

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

INSTRUCTIONS TO JOIN:

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

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**
- IV. Announcements**
- V. Roll Call**
- VI. Presentation**
- VII. Public Comments – Non-Agenda Items Only**
- VIII. Approval of Minutes** – February 10, 2025 (attachment)
- IX. Land Development/Subdivision**
- X. New Business**
 - A. Authorization to advertise a Public Hearing – Conditional Use application for JERC Partners XXXIX LLC for 91 N. York Road (Station at Willow Grove) (attachments)
- XI. Old Business**
- 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
February 10, 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 and James Hersh, Gilmore & Associates. Also present: Patrick T. Stasio, Township Manager, and Alex Baumler, Township Solicitor.
- V. **Announcements/Presentations** – Nothing to report.
- VI. **Public Comments – Non-Agenda Items Only** – Nothing to report.
- VII. **Approval of Minutes** – January 13, 2025:
The Committee unanimously approved the minutes as submitted.
- VIII. **Land Development/Subdivision** – Nothing to report.
- IX. **New Business:**
 - A. Bids Advertisement for Route 611/263 Traffic Signal Upgrades in Upper Moreland Township – Anton Kuhner, McMahon a Bowman Co. discussed the following:
 - The signal system installed in 2010, controllers, communication and connection to PennDOT's Traffic Management Center. The original plan was to use existing radio for connection; however, PennDOT's fiber and hub is at capacity. PennDOT is requiring cellular for this situation and providing the equipment. Bowman will upgrade the controllers and switches.
 - The Township has a grant award in the amount of \$557,875 to cover the cost of the project with the exception of bidding and inspection, which will cost the Township approximately \$12,000.
 - The Committee recommends the Board of Commissioners approve at the March 3, 2025 Regular Meeting.
- X. **Old Business:**
 - A. Draft Bamboo Ordinance – Mr. Stasio discussed the following:
 - The current ordinance was reviewed and states that planting bamboo is prohibited, and removal is enforceable by the Township. A suggestion was made at the previous January 13, 2025 Community Development Committee Meeting to allow planting bamboo in a contained box planter or in another sort of planter. The current ordinance is strong and there is no need for an amendment to provide an alternate means to plant bamboo.
 - Mr. Baumler further explained a summary of the minimal changes, stated that they appear in

**UPPER MORELAND TOWNSHIP
Community Development Committee
February 10, 2025 - Meeting Minutes**

the International Property Maintenance Code, and advised that it is optional for the Township to add these in-depth details into the current ordinance. The current ordinance allows for identification of bamboo, to cite the property owner and request removal at the property owner's cost, and upon noncompliance, the Township can perform removal, seek reimbursement or lean the property.

- Dr. Lynnette Saunders, Environmental Advisory Council Chair, commented that the request for the ordinance originated from a resident's concern. Mr. Stasio offered to follow up with the resident.
- The Committee agreed to remove the agenda item from further discussion.

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 – Nothing further to report.
- C. Township Engineer and Landscape Architect Report – Nothing to report.
- D. Traffic Engineer's Report – Anton Kuhner reviewed the following:
 - The bid for Maryland Road bridge was awarded to Bi State Construction Co. and a contract document is being processed. Work should begin in the Spring and be completed this year. The intent is to leave the road open during construction with a lane restriction.
 - There will be a meeting on the Maryland Road and Commerce Avenue intersection improvements, followed by an advertisement posted for the bid.
 - An LSA grant received by the Township will be used for removal of utility poles that run through Bonnet Lane Park from Mill Road and across Bonnet Lane, and also for the eventual park development. Pricing is being acquired from Comcast, PECO and Verizon for the removal work.
 - Township grants received are in good standing; extensions were submitted for two grants that are expiring this summer: a grant for the Turnpike Interchange and a grant for traffic signal technology upgrades. All work is proceeding as scheduled.
 - Commissioner McFatridge shared a comment from the Transportation Secretary that the actual construction work at the Turnpike Interchange will begin in 2031.
- E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed the following:
 - The Library, EAC and Shade Tree Committee are collaborating to present a talk and demonstration on native trees to be held on May 10th, 1:30 p.m. at the Library.
 - A Blue Bird kit will be supplied to the Environmental Club at the Intermediate School on February 11, 2025 to be assembled by students and then installed in the Spring at Pileggi Park as part of Habitat Heroes.
 - The Community Development Committee agreed to the EAC's request to stencil the storm drains and replace the worn decals with help from the high school's Environmental Club, NHS, or an Eagle Scout.
 - Mr. Stasio directed Dr. Saunders to contact Kate Kollar, Director of Parks and Recreation, to involve an Eagle Scout on the project.
 - Continuing preparations for the Earth Day event.

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F. Upper Moreland Historical Commission – Sue Worth-LaManna, Chair, discussed the following:

- Commented on the wait time at the Willow Grove Station's train crossing and on the status of building a new Train Station.
- Four homes are to be placed on the historical inventory and requesting to fast-track one by June, which is the Park home, across from Buehler Park. Also, considering to change placement of the plaque so that it is installed on the house structure.
- It has been 11 years since the American Legion building was placed on the historic inventory. The last attempt for the mineral spring was never completed and will work with the Parks and Recreation Department to finalize.
- Requested clarification on the procedure to hold an outdoor movie event in April or May at Farmstead Park. Mr. Stasio directed Mrs. Worth-LaManna to contact his office for further details.
- Requested the Community Development Committee's permission to install American flags on public and utility poles in preparation for the 250th celebration of America. Mr. Stasio will follow up on requirements with the PECO contact.
- Two vacancies are open on the Commission. Anyone interested can send a letter of interest along with their resume to Pat Stasio.

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 7:25 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 – 3/10/25

Agenda Item: Conditional Use Application for 91 N. York Road

Prepared By: Paul Purtell, Director of Code Enforcement

Attachments: Application

Background/Analysis: The applicant and property owner, JERC Partners, XXXIX, are proposing to amend the previous conditional use approval with filing of a new application to convert the approved 9, 000 square foot office area on the 2nd floor into ten (10) 1 bedroom/studio apartments.

Fiscal Impact/Source: Permit fees & earned income tax from future tenants.

Alternatives: N/A

Staff Recommendation: Authorize Twp. Solicitor to advertise for a public hearing on April 7, 2025

Equal Opportunity Employer

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Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090
215-659-3100
215-659-8899 (fax)
www.uppermoreland.org

Conditional Use Application

PROPERTY OWNER:

(List legal owner, equitable owner and/or lessee of property)

JERC Partners XXXIX LLC

Name

171 State Route 173, Suite 201, Asbury NJ 08802

Owner's Address

908-730-6909, Attn: Peter Polt

Owner's Telephone Number

NAME OF APPLICANT:

Same as Owner

MAILING ADDRESS:

TELEPHONE NO.:

PREMISES DETAILS:

The Station at Willow Grove, North York & Davisville Roads

Address of Premises

59-00-19807-00-6

Tax Parcel Block and Unit Identification

5.394 acres; 5-story mid-rise apartment complex

Size of Property and Building Dimensions

APPLICANT'S ATTORNEY INFORMATION:

Gregory J. Davis, Esquire

Name

Saul Ewing LLP

Firm

1200 Liberty Ridge Drive, Suite 200, Wayne, PA 19087

Address

610-251-5065; Email: greg.davis@saul.com

Telephone Number

ZONING DISTRICT:

TC-1 Town Center

Conditional Use Application

REQUEST: 1. Applicant shall state sections which provide authorization for a conditional use pursuant to the Zoning Code.

2. Applicant shall state specific proposal:

a. Type of use: See Attachment #1

b. Size of use: See Attachment #1

c. Size and dimensions of lot area to be occupied or utilized by the conditional use: See Attachment #1

d. Anticipated hours of operation: See Attachment #1

e. Number of employees: See Attachment #1

f. If residential, number and type of dwelling use: See Attachment #1

g. Commercial or industrial vehicles associated with the use: See Attachment #1

3. Specific conditions or restrictions offered by the applicant to be considered by the Board of Commissioners:

See Attachment #1

Conditional Use Application

4. Has a previous conditional use application been filed on this property?

a. If Yes, give date and disposition of previous application:

See Attachment #1

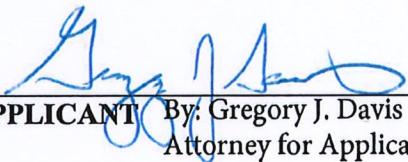
5. Has a previous application been filed in connection with this property?

a. If Yes, give date and disposition of previous application:

See Attachment #1

Applicant shall comply with conditional use procedures as set forth in the Upper Moreland Township Zoning Code.

Submit three copies of plans, 24"x 36" (11"x17" at Director's discretion), which shall show existing conditions and nature of proposed use.



APPLICANT By: Gregory J. Davis

Attorney for Applicant

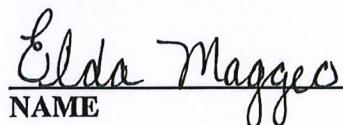
February 20, 2025

DATE

OWNER

DATE

Received by UMT staff member:



NAME

2-21-25

DATE

Attachment #1 to Application to Amend Conditional Use

1. Section(s) 350-67 and Attachment #2 "Table of Uses" of the Upper Moreland Township Zoning Ordinance provide authorization for a conditional use.
2. a. Type of use:

Existing Use: Mid-rise apartment complex containing 275 residential units, designated office space, courtyards, pool, fitness center, structured parking garage with approx. 481 spaces (including 20 reserved parking spaces for passengers of Willow Grove Septa Train Station Regional Rail System) and stormwater management facilities.

Proposed Use: Same as existing use except proposing to convert approximately 9,000sf of space on the 2nd floor originally designated for medical office use, to ten (10) 1 BR/Studio apartments, for an overall total of 285 apartment units.

- b. Size of use: **5.394 acres**
- c. Size and dimensions of lot area to be occupied or utilized by the conditional use:

Proposing to convert approximately 9,000sf of space on 2nd floor originally designated for medical office use to ten (10) 1 BR/Studio apartments.

- d. Anticipated hours of operation: **N/A**
- e. Number of employees: **N/A**
- f. If residential, number and type of dwelling: **285 apartments**
- g. Commercial or industrial vehicles associates with use: **None**

3. Specific conditions or restrictions offered by the Applicant to be considered by Board of Commissioners: **None**
4. Has a previous conditional use application been filed on this property?
 - a. If yes, give date and disposition of previous application:
Conditional Use Resolution No. R-2017-09, dated 3/29/2017, which Applicant is proposing to amend by way of the current Application.
5. Has a previous application been filed in connection with this property?
 - a. If yes, give date and disposition of previous application:
Land Development Approval Resolution No. R-2017-35, dated 11/28/2017



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	0	1	\$0.00	\$24.50
Bulk Pick Up	18	18	\$0.00	\$369.00
Trailer	0	0	\$0.00	\$0.00
Plumbing	126	124	\$186,789.00	\$4,295.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	6	6	\$2,280.00	\$156.00
Building	29	19	\$767,953.57	\$11,936.00
Commercial Zoning Use	2	3	\$0.00	\$225.00
Fire	9	40	\$69,975.00	\$12,323.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	2	\$7,985.00	\$195.00
Well	0	0	\$0.00	\$0.00
Electrical	13	9	\$46,756.28	\$1,290.50
Mechanical	4	6	\$75,690.00	\$1,267.00
Totals:	209	228	\$1,157,428.85	\$32,081.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	2	\$225.00
Mechanical Contractor	2	2	\$300.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	6	5	\$825.00
General Contractor	5	7	\$900.00
Sign Contractor	0	1	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	5	5	\$750.00
Totals:	19	22	\$3,075.00

Residential

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

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	3	0	\$75.00
Sign Contractor	0	0	\$0.00



General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	3	0	\$75.00
Totals:	6	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:	78
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	0	154	\$7,700.00
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	4	\$20.00
Totals:	0	158	\$7,720.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	1	\$175.00
Conditional Use	1	\$1,000.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	1	\$400.00
Totals:	3	\$1,575.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	3
Misc	4
Exterior Maintenance	0
High Grass	0
Work Without Permit	2
Totals:	9

CASHIERING

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



Upper Merionland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-02-01 to 2025-02-28 23:59:59

Date Printed: 03/05/2025

OPEN RECORDS

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

Total Revenue Collected: \$44,601.00



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	0	0	\$0.00	\$0.00
Bulk Pick Up	32	32	\$0.00	\$604.00
Trailer	1	1	\$0.00	\$40.00
Plumbing	13	18	\$250,331.09	\$2,211.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	7	7	\$977,403.00	\$1,932.30
Building	28	33	\$1,113,324.00	\$18,114.00
Commercial Zoning Use	10	11	\$0.00	\$825.00
Fire	7	36	\$48,650.00	\$10,433.50
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	0	2	\$5,670.00	\$80.00
Well	0	0	\$0.00	\$0.00
Electrical	13	19	\$380,458.00	\$9,750.50
Mechanical	10	11	\$159,181.80	\$1,969.50
Totals:	122	170	\$2,935,017.89	\$45,959.80

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	1	\$75.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	8	2	\$750.00
General Contractor	11	4	\$1,125.00
Sign Contractor	1	1	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	2	\$300.00
Totals:	22	10	\$2,400.00

Residential

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

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	4	0	\$75.00
Sign Contractor	0	0	\$0.00



Upper Moreland
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Commissioners Report

For the period of: 2024-02-01 to 2024-02-29 23:59:59

Date Printed: 03/05/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	4	0	\$75.00

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:	69
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	7	17	\$1,200.00
Amusement License	0	3	\$600.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	14	\$75.00
Totals:	8	34	\$1,875.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	1	\$1,000.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	2	\$1,150.00
Totals:	3	\$2,150.00

CODE ENFORCEMENT

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

CASHIERING

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



Upper Moreland
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Willow Grove, PA
19090

Commissioners Report

For the period of: 2024-02-01 to 2024-02-29 23:59:59

Date Printed: 03/05/2025

OPEN RECORDS

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

Total Revenue Collected: \$52,459.80

To: Public Works Committee
From: David Elsier, Director of Public Works
Date February 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.
- Advertised the Milling and Highway Material bids
- Had 4 winter events in February

- **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

February 2025

During the month of February 2025, our Sanitation Division picked up 438 tons of compacted trash. For the same period in 2024 we collected 464 tons of compacted

Since the last report period we had 4 bulk pick-ups. For the same period in 2024 we collected 16 bulk items

We collected 68 tons of yard waste since the last report period. For the same period in 2024, we collected 70 tons of yard waste.

We collected 10 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 06 electronic items.



Public Works Department
February 2025

Summary of materials handled by Sanitation Division
(in tons)

Single Stream	149
Curbside Yard Waste	68
Total Recycling Tonnage	217
Trash Tonnage	438
Tipping Fee Cost Avoidance	\$16,054
Cost of Single Stream	\$ 969
Percent of Waste Recycled	\$ 6.50 33%

<u>Materials</u>	<u>Single Stream</u>	<u>Yard Wate</u>	<u>Trash</u>	<u>% Recycled</u>
2025	149	68	438	33%
2024	158	70	464	33%

	2024	2025
Bulk Metal Items	16	4
E-Cycling Items	6	10



PROJECT	WORK PERFORMED LAST PERIOD (February 10 th to March 10 th)	WORK TO BE PERFORMED THIS PERIOD (March 10 th to April 14 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<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.
2. Misc. Consulting Services	<ul style="list-style-type: none">Site visit to Mill Creek Dam to discuss maintenance work.Meeting w/ UMHJSA to discuss Byberry properties.	<ul style="list-style-type: none">Respond to requests and perform work as necessary.Anticipate follow up observation at Mill Creek dam in February.
3. Woodlawn Park Redevelopment	<ul style="list-style-type: none">Stormwater design & NPDES permit package.Coordination & final grading design.	<ul style="list-style-type: none">Work on park redevelopment plans with goal of NPDES permit submission in the middle of March.Coordination with Simone Collins and Township Staff.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none">No work was performed during this period.	<ul style="list-style-type: none">Project is in 18-month maintenance period which is set to expire in May 2025.
2. Federal Realty – Phase 3 Apartments / Retail	<ul style="list-style-type: none">No work was done during this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
3. Cloud 10 Carwash	<ul style="list-style-type: none">Construction observation.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
4. Executive Mews	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
5. 1130 Easton Road (Starbucks)	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.
6. 2005 Pioneer Road	<ul style="list-style-type: none">No work completed this period.	<ul style="list-style-type: none">Work with Applicant on conditions of approval.



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- 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 28, 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 8th, 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.

Bowman

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
March 6, 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 may be withdrawn by PennDOT since funding through the TIP. Preparing Township request to allocate funds to Blair Mill Road improvements at Route 611**
- 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.
- 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. **\$175,000 Grant Awarded for construction.**

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. **All easements obtained.**
- Bid Awarded to Bi State Construction Company for \$680,079.25.
- **Pre-construction Meeting to be Scheduled. Start of work anticipated for May1.**

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. 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 estimates obtained. Bowman preparing PECO application and coordinating with utilities to schedule work**

GRANT SCHEDULE

- 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
- TASA Grant – Possible round opening Summer 2025
- LSA Statewide – Fall 2025
- PennDOT Multimodal Transportation Fund – November 2025
- Green Light Go – November – December 2025

March 2025 EAC Report for the CDC

At our March 5th meeting we wondered if there has been any progress on obtaining reusable-water bottle filling stations for Masons Mill Park and other parks.

We want to replace any lost storm drain decals and add stencils on unlabeled storm drains to educate people that they should not put anything down a storm drain.

We would also like to educate people on the importance of keeping cats indoors. Cats kill millions and millions of birds every year in the U.S. Feral cats can also become a problem for homeowners.

The UM Intermediate School eClub would like the EAC to help them expand their pollinator garden this spring.

We continued to plan for the Earth Day Fair on April 26th from 10:00 am to 1:00 pm at Masons Mill Park.

There will be a talk on May 10th at 1:30 pm, at the library, about native trees. We will also demonstrate how to plant a tree and give away some native trees. The event and trees are free but people need to register so we will have enough trees for everyone.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 03-10-2025

MEETING OF 03/05/2025

1. Meeting centered on a community event planned for April 22nd, focused on preservation of historical homes. A speaker has been retained. A flyer and other supportive pieces need to be put into place. This is for all residents and designed to encourage interest in placing homes on the Historical Inventory. Application packets will be provided.
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. Grant money has been obtained.
3. Update by Susan Worth-LaManna on historical sign projects. “Who was the architect for the Davisville School, built in 1895?” remains a question, as we have yet to find sourced material with the answer. The next level of search will be with the archivist at Arcadia University, the Cathedral in Bryn Athyn, and the Athenium. Also, we will reach out to Heather Greenleaf to inquire if the late Senator had any pictures or stories, as he attended elementary school there. Jackie Cherepinsky continues reach out to the Hobensack family in regard to the Fountain House sign, as well as their generational story of residing in the township.
4. The Commission’s goal to place 4 homes on the Historical Inventory continues. Maron, Sentman, and Worth-LaManna are working with the owners. Also discussed goals for our part of Township’s 1776 project, focusing on downtown and the Ehrenfport block.
5. Update our website: historical signs, sites map, photos from events. Conversation around having a student intern.
6. Discussion of 2025 Events: Spring – seminar on historical home restoration (4/22/25)
Spring – Community historical movie at the Farmstead (5/16/25)
Historical Haunts – October 25th confirmed - at the Farmstead

Our next meeting is April 1, 2025 in the Caucus Room of the Administration Building.

Respectfully submitted,

Susan Worth-LaManna, President
UMHC