that is used to package raw, uncooked, or butchered meat, fish, poultry, or seafood; or
- c) non-foam polystyrene food service products.

C. Retail Establishment. A temporary or permanent location in the Borough where food or other products are offered to the public for direct sale or delivery to a customer, including but not limited to the following: supermarket, convenience store, service station, delicatessen, department store, dollar store, clothing store, restaurant, pharmacy, food truck, farmers' market, festival or delivery service, but not including drycleaners.

D. Single-use Plastic Bag. A bag made through a blown-film extrusion process, but not including an Exempted Bag.

E. Single-Use Plastic Devices

- (a) means any item provided by a Retail Establishment to serve, consume, garnish or manipulate food or beverages that is primarily made from plastic; except, however, that this ordinance shall not apply to forks, spoons, sporks, knives, and chopsticks.
- (b) includes straws, drink stirrers, beverage spill plugs, toothpicks, novelty cocktail accessories, and other drink or food accoutrements.
- (c) shall not include devices provided under the following circumstances:
 - (i.) When packaged with beverages prepared and packaged outside of the Borough, provided

such beverages are not altered, packaged or repackaged within the Borough; and
(ii.) When provided as an assistance device to reasonably accommodate a disability.

Single-Use Plastics. A form of disposable packaging made from fossil-fuel based chemicals and which is intended to be disposed of immediately after use. Examples include bags, straws and utensils. In the event of any dispute over the nature of the packaging supplied by a Borough business, the technical definition of plastic set forth in footnote 2 shall control.

902. Prohibited Uses of Single-Use Plastics and Polystyrene.

1. Beginning March 1, 2023, retail establishments are prohibited from providing any of the following to a customer either directly at the establishment or through a delivery from the establishment to a destination selected by the customer:
 - a. A single-use plastic bag that is not an exempted bag;
 - b. A non-recycled paper bag that is not an exempted bag;
 - c. A single-use plastic device unless requested by the customer.
2. Beginning March 1, 2024, retail establishments are also prohibited from providing an expanded polystyrene (Styrofoam) food service product to a customer either directly at the establishment or through a delivery from the establishment to a destination selected by the customer:
3. For purposes of this ordinance, a Retail Establishment provides regulated products to a customer when the package is handed to the customer by any owner, employee or volunteer of the establishment, or, where the prohibited packaging is made available to the customer for his or her own use or self-packaging.

903. Penalties for Violation

A retail establishment that violates the requirements of this subchapter is subject to a civil penalty, plus court costs, as follows:

- (a) \$50.00 for a first offense;
 - (b) \$100.00 for a second offense;
 - (c) \$An amount not to exceed \$600.00, as determined by the court, for all subsequent offenses.
- (2) Each day in which the retail establishment violates this ordinance constitutes a separate offense.
- (3) In addition to the penalties set forth in this Chapter, the Borough of Ambler may seek legal, injunctive, or other equitable relief to enforce this Chapter.
- (4) The failure of the Borough of Ambler to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of Ambler of its rights to future enforcement hereunder.

904. Hardships

Borough Council may, upon written request of a retail establishment, temporarily exempt it from the requirements of this ordinance if Borough Council finds that enforcement would cause undue hardship to the retail establishment. In granting any such temporary exemption, Council shall also state the duration of such exemption.

A finding of undue hardship may be based on one of the following:

- a. The commercial establishment has a unique circumstance or situation such that there are no reasonable alternatives to single-use plastic carry-out bags or single-use plastic straws;
- b. Compliance with the requirements of this article would deprive a commercial establishment of a legally protected right;
- c. Additional time is necessary in order to draw down an existing inventory of single-use plastic carry-out bags or single-use plastic straws.

905. Severance. Repealer. Effective date.

If any portion of this ordinance is found to be invalid by a court of competent jurisdiction, then to the extent possible such invalid portion shall be severed from the remainder, which shall continue in full force and effect.

Any portion of any existing Borough ordinance which is inconsistent with any provision herein is, to the extent of such inconsistency, repealed.

This ordinance is effective on the earliest of the following:

- a. The date when the mayor approves it;
- b. The date of enactment by council over the mayor's veto;
- c. For an ordinance not returned by the mayor at the next scheduled meeting of council occurring at least ten days after the meeting at which the ordinance was enacted, the date of the succeeding scheduled meeting of council.

SO ORDAINED this 16th day of August, 2022.

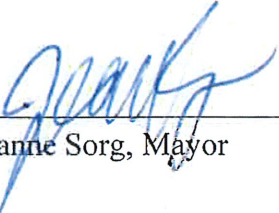


Glynnis Siskind, Council President

Attest:


Mary Aversa, Council Secretary

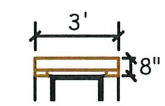
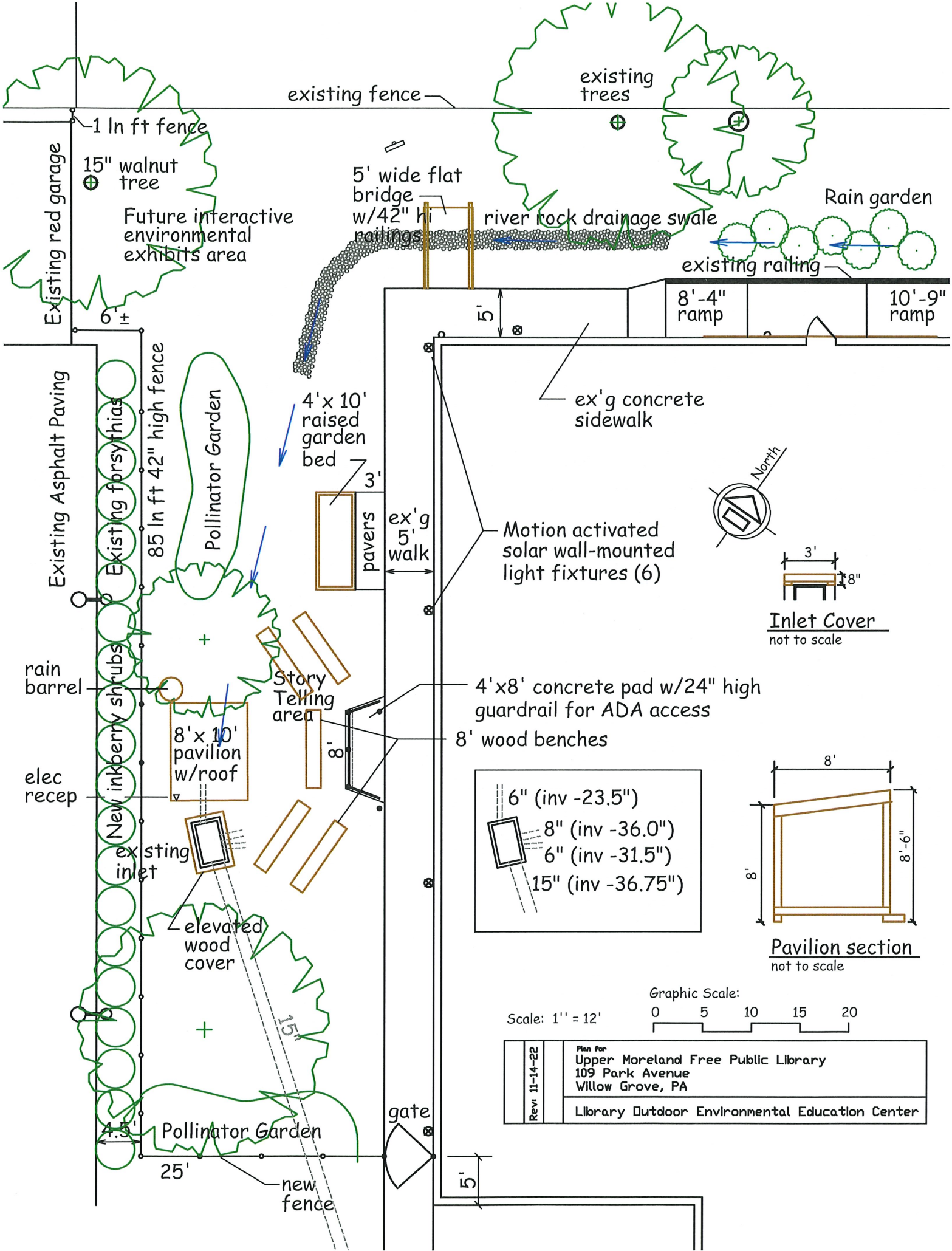
Approved:


Jeanne Sorg, Mayor

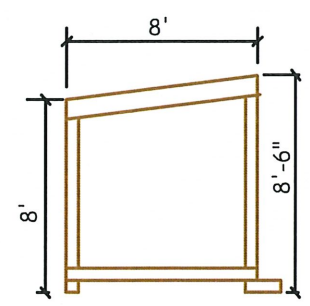
FN 1. For purposes of this ordinance, "expanded polystyrene" means blown polystyrene and expanded and extruded foams that are thermoplastic petrochemical materials utilizing a styrene monomer and processed by a number of techniques, including: fusion of polymer spheres, known as expandable bead 20 polystyrene; injection molding; foam molding; and extrusion-blow molding, also known as extruded foam polystyrene.

FN 2. For purposes of this ordinance," plastic" means a synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms that retain their defined shapes during their life cycle and after disposal, including material derived from either petrochemicals or a biologically based polymer, such as corn or other plant sources.

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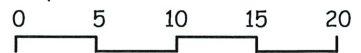
Inlet Cover
not to scale



Pavilion section
not to scale

Graphic Scale:

Scale: 1" = 12'



Rev. 11-14-22	Plan for
	Upper Moreland Free Public Library
	109 Park Avenue
	Willow Grove, PA
	Library Outdoor Environmental Education Center

UPPER MORELAND HISTORICAL COMMISSION
REPORT TO THE BOARD OF COMMISSIONERS
NOVEMBER 21, 2022

The UMHC met on November 1, 2022.

1. Budget 2023: We thank the Board of Commissioners for their consideration of our request to maintain our budget amount in order to fund potential new properties deed research, to assist current Inventory members in learning more about their homes, to provide an Anniversary event for members of the Historical Inventory and at least one family-friendly event to support community interest in our historical roots, to consider designating "Historical Neighborhood" status for the original Ferguson Tract, and for the development of our new website and media outreach.
2. Our website re-development has been under the leadership of member Mike Lovecchio, and is now under a design contract with be Marketing of Trooper, PA.
3. Our historical sign replacement project will be completed with the production of a new pedestal sign for the Dubree House, for the Willow Grove Methodist Church, and for the building currently known as the "W."
4. Media outreach will be an important part of our 2023 work, via our FaceBook/InstaGram accounts and other Community-based sites.
5. All files are being reviewed for placement in the UMFPL on a research-only basis.
6. Final meeting of 2022 will be on Tuesday, December 6th at 7:00 p.m. in the Library Community Room. The Community is always welcome to listen and ask questions.

Respectfully submitted,

Susan Worth-LaManna
President