

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee Meeting**  
**February 10, 2025 at 7:00 p.m.**  
*AGENDA ITEMS ARE SUBJECT TO CHANGE*

**INSTRUCTIONS TO JOIN:**

**Go to Zoom.us.** Click "Join a Meeting"      Webinar ID: 917 5771 7982      Password: 182130  
**Join by Phone:** Dial 1-929-205-6099      Webinar ID: 917 5771 7982      Password: 182130

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please call the Township during normal business hours at 215-659-3100 x1058 or x1057\*\**

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**Community Development Committee Members:** Commissioner and Committee Demond Mullen, Commissioner and Board President, Kip McFatridge and Commissioner Nicholas Scull; 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. Public Comments – Non-Agenda Items Only**
- VIII. Approval of Minutes – January 13, 2025 (attachment)**
- IX. Land Development/Subdivision**
- X. New Business**
  - A. Bids for Route 611/263 Traffic Signal Upgrades in Upper Moreland Township (attachment)
- XI. Old Business:**
  - A. Draft Bamboo Ordinance (attachment)
- XII. Redevelopment**
- XIII. 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 and Landscape Architect's Report
  - D. Traffic Engineer's Report
  - E. Environmental Advisory Council
  - F. Historical Commission
- XIV. Other**
- XV. Commissioner Comments**
- XVI. Adjournment**

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
January 13, 2025 - Meeting Minutes**

**Community Development Committee Members** - Commissioner and Committee Chair Demond Mullen, Commissioner and Board President Kip McFatridge, and Commissioner Nicholas Scull. 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** - The meeting was called to order by Commissioner and Committee Chair Mullen.

**IV. Roll Call:** Commissioner and Committee Chair Mullen, Commissioners McFatridge and Scull, Mr. Elsier. Absent: Mr. Purtell. Also present: James Hersh, Gilmore & Associates, Patrick T. Stasio, Township Manager, and Sean Kilkenny, Township Solicitor.

**V. Announcements/Presentations** – Nothing to report.

**VI. Public Comments – Non-Agenda Items Only** – Nothing to report.

**VII. Approval of Minutes** – October 21, 2024:

- Dr. Lynnette Saunders amended Section IX, B, third arrow and replaced, “being attracted to” with “colliding into”.
  - Commissioner Scull commented to ensure that Montgomery County address bird safety and apply measures on their building’s windows. Mr. Hersh explained that Montgomery County is not returning for Land Development, but will file an application, which will be reviewed and processed administratively. Mr. Stasio will follow up with the County.
- The Committee unanimously approved the minutes as amended.

**VIII. Land Development/Subdivision** – Nothing to report.

**IX. New Business:**

A. Portion of Helen Street for Abandonment – Mr. Stasio discussed the following:

- Helen Street is a partially paved street near Fair Oaks Park that comes in off of Skrobul Road, and the remaining section covered by grass is a paper street, which the Township has no interest in owning. Neighbors have maintained the property for over 21 years. Owners of the property would need to work with the Sewer Authority.
- Mr. Kilkenny explained the requirements of ownership would be by either a petition to Orphans Court or by creating an ordinance.
- The Committee recommends the Board of Commissioners approve an ordinance at the February 3, 2025 Regular Meeting.

B. Draft Bamboo Ordinance – Mr. Kilkenny discussed the following items:

- A sample from another municipality, details of the Township’s coverage under the 2015 version of the Property Maintenance Code Section 302.4, required maintenance, and charging for removal or remediation. The newly drafted ordinance clarifies that new bamboo is prohibited from being planted in-ground; however, bamboo would be permitted in an appropriate planting box or planter so long as the root system does not spread underground.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
January 13, 2025 - Meeting Minutes**

- Commissioner Scull suggested amending the current ordinance. Mr. Kilkenny explained that there is no variance process and the International Property Maintenance Code can be amended locally.
- Mr. Stasio noted that the Code Enforcement Department would need to carry out the ordinance by informing property owners of their violation and responsibility to eradicate bamboo, which could be an expensive process depending on the size of the planted area.
- Dr. Lynnette Saunders, Environmental Advisory Council Chair, commented in favor to not allow planting of new bamboo in-ground and enforcing a penalty.
- The Committee will continue a discussion at the February 10, 2025 Community Development Committee Meeting.

**X. Old Business:**

A. Downtown Parking Lot Improvements – Mr. Stasio discussed the following:

- Plans to renovate a small parking lot at Davisville Road and York Road, from the County building:
  - Part of a beautification project that will provide access to the downtown shopping area.
  - Cost is approximately \$125,000 and does not include demolition of the existing lot or paving that will likely be completed by the Public Works Department.
  - Applying for a Downtown Main Street Matters Grant in the amount of \$57,000 and the award to be announced early Summer. Once the grant award is determined, the project can be posted for bid, begin construction, and probably be completed sometime in September.
  - The design is already funded.
  - Obtaining a 2025 Bond Issue could fund construction, or the Reserve Fund could be used and then reimbursed once a new Bond is obtained.
- Mr. Hersh added that the concept is far along and ready for the Public Works crew to install curbing and sidewalk along Davisville Road, which are two items in the previous estimate.
- The Committee recommends the Board of Commissioners approve at the February 3, 2025 Regular Meeting.

**XI. Redevelopment** – Nothing to report.

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

- A. Code Enforcement Department Report – Nothing further to report.
- B. Public Works Department Report and Recycling Report:
  - Commissioner McFatridge commended the Public Works crew for their timely response to the previous snow storm.
- C. Township Engineer and Landscape Architect Report -
  - Commissioner Scull commented discontent about the artwork design on the wall of the Amazon Fresh store and suggested a review of previous meeting minutes that discusses Federal Realty and a design with Willow trees. Mr. Stasio will follow up on how to resolve the issue.
- D. Traffic Engineer's Report – Nothing further to report.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
January 13, 2025 - Meeting Minutes**

- E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed the following:
  - Topics for the Spring Township Newsletter have been submitted.
  - Ordered an educational sign printed with native plants that the public can plant in their own yards. An installation location will be determined.
  - Discussed ways to work with the Shade Tree Committee on education and giveaways.
  - Planning with Parks and Recreation to hold a number of Habitat Hero events.
  - Developing a flyer encouraging planting replacement trees for trees that have been cut down. The pamphlet will be handed out at events and be provided ideally to tree companies to provide them to their customers.
  - Planning Earth Day events for April 26, 2025 at Masons Mill Park.
  - Discussed ways to encourage residents to plant native plants, which include giveaways of trees and plants at the Earth Day event and the Habitat Hero events.
- F. Upper Moreland Historical Commission – Sue Worth-LaManna, Chair, discussed the following:
  - Looking for someone to provide technical support with managing the Commission's website.
  - Two alternate members have resigned from the Commission.
  - Working with the Historical Association on a replacement sign at Davisville Road and Everett Avenue.
  - Reviewing items for historical value at the Upper Moreland School District as they move their offices.
  - Submitted an article for the Spring Newsletter.
  - Thanked Kate Kollar, Director of Parks and Recreation, for assistance in coordinating events that share the same weekends.
  - Encouraging historical preservation of homes along Davisville Road and can provide information on other historical properties in the same area.
  - Suggested the posting of American Flags on utility poles within the downtown, as done in other townships.

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

XIV. **Other** – Nothing to report.

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

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 7:35 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 BENVENUTTI  
DEMOND MULLEN  
BENJAMIN W. OLSZEWSKI  
NICHOLAS O. SCULL  
CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO  
*Township Manager*  
JOHN D. BATES  
*Assistant Township Manager/Director of Finance*  
ALEX H. LEVY  
*Township Treasurer*  
SEAN P. KILKENNY, ESQ.  
*Township Solicitor*

## Agenda Summary Community Development Committee Meeting – February 10, 2025

<b>Agenda Item:</b>	<b>Bid Advertisement Approval</b>
<b>Prepared by:</b>	Patrick Stasio, Township Manager
<b>Attachments:</b>	<b>Draft Advertisement</b>
<b>Background/Analysis:</b>	The project includes Route 611 and Route 263 traffic signal upgrades. The signals system along this corridor is aged and requires upgrades.
<b>Fiscal Impact/Sources:</b>	In 2023, the Township received a PennDot grant in the amount of \$557,875 and requires no match. The grant expires in June 2025, and we have asked for an extension in order to complete this project.
	Upper Moreland is responsible for all bidding and inspection costs, estimated to be \$12,000.
<b>Alternatives:</b>	N/A
<b>Recommend Action:</b>	Recommend the committee move forward for full Board of Commissioner consideration at the March 3, 2025 meeting.

## **ADVERTISEMENT**

Notice is hereby given that Upper Moreland Township will accept sealed proposals online for the Route 611/263 Traffic Signal Upgrades in Upper Moreland Township, Montgomery County, PA. Bids will be accepted until 10:00 AM, April 4, 2025, via PennBid ([www.pennbid.bonfirehub.com](http://www.pennbid.bonfirehub.com)) only. Questions must be submitted via PennBID by March 28, 2025 at 5:00 PM. Submission of a question does not guarantee that such question will be answered.

Plans and specifications are available online at no charge via PennBid.

All proposals (bids) are to be accompanied by a bid bond or certified check in the amount of 10% of the total bid. The Township reserves the right to waive any minor informalities, irregularities or defects in the bid, or to reject any or all of the bids. The successful Bidder must comply with Pennsylvania Prevailing Wage Act.

All bidders are required to establish proof of competency and responsibility, in accordance with 67 PA Code Chapter 457, Regulations Governing Pre-qualification of Prospective Bidders and PennDOT Form 408/2020, as supplemented and amended, Section 102. Subcontractors must pre-qualify in the same manner, if listed in the proposal or if they subsequently undertake the partial or total construction of one or more items of Work. All bidders, and sub-contractors, must be PennDOT pre-qualified Contractors.

No bid may be withdrawn within sixty (60) days after the opening thereof, during which time the Township may review the bids and investigate bidder qualifications.

Upper Moreland Township

# 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 Solicitor*

## Agenda Summary

### Community Development Committee Meeting – January 13, 2025

### Community Development Committee Meeting – February 10, 2025

<b>Agenda Item:</b>	<b>Bamboo Ordinance</b>
<b>Prepared by:</b>	Patrick Stasio, Township Manager
<b>Attachments:</b>	<b>Revised Draft Ordinance</b>
<b>Background/Analysis:</b>	The Board of Commissioners asked the solicitors office to revise the draft Bamboo Ordinance for review and discussion. Bamboo is an invasive, non-native plant that is difficult to contain and remove.
<b>Fiscal Impact/Sources:</b>	No financial impact to the Township; however, pending the decision by the Board of Commissioners the financial impact would fall to the land owner where the Bamboo would need to be removed.
<b>Alternatives:</b>	Do not enact the ordinance; instead, educate the community on the effects of Bamboo.
<b>Recommend Action:</b>	Recommend the committee move forward for full Board of Commissioner consideration at the March 3, 2025 meeting.

Equal Opportunity Employer

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UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 243 OF THE UPPER MORELAND TOWNSHIP CODE OF ORDINANCES ENTITLED "PROPERTY MAINTENANCE CODE," REPEALING ALL ORDINANCES OR PARTS OF THEREOF IN CONFLICT THEREWITH; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter "the Township") is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Upper Moreland Township Board of Commissioners has adopted the 2015 International Property Maintenance Code through Chapter 243 of the Upper Moreland Township Code of Ordinances; and

WHEREAS, the Township Board of Commissioners has determined that it is in the best interests of the health, protection, safety, welfare and benefit of its citizens and the public at large at this time to establish regulations relating to the planting, cultivating and/or growing of a certain running plant, specifically Bamboo, within the Township, together with penalties for violations of such regulations, so as to prevent the spread of running bamboo onto neighboring property; and

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

NOW THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Commissioners of Upper Moreland Township that Chapter 243 of the Upper Moreland Township Code of Ordinances is hereby amended as follows:

**I. AMENDMENT OF CODE**

**Section 243-2 Amendments to International Property Maintenance Code, Subsection G.** is hereby amended to state as follows (amendments in **bold font and underlined**):

**G. Section 302.4 Weeds** is amended to insert "twelve (12) inches" for the weed or plant growth height limitation to be maintained on premises and exterior property, to state in full:

Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, **including bamboo**, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

The planting or growing of bamboo shall be prohibited within the Township, unless:1) The root system of such bamboo plant is entirely contained within a planter, barrier, or other vessel, located entirely above ground level, and of such design, material, and location as to entirely prevent the spread/growth of the bamboo's root system beyond the container in which it is planted; or(2) The root system is contained within a barrier, constructed in accordance with the following specifications, and only after a permit is issued by the Township:

- (a) The barrier shall be composed of high-density polypropylene or polyethylene, 40 mil or heavier, or equivalent;
- (b) Portions or sheets of the barrier shall be secured or joined together by the use of stainless-steel clamps or stainless-steel closure strips designed for such barriers;
- (c) The entire perimeter of the barrier shall be more than 30 inches below ground level and more than three inches above ground level; and
- (d) When installed, the barrier shall slant outward from the bottom to the top.

Bamboo shall not be planted, maintained, or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in the Township. Any bamboo owner whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of the edge of the pavement or traveled portion of a public road in the Township.

Any person who hereafter plants or grows, or causes to be planted or grown, bamboo within the Township, except as under the conditions set forth in this Chapter, shall be deemed to be in violation of this chapter, and shall be subject to such penalties as are set forth herein. For purposes of this chapter, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted and/or grown by and/or with the consent of the bamboo owner.

Whether planted or growing in a container or contained within a barrier, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant (including stalks, branches, leaves, and/or roots) shall extend nearer than 10 feet to any property line. When removing and destroying bamboo, all rhizome (underground plant stem capable of producing the shoot and root systems of a new plant) disposal must be by incineration only. No composting or trash disposal of rhizomes shall be allowed.

Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this Chapter may remain on such property, subject to compliance with this Chapter. Each bamboo owner shall be responsible to ensure that the bamboo planted or

growing on the property prior to the effective date of this Chapter does not encroach or grow upon any adjoining or neighboring property, including all public property and rights-of-way. Such bamboo owners shall be required to take such measures as are reasonably expected to prevent such invasion or encroachment, including, but not limited to, the installation of a barrier to sufficient depth within the property line or lines where the bamboo is planted or is growing to prevent the growth or encroachment upon adjoining or neighboring property by the bamboo. Any bamboo existing on a property prior to the effective date of this Chapter may not be replanted or replaced in kind once such bamboo is or has become, for any reason, dead, destroyed, uprooted, or otherwise removed, except in compliance with the provisions of this chapter.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

## **SECTION 2: SEVERABILITY.**

The terms, conditions, and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Upper Moreland Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision in this Ordinance.

## **SECTION 3: REPEALER.**

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

## **SECTION 4: EFFECTIVE DATE.**

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

**ENACTED** and **ORDAINED** by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 3rd day of March, 2025.

Attest:

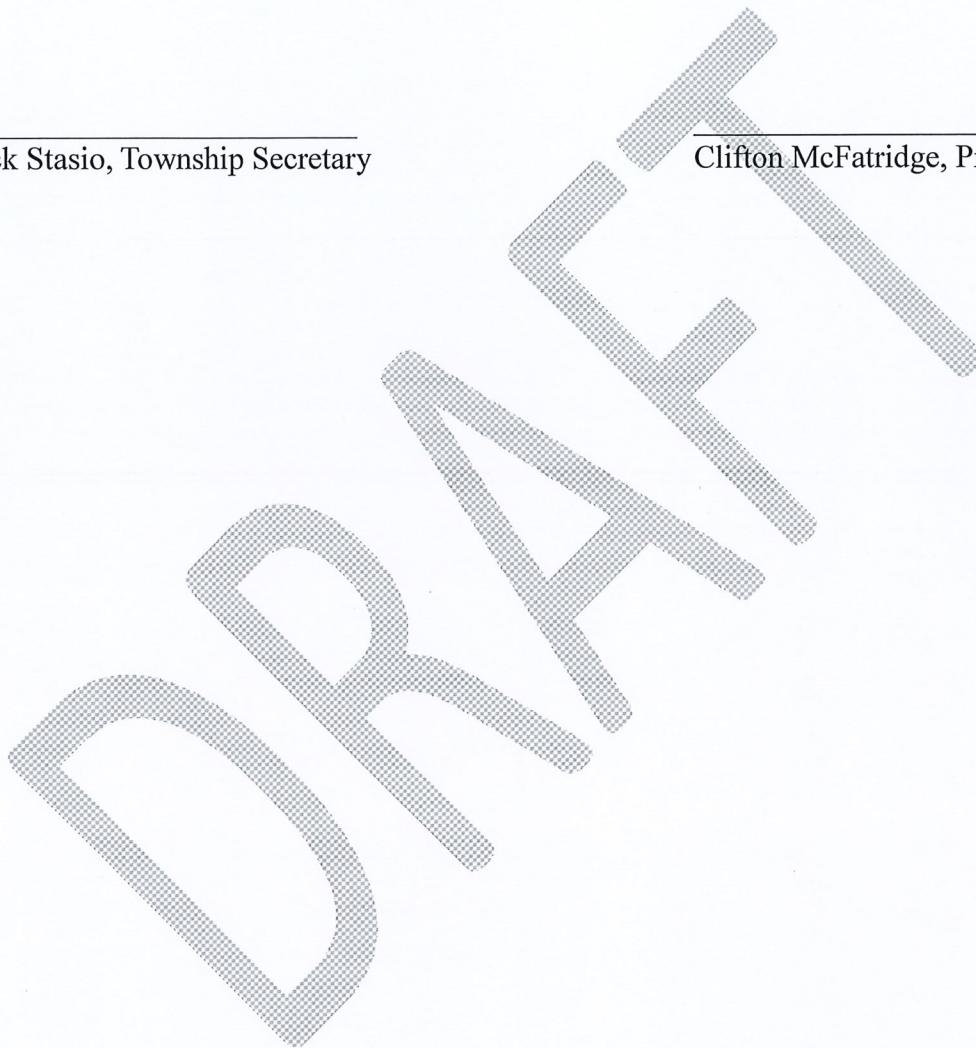
**Upper Moreland Township  
Board of Commissioners**

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Patrick Stasio, Township Secretary

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Clifton McFatridge, President

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**PERMITS**

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	0	0	\$0.00	\$0.00
Bulk Pick Up	24	23	\$0.00	\$480.00
Trailer	1	2	\$0.00	\$95.00
Plumbing	20	22	\$208,773.00	\$1,723.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	4	4	\$9,548.00	\$766.00
Building	21	22	\$1,157,498.50	\$7,889.50
Commercial Zoning Use	10	7	\$0.00	\$525.00
Fire	53	3	\$0.00	\$580.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	2	\$16,000.00	\$155.00
Well	0	0	\$0.00	\$0.00
Electrical	14	13	\$423,198.00	\$10,858.50
Mechanical	16	13	\$195,245.30	\$3,718.50
<b>Totals:</b>	<b>166</b>	<b>111</b>	<b>\$2,010,262.80</b>	<b>\$26,790.50</b>

**CONTRACTORS**

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	7	\$600.00
Mechanical Contractor	0	5	\$375.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	15	25	\$2,950.00
General Contractor	33	24	\$4,275.00
Sign Contractor	4	2	\$450.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	8	10	\$1,350.00
<b>Totals:</b>	<b>61</b>	<b>73</b>	<b>\$10,000.00</b>

Residential

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

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	2	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	4	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

# Commissioners Report

For the period of: 2025-01-01 to 2025-01-31 23:59:59

Date Printed: 02/03/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>6</b>	<b>0</b>	<b>\$0.00</b>

## Uncategorized Subtype

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

## PERMIT INSPECTIONS

Total Inspections:	69
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## LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	4	124	\$6,350.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
<b>Totals:</b>	<b>4</b>	<b>124</b>	<b>\$6,350.00</b>

## LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	2	\$1,500.00
<b>Totals:</b>	<b>2</b>	<b>\$1,500.00</b>

## CODE ENFORCEMENT

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

## CASHIERING

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2025-01-01 to 2025-01-31 23:59:59

Date Printed: 02/03/2025

### OPEN RECORDS

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

**Total Revenue Collected: \$44,640.50**



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

# Commissioners Report

For the period of: 2024-01-01 to 2024-01-31 23:59:59

Date Printed: 02/03/2025

## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	2	\$17,000.00	\$49.00
Bulk Pick Up	40	40	\$0.00	\$930.00
Trailer	4	3	\$0.00	\$120.00
Plumbing	18	15	\$131,690.00	\$1,957.50
Garage Sale	0	0	\$0.00	\$0.00
Public Works	5	5	\$591,104.00	\$574.00
Building	26	24	\$509,838.58	\$9,268.50
Commercial Zoning Use	6	2	\$0.00	\$150.00
Fire	56	6	\$33,256.00	\$989.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	5	2	\$9,500.00	\$155.00
Well	0	0	\$0.00	\$0.00
Electrical	11	9	\$119,490.00	\$3,515.50
Mechanical	7	7	\$78,566.00	\$1,871.50
<b>Totals:</b>	<b>179</b>	<b>115</b>	<b>\$1,490,444.58</b>	<b>\$19,580.00</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	7	6	\$975.00
Mechanical Contractor	2	3	\$375.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	18	19	\$2,725.00
General Contractor	41	31	\$5,400.00
Sign Contractor	2	0	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	10	13	\$1,725.00
<b>Totals:</b>	<b>81</b>	<b>72</b>	<b>\$11,425.00</b>

### Residential

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

### Home Improvement

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

# Commissioners Report

For the period of: 2024-01-01 to 2024-01-31 23:59:59

Date Printed: 02/03/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
<b>Totals:</b>	<b>2</b>	<b>0</b>	<b>\$0.00</b>

## Uncategorized Subtype

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

## PERMIT INSPECTIONS

Total Inspections:	67
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## LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	247	\$12,400.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
<b>Totals:</b>	<b>1</b>	<b>247</b>	<b>\$12,400.00</b>

## LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	1	\$1,000.00
Subdivision	1	\$275.00
Land Development	0	\$0.00
Public Hearing	3	\$1,950.00
<b>Totals:</b>	<b>5</b>	<b>\$3,225.00</b>

## CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	1
Misc	2
Exterior Maintenance	3
High Grass	0
Work Without Permit	4
<b>Totals:</b>	<b>10</b>

## CASHIERING

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2024-01-01 to 2024-01-31 23:59:59

Date Printed: 02/03/2025

### OPEN RECORDS

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

**Total Revenue Collected: \$46,630.00**

To: Public Works Committee

From: David Elsier, Director of Public Works

Date January 2025

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.
- Attended Republic Services and Montgomery County Recycling consortium Qtrly meeting
- Had 5 winter events on January

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

## **SANITATION DIVISION**

**January 2025**

During the month of January 2025, our Sanitation Division picked up 543 tons of compacted trash. For the same period in 2024 we collected 548 tons of compacted

Since the last report period we had 6 bulk pick-ups. For the same period in 2024 we collected 16 bulk items

We collected 32 tons of yard waste since the last report period. For the same period in 2024, we collected 48 tons of yard waste.

We collected 14 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 30 electronic items.



**Public Works Department**  
**January 2025**

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

Single Stream	183
Curbside Yard Waste	32
<b>Total Recycling Tonnage</b>	<b>215</b>
Trash Tonnage	543
Tipping Fee Cost Avoidance	\$15,906
Cost of Single Stream	\$ 2,148
Percent of Waste Recycled	<b>\$ 11.74</b> 28%

<u>Materials</u>	<u>Single Stream</u>	<u>Yard Waste</u>	<u>Trash</u>	<u>% Recycled</u>
2025	183	32	543	28%
2024	201	48	548	31%

	<b>2024</b>	<b>2025</b>
Bulk Metal Items	16	6
E-Cycling Items	30	14



PROJECT	WORK PERFORMED LAST PERIOD (January 13 <sup>th</sup> to February 10 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (February 10 <sup>th</sup> to March 10 <sup>th</sup> )
<b>GENERAL TOWNSHIP PROJECTS</b>		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"><li>• No work performed this period.</li></ul>	<ul style="list-style-type: none"><li>• Monitor project status and perform work as needed.</li></ul>
2. Misc. Consulting Services	<ul style="list-style-type: none"><li>• Continue work on Davisville &amp; York public amenity space.</li><li>• Site visit to Rolling Acres apartments (former Rober Bruce) in response to drainage complaints from owner.</li></ul>	<ul style="list-style-type: none"><li>• Respond to requests and perform work as necessary.</li><li>• Anticipate follow up observation at Mill Creek dam in February.</li></ul>
3. Woodlawn School Demo / Redevelopment	<ul style="list-style-type: none"><li>• Stormwater design &amp; NPDES permit package.</li></ul>	<ul style="list-style-type: none"><li>• Work on park redevelopment plans with goal of NPDES permit submission in Q1 2025.</li><li>• Coordination with Simone Collins and Township Staff.</li></ul>
<b>PRIVATE DEVELOPMENT PROJECTS</b>		
1. Fairhill Commons	<ul style="list-style-type: none"><li>• No work was performed during this period.</li><li>• Developer submitted retaining wall monitoring survey for review.</li></ul>	<ul style="list-style-type: none"><li>• <b>Project is in 18-month maintenance period which is set to expire in May 2025.</b></li></ul>
2. Federal Realty – Phase 3 Apartments / Retail	<ul style="list-style-type: none"><li>• No work was performed during this period.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>
3. Cloud 10 Carwash	<ul style="list-style-type: none"><li>• Construction observation.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>
4. Executive Mews	<ul style="list-style-type: none"><li>• No work completed this period.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>
5. 1130 Easton Road (Starbucks)	<ul style="list-style-type: none"><li>• No work completed this period.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>
6. 2005 Pioneer Road	<ul style="list-style-type: none"><li>• No work completed this period.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>



- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

## MEMORANDUM

Date: February 04, 2025

From: Adrienne Blank, R.L.A.

Reference: Monthly Project Summary  
G&A Project No. 999100401

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months.

### A. Landscape Architectural Plan Reviews

1. 4290 Davisville Road – Cloud 10
  - a. Review of waivers granted 2/15/2024.
  - b. PENDING: Review revised plans when submitted.
2. 2300 Computer Avenue – Executive Mews Conditional Use
  - a. Land Development Landscape Review 2 – 5/28/2024.
  - b. PENDING: Future plan submissions and reviews. Tree removal permit review anticipated soon.
3. Willow Grove Shopping Center Redevelopment – Federal Realty
  - a. Phase 3 (Multi-Family) Land Development Landscape Review 2 – 5/30/2024.
  - b. PENDING: Future plan submissions and reviews.
4. 1130 Easton Road – Starbucks
  - a. Review of waivers requested 6/27/2024.
  - b. PENDING: Future plan submissions and reviews.

5. 2005 Pioneer Road

a. Preliminary Subdivision Review 2—Review letter issued 9/11/2024.

b. PENDING: Future plan submissions and reviews.

B. Landscape Architectural Field Reviews

1. Chipotle Marketplace

a. PENDING: Inspection and confirmation once remaining landscape issue(s) have been corrected.

2. Marshalls - LD Waiver

a. Inspection for escrow release 11/14-16/23. Clean punch list memo provided 11/20/23.

b. PENDING: Inspect additional landscaping and prepare punch lists as needed or requested.

3. 102 Park Ave. - Willow Grove Shopping Center, Phase 1

a. Landscape inspection, punch list complete, 6/12/2024.

4. 551 N. York Road - Fairhill Commons

a. Landscape inspection for escrow release 6/14/2023.

b. Landscape Inspection completed. All remaining landscape issue(s) have been corrected. A memo dated November 8<sup>th</sup>, 2024, was submitted confirming the Start of Maintenance.

c. PENDING: Additional landscape to be inspected once requested.

5. 2402 Easton Road - Olive Garden

a. PENDING: SOM inspection as requested.

6. 3827 Betz Road - Minor Subdivision

a. PENDING: Limit of Disturbance/Tree Protection Site Inspection, as requested.

7. 28 N. York Road

a. PENDING: Review outstanding items once corrected/completed.

8. 432-514 Davisville Road - (Federation Housing)

a. End-of-Maintenance inspection, punch list complete, 6/25/2024.

b. Project closeout memo issued 8/7/24.

C. Township Projects

1. UMT Police Building

- a. Revised land development plan submitted 4/17/2024.
- b. PENDING: Revise land development submission as reviewed.

2. Davisville and York Landscape Enhancements

- a. Conceptual Plans for Township feedback - 5/8/2024. Opinion of Probable Cost and Site rendering 6/5/2024.
- b. PENDING: Design revisions as requested.

**UPPER MORELAND TOWNSHIP  
MONTGOMERY COUNTY  
PROJECT STATUS  
February 5, 2025**

**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 Bids Opened in December 2024

**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. **Grant to be withdrawn by PennDOT since funding through the TIP.**
- Coordination with PA Turnpike for Open Road Tolling project, which will remove toll booths from Interchange.
- Preliminary design of roadway completed and preliminary bridge design has commenced.
- Environmental Clearance studies underway.
- Project added to 2025 TIP includes project for full construction funding. Bowman will continue to progress the design through Preliminary Design. PennDOT to fund Final Design and Construction.

**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 Grant Application submitted July 2024. Announcements pending

**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.
- James D. Morrisey is the contractor. Roadwork Ongoing.

**MARYLAND ROAD BRIDGE**

- Final Bridge and Roadway plans complete
- DCED MTF Grant awarded for \$897,375.00 for construction and construction inspection. No required match.
- Temporary Construction Easements needed. Bowman sent easement information\requests to two property owners for necessary easements. One signed easement received.
- **Bid Awarded to Bi State Construction Company for \$680,079.25. Bowman to send Notice of Award.**

## **POWER LINE TRAIL**

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Final trail alignment approved by PECO. New agreement provided by PECO for trail and parking lot.
- Project selected for TASA grant (\$2.4 million). Kick-off meeting held 2/22/24. This project must follow the PennDOT project delivery process due to federal funding.

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

- Grant Award - \$354,685. Township match \$204,685.
- Design Completed. Need property owner sign-off from Jefferson Health and Finalize utility coordination.

## **2022 TRAFFIC SIGNAL TECHNOLOGIES AWARD**

- Upgrades to 23 intersections along Route 611 and 263 to replace controller timers, install new radio communication, and connect to PennDOT's Traffic Management Center (TMC).
- Grant Award - \$557,000. Township match \$0.
- **Preparing bid for Traffic Signal Upgrades to be advertised upon Board approval. Estimated construction cost is \$250,000 - \$300,000.**

## **2022 GREEN LIGHT GO AWARD**

- Upgrades to 16 intersections along Route 611 and 263 to replace loops with radar\video detection.
- Grant Request - \$513,360. Township match \$128,340.

## **BONNET LANE PARK – PHASE 1 UTILITY RELOCATION**

- Improvements to relocate existing overhead utilities. provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstans and Burnbridge, and installation of parking lot per Bonnet Lane park master plan
- Grant Award \$250,000, for utility relocations. Township coordinating with utility companies
- **PECO, Verizon, and Comcast completing design for relocations, including estimates for work.**

## **2025 GRANT SCHEDULE**

- Montco 2040 – Open and Due March 3, 2025
- Walkworks Active Transportation Planning Grant – Open and due March 21, 2025
- DCNR C2P2 Grants – Open and due April 2, 2025
- DCED Greenway, Trails, and Rec Program (GTRP) – Opens 2/1/2025
- ARLE Grant – Due June 30, 2025, scoping form
- DCED Multimodal Transportation Fund – July 2025
- TASAS Grant – Possible round opening Summer 2025
- LSA Statewide – Fall 2025
- PennDOT Multimodal Transportation Fund – November 2025
- Green Light Go – November – December 2025

### **February 2025 EAC Report to CDC**

The EAC, Library and Shade Tree Committee are collaborating on presenting a talk on native trees on May 10<sup>th</sup> at 1:30 pm at the library. Some free native trees will be given away and we will demonstrate how to plant a tree.

The EAC plans on supplying a bluebird kit to the envClub at the intermediate school so they can assemble it for use at Pileggi Park.

We would like to stencil the storm drains with a message such as 'Nothing but rain down the storm drain. Goes directly to nearest stream'. We would also like to know about having the high school envClub or NHS help with this.

We also continued to plan for the Earth Day Fair.

We hope the rewritten bamboo ordinance draft will be reintroduced soon.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 02/10/2025

MEETING OF 02/04/2025

1. We are now meeting in the Caucus Room of the Administration Building, and thank you for giving us back our original “space,’ but recognize that if we have community involvement at a meeting, we will move into the Council Room.
2. Report by Alan Sentman on the progress at Farmstead Park – restoration projects continue. The focus is on windows, and on restructuring an outside wall. The house remains lit by candles in the windows, and we encourage residents to drive by in the early evening to see it.
3. Update by Susan Worth-LaManna on historical sign projects. Two signs are nearing completion of their narratives – The Schoolhouse on Davisville Road and the Fountain House Inn on York Road. Research continues on the question, “Who was the architect for the former school on Davisville, built in 1895?”
4. The Commission is looking to place 4 homes on the Historical Inventory. Maron, Sentman, and Worth-LaManna will continue to work with these owners.
5. Update our website.
6. Discussion of 2025 Events: Spring – seminar on historical home restoration. (4/29/25)  
Spring – Community historical movie at the Farmstead (5/31/25)  
Historical Haunts – October 25<sup>th</sup> (to be confirmed) at the Farmstead

Our next meeting is March 4, 2025 in the Caucus Room of the Administration Building.

Respectfully submitted,

Susan Worth-LaManna, President  
UMHC