

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
April 14, 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

***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 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 – March 10, 2025 (attachment)**
- IX. Land Development/Subdivision**
- X. New Business**
 - A. Pennypack Ecological Restoration Trust – Pedestrian Crossings (attachments)
 - B. Amendments to Ordinance No. 1754 (attachment)
- XI. Old Business**
 - A. Bid Award for Route 611/263 Traffic Signal System Upgrades (attachments)
- 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
March 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 and Mr. Purtell. Absent: James Hersh, Gilmore & Associates. Also present: Patrick T. Stasio, Township Manager, and Alex Baumler, Township Solicitor, via Zoom.
- 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. Authorization to advertise a Public Hearing – Conditional Use application for JERC Partners XXXIX LLC for 91 N. York Road (Station at Willow Grove):
 - Mr. Purtell explained that the property’s second floor, previously approved, office area will be converted into efficiency and one-bedroom apartments.
 - The Committee approved Mr. Baumler to advertise a Public Hearing for April 7, 2025 to discuss a Conditional Use application for JERC Partners XXXIX LLC for 91 N. York Road (Station at Willow Grove).
- X. **Old Business** – Nothing to report.
- 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 further to report.
 - D. Traffic Engineer’s Report – Nothing to report.
 - E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed the following:
 - Request for a water bottle filling station at Masons Mill Park. Mr. Stasio recommended contacting Kate Kollar, Director of Parks and Recreation.

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

- Replacing old storm drain decals with new stencils, where needed. An Eagle Scout may help out with this project.
 - Requiring that cats be kept indoors and would like to create an ordinance.
 - Upper Moreland Intermediate School built a bluebird house to be installed during the Spring at Pileggi Park as part of Habitat Heroes. The school also asked for help planting a pollinator garden.
 - Continuing to plan activities for the Earth Day Event on April 26th.
 - The Shade Tree Committee will assist at a discussion about the importance of native trees, which will be held May 10th, 1:30 p.m., at the Library. There will also be a tree planting demonstration and a giveaway of trees.
- F. Upper Moreland Historical Commission – Sue Worth-LaManna, Chair, discussed the following:
- A discussion about preservation of homes and buildings will be held on April 22nd, 7-9 p.m.
 - An outdoor community movie event will be held on May 16th at Farmstead Park.
 - Working to obtain a narrative to create a sign for the Arthur Adams Building.
 - Continuing to work on the historical inventory.
 - PECO prohibits hanging flags on utility poles. Mr. Stasio will notify business owners for interest in placing flags on their private buildings.

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 7:15 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 Community – April 14, 2025

Agenda Item:	Pennypack Ecological Restoration Trust Right-of-way Request
Prepared By:	Paul Purtell, Director of Code Enforcement
Attachments:	Request letter, plans and Twp staff recommendations
Background/Analysis:	The Trust is proposing to construct a pedestrian crossing from their property located at 2955 Edgehill Road and across the roadway to their newly acquired property on Edgehill Road (known as the June Fete Grounds). The PERT is proposing to perform this work within the Upper Moreland Twp. right-of-way and therefor the Twp will need to authorize such work to be performed.
Fiscal Impact/Source:	N/A
Alternatives:	Do not authorize the Trust to perform work in the Twp R.O.W.
Staff Recommendation:	Recommend the Committee move forward for full Board of Commissioners consideration at the May 5, 2025.

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org



Preserving & Restoring Land
For Future Generations

March 17, 2025

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

Dear Mr. Purtell,

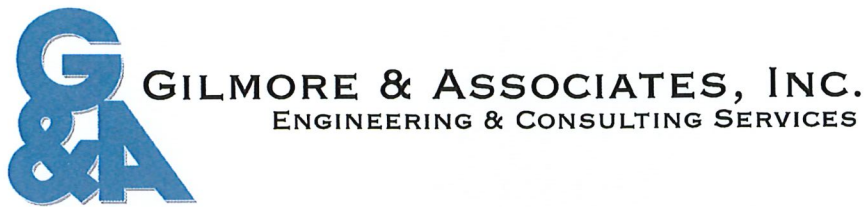
Please review the attached draft grading, planting, and traffic crossing drawings of the proposed improvements within the ROW along Edge Hill and Huntingdon Roads. Our intention is to provide you, other Township staff, and your traffic and engineering consultants these in-progress drawings for your comments and questions. We hope to handle your questions and incorporate your comments into our final submission due April 14 for that forthcoming CDC meeting.

We thank you and your team for your thoughtful review and we look forward to your comments.

Sincerely,

A handwritten signature in black ink that reads "Chris Mendel". The signature is written in a cursive, flowing style.

Chris Mendel, ASLA
Executive Director



April 8, 2025

File No. 25-00368

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

Reference: PERT – June Fete Crosswalk
2955 Edge Hill Road

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the site improvement plan for the above-referenced project. The plans consist of five (5) sheets dated March 12, 2025 prepared by Think Green, LLC and three (3) sheets dated March 12, 2025 prepared by TPD.

The project proposes grading and aesthetic upgrades to the existing PERT driveway, as well as a proposed trail connection from the PERT parking lot to a proposed crosswalk across Edge Hill Road. There are also two monument signs depicted as proposed on each side of the entrance.

Upon review, we offer the following comment for the Township's consideration:

1. We note the proposed monument signs are labeled on the detail sheet as "for reference only already submitted and approved by the Township). We defer to the Township's Code Enforcement Department regarding review / approval of any proposed signage for the project.
2. We defer review of the crosswalk, roadway signage, sight distance, and pavement markings / restoration to the Township's Traffic Engineer.
3. The Applicant should discuss with the Township what the anticipated ownership and maintenance responsibilities will be for the proposed crosswalk and other features within the public right-of-way. If improvements are going to be offered to the Township for dedication, then we recommend said improvements be secured with a construction escrow and corresponding maintenance bond. We defer to the Township Solicitor to determine the type of agreement that is appropriate for this project.
4. A note should be added to the plans that any damage incurred within the Edge Hill Road right-of-way because of construction is to be repaired at the Applicant's sole expense.

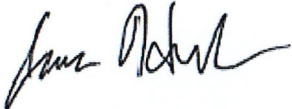
401 Plymouth Road | Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447

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

5. Additional spot elevations and slope callouts should be added to the proposed trail connection to the parking lot so that ADA requirements can be confirmed. Additionally, proposed grade elevations should be added to the portion of trail within the ROW on the June Fete side of the road.

Should you have any questions, please feel free to contact our office.

Sincerely,



James J. Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

JJH/

cc: Pat Stasio, Township Manager
Alex Baumler, Township Solicitor
Chad Dixson, AICP, PP, Bowman
Joseph Janos, P.E., TPD
Peter Johnson, RLA, Think Green
Chris Mendel, PERT, Applicant



April 7, 2025

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

RE: Traffic Review #1 – Construction Plans/Signage and Pavement Marking Plans
Pennypack Ecological Restoration Trust Trail Crossings
Upper Moreland Township, Montgomery County, PA
Project No. 310016-25-003

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review of the construction plans/signage and pavement marking plans for the proposed trail crossing locations and minor widening of the existing Edge Hill Road driveway for the Pennypack Ecological Restoration Trust in Upper Moreland Township, Montgomery County, PA. It is our understanding that the Pennypack Ecological Restoration Trust is proposing a minor driveway widening and new trail crossings with a crosswalk, appropriate ADA facilities, and signage/pavement markings along Edge Hill Road to the west of Huntingdon Road and along Huntingdon Road to the north of Edge Hill Road.

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

1. Construction Plans – Pennypack Ecological Restoration Trust (5 Sheets), prepared by ThinkGreen, LLC, dated March 12, 2025.
2. Signage and Pavement Marking Plans (3 Sheets), prepared by TPD, Inc., dated March 12, 2025.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and action by the applicant.

1. Sight distance measurements should be shown on the plans for a vehicle approaching the Edge Hill Road trail crossing and the Huntingdon Road trail crossing from each direction to confirm there is adequate sight distance provided at each proposed trail crossing.
2. Details must be provided for the proposed ADA ramps to be located on each side of both the Edge Hill Road and Huntingdon Road trail crossings.
3. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, trails, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards.
4. Every effort should be made to align the pedestrian crosswalk along Huntingdon Road as close to 90-degrees (perpendicular) to the roadway as possible.
5. Signs A & B should be posted on both sides of the signposts at each crosswalk location.

6. Per PennDOT Publication 72M, RC-67M, Sheet 14 of 14, the detectable warning surface (DWS) for each ADA curb ramp must have a minimum 2' concrete border around the sides/back and a minimum 8" border at the front of the ramp. The 8" border at the front of the ramp is to be in the form of depressed curb. No curb is required on either side of the ramps.
7. We recommend the alternate paver crosswalk be removed from the plans. There is elevated maintenance responsibilities associated with paver crosswalks due to freeze/thaw conditions that often result in damaged or deteriorated pavers. It should be noted that if the Township approves the paver crosswalks, the applicant will be required to enter into a maintenance agreement with the Township to reimburse for maintenance costs associated with these crosswalks.
8. The ornamental crosswalk outlined on the plans does not meet the requirements of the Manual on Uniform Traffic Control Devices (MUTCD). Crosswalk markings are to contrast visually with the adjacent roadway surface. Allowable aesthetic treatments for crosswalks are outlined in MUTCD Section 3H.03.
9. It is unclear if the Patterned Crosswalk (Detail 4) is proposed along either Township Road. Please provide specific locations on the plans so the Township can properly evaluate the potential maintenance responsibilities associated with the thermoplastic/stamped decorative crosswalks.
10. As noted in Pennsylvania's Traffic Calming Handbook, because of the noise transverse pavement markings generate, it may be inappropriate to use this application in locations with nearby residents. It is noted that there is limited residential properties within the limits of work, however the location and application with regards to noise should be considered if it was not previously.
11. The crosswalk details provided on the TPD, Inc. and Think Green, LLC plans should be revised to be consistent with one another.
12. Per Section 295 (Street, Sidewalk and Driveway Specifications) – Attachment 1, of the Township Code, there are standard details for asphalt driveways and Belgian block curb. The details on the plans should be updated to match the Township standards.
13. The applicant should consider that the existing Pennypack Trust driveway and the proposed driveway on the opposite side of Edge Hill Road be widened to a minimum of 24 feet to better facilitate two-way traffic along these driveways.
14. A response letter must accompany the resubmission of the construction plans that addresses how the aforementioned comments have been addressed and satisfied, and where each may be found in the materials being submitted. Additional comments may follow upon the review of the items requested above for the revised plans.

Mr. Paul Purtell
April 7, 2025
310016-25-003

We trust that this review letter responds to the Township's request related to the proposed improvements apparent to us at this time. Please contact me should you have any questions.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

CED/BMJ

cc: Patrick Stasio, Upper Moreland Township Manager
Jim Hersh, P.E., Gilmore & Associates
Alex Baumler, Esquire, Township Solicitor
Chris Mendel, PLA, ASLA, Pennypack Ecological Restoration Trust (Applicant)
Joseph Janos, P.E., TPD, Inc. (Applicant's Engineer)
Peter Johnson, RLA, ThinkGreen, LLC (Applicant's Architect)

V:\310016 - Upper Moreland\310016-25-003 (TRA) - Pennypack Ped Crossings\Engineering\Submissions\2025-03-17 Construction Plans\Review\2025-04-07 Review Letter #1 - Pennypack Ecological Restoration Trust.docx



PLANTING NOTES:

1. IN 2025, 500 ADDITIONAL TREES (#1) WILL BE PLANTED ON JUNE FETE PROPERTY
2. IN 2025, 25 ADDITIONAL TREES (#5, APPROX 8' HIGH) WILL BE ADDED TO THE DRIVEWAYS ON PERT AND JUNE FETE PROPERTIES
3. SPECIES WILL BE SELECTED BY LANDSCAPE ARCHITECT AND PERT, UTILIZING PRIMARILY NATIVE SPECIES, PLUS NON-INVASIVE ADAPTED ORNAMENTAL SPECIES.
4. SEE POTENTIAL PLANT LIST
5. LAWN AT DISTURBED AREAS UNLESS OTHERWISE NOTED

NOTES:

1. IMPERVIOUS COVERAGE INCREASE: 28045F. FOR GRADING PERMIT SUBMISSION, CIVIL ENGINEER WILL PROVIDE CALCULATIONS AND STRATEGY TO OFFSET THE IMPERVIOUS INCREASE
2. REFER TO TRAFFIC ENGINEERING PLANS FOR ROAD SIGNAGE AND ROAD STRIPING
3. GRADES INDICATED ARE BASED ON A PREVIOUS SURVEY; CURRENT SURVEYING IS PENDING, THEREFORE FINAL GRADES ARE SUBJECT TO CHANGE, BUT SLOPES INDICATED WILL ESSENTIALLY REMAIN UNCHANGED

LEGEND

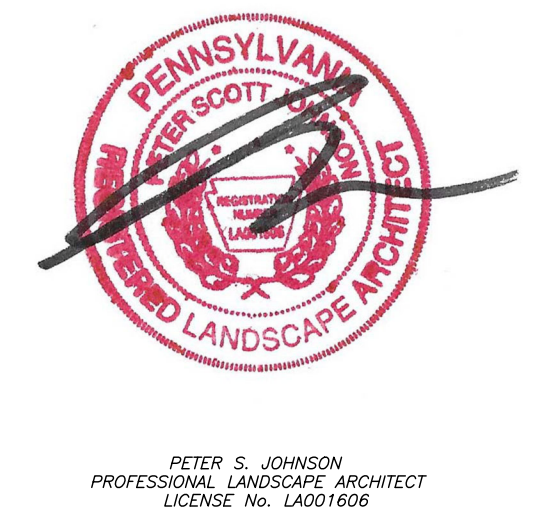
	ASPHALT PAVING
	GRANITE BLOCK CURB
	STONE RETAINING WALL 2.5' high typ. (3' max)
	ORNAMENTAL CROSSWALK PATTERN TBD - SEE DETAIL See also Add Alt Crosswalk Detail & Crosswalk Option - Patterned Detail
	SIGN TYPE 1 - GATEWAY Signage Design by Others
	BOLLARDS & CHAIN
	FENCE (MATCH EXISTING)
	DETECTABLE WARNING
	SPOT ELEVATION
	1 FOOT CONTOUR
	BEGINNING OF VERTICAL CURVE
	END OF VERTICAL CURVE
	CANOPY TREE
	EVERGREEN TREE
	UNDERSTORY TREE
	SMALL-HEIGHT SHRUB
	LARGE SHRUB
	LOW GROUNDCOVERS / PERENNIALS
	PART SHADE SEED MIX W/ OPTIONAL PERENNIALS
	TREE REMOVAL
	EXIST FENCE
	EXIST TREES & VEGETATION
	EXIST 1 FOOT CONTOURS (2 FOOT CONTOURS @ FETE)
	EXISTING SPOT ELEVATION

Landscape Architect:

ThinkGreen LLC

Landscape Architecture,
Construction
& Ecological Design

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



Client & Owner:

Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No.	Date	Revisions
-----	------	-----------

Project Name:

PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:

Municipal Submission / DD

Drawn:

LK/CV

Checked:

JN

Approved:

PJ

Drawing Title:

**PERT Main Entry
Plan**

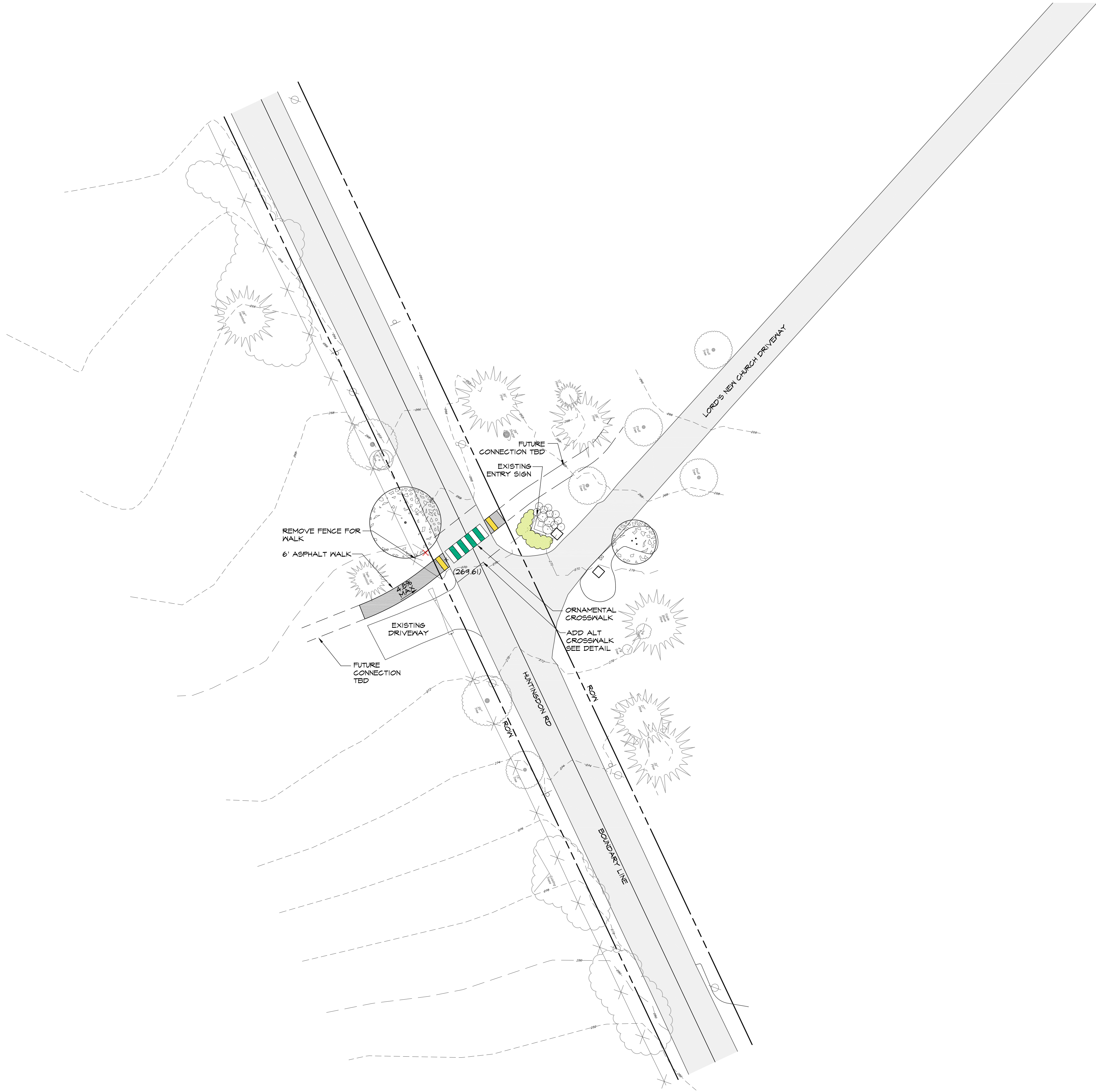
Job Number: 20738

File:

Date: 03/12/25 Scale: AS SHOWN

Drawing Number:

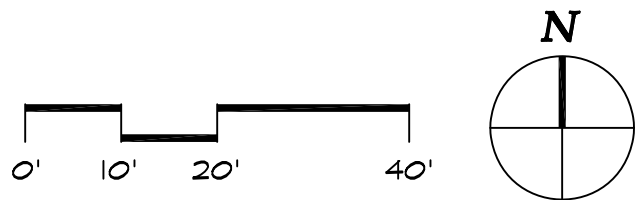
L2.1



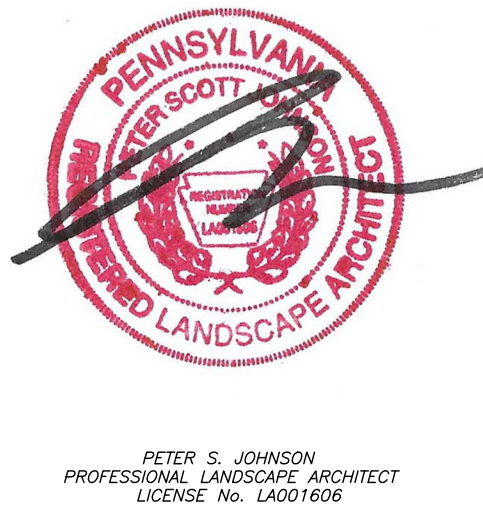
PLANTING NOTES:
1. SPECIES WILL BE SELECTED BY LANDSCAPE ARCHITECT AND PERT, UTILIZING PRIMARILY NATIVE SPECIES PLUS NON-INVASIVE ADAPTED ORNAMENTAL SPECIES.
2. SEE POTENTIAL PLANT LIST
3. LAWN AT DISTURBED AREAS UNLESS OTHERWISE NOTED

NOTES:
1. IMPERVIOUS COVERAGE INCREASE: 2836F
2. REFER TO TRAFFIC ENGINEERING PLANS FOR ROAD SIGNAGE AND ROAD STRIPING

- LEGEND
- ASPHALT PAVING
 - GRANITE BLOCK CURB
 - STONE RETAINING WALL
 - ORNAMENTAL CROSSWALK
PATTERN TBD - SEE DETAIL
See also Add Alt Crosswalk Detail & Crosswalk Option - Patterned Detail
 - SIGN TYPE 1 - GATEWAY
Signage Design by Others
 - BOLLARDS & CHAIN
 - FENCE (MATCH EXISTING)
 - DETECTABLE WARNING
 - SPOT ELEVATION
1 FOOT CONTOUR
 - CANOPY TREE
 - EVERGREEN TREE
 - UNDERSTORY TREE
 - SMALL-HEIGHT SHRUB
LARGE SHRUB
 - LOW GROUNDCOVERS / PERENNIALS
 - PART SHADE SEED MIX W/ OPTIONAL PERENNIALS
 - TREE REMOVAL
 - EXIST FENCE
 - EXIST TREES & VEGETATION
 - EXIST 1 FOOT CONTOURS
(2 FOOT CONTOURS @ FETE)



Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
& Ecological Design
P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas Johnston
tjohnston@thinkgreenllc.com
www.ThinkGreenLLC.com



Client & Owner:
Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No.	Date	Revisions
-----	------	-----------

Project Name:
PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

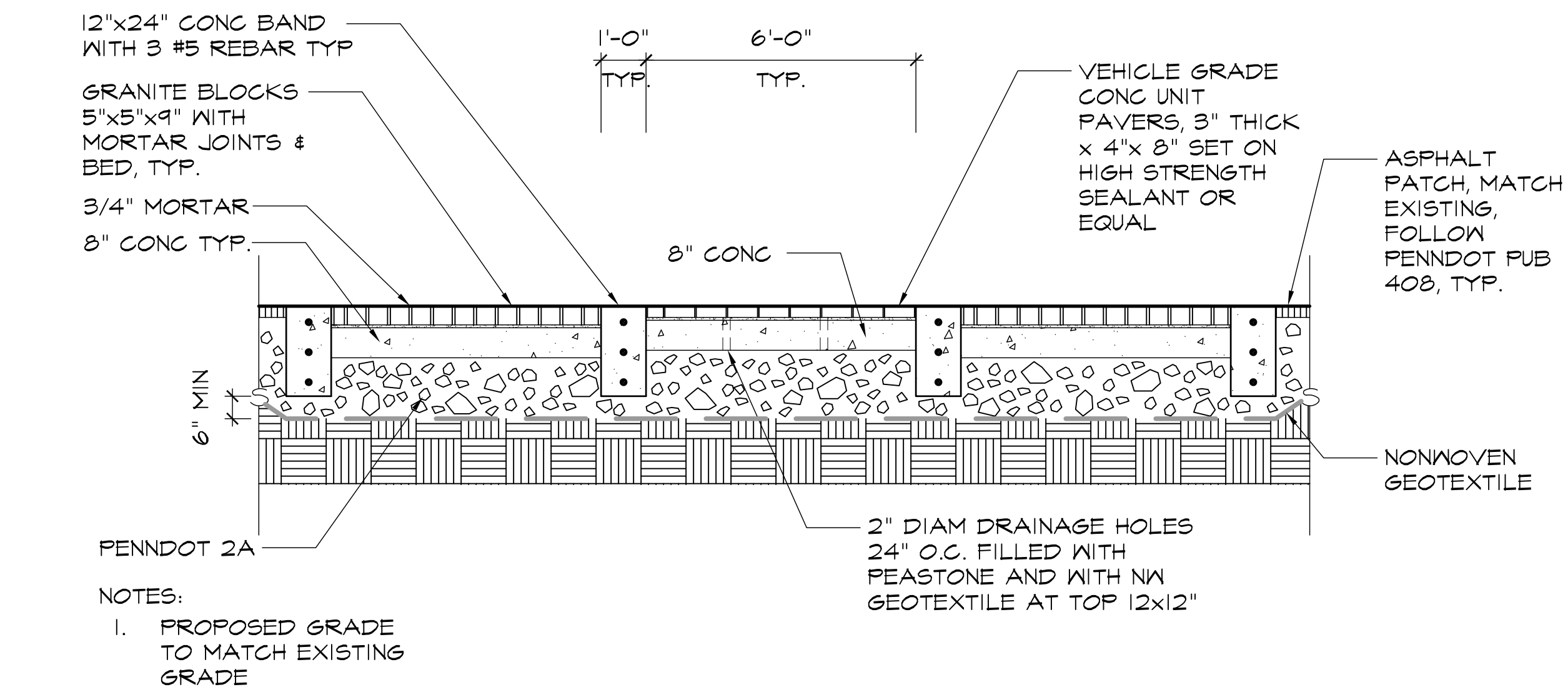
Checked:
JN

Approved:
PJ

Drawing Title:
**June Fete Crosswalk
at Lords New Church
Driveway Plan**

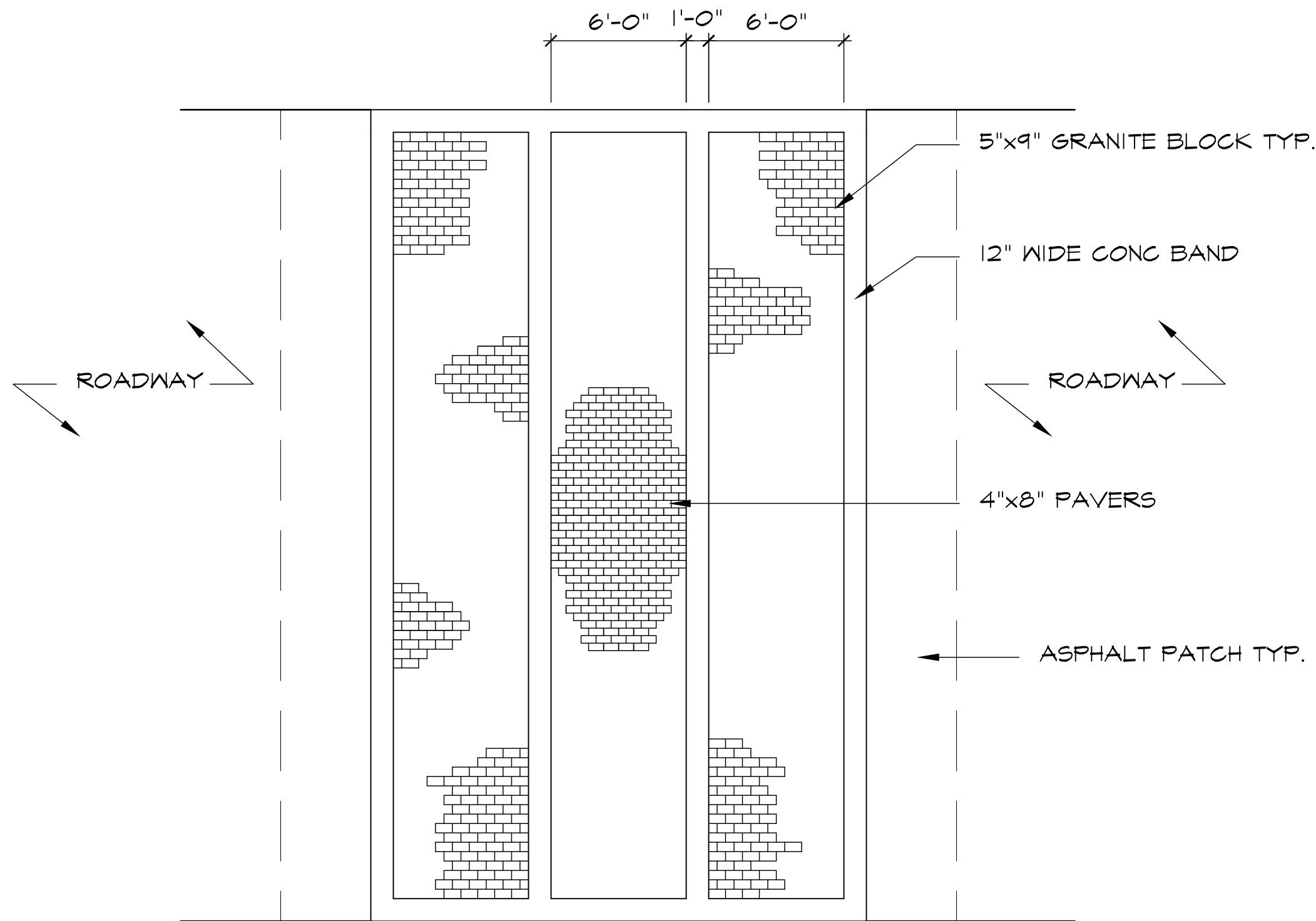
Job Number: 20738
File:
Date: 03/12/25 | Scale: AS SHOWN
Drawing Number:

L2.2

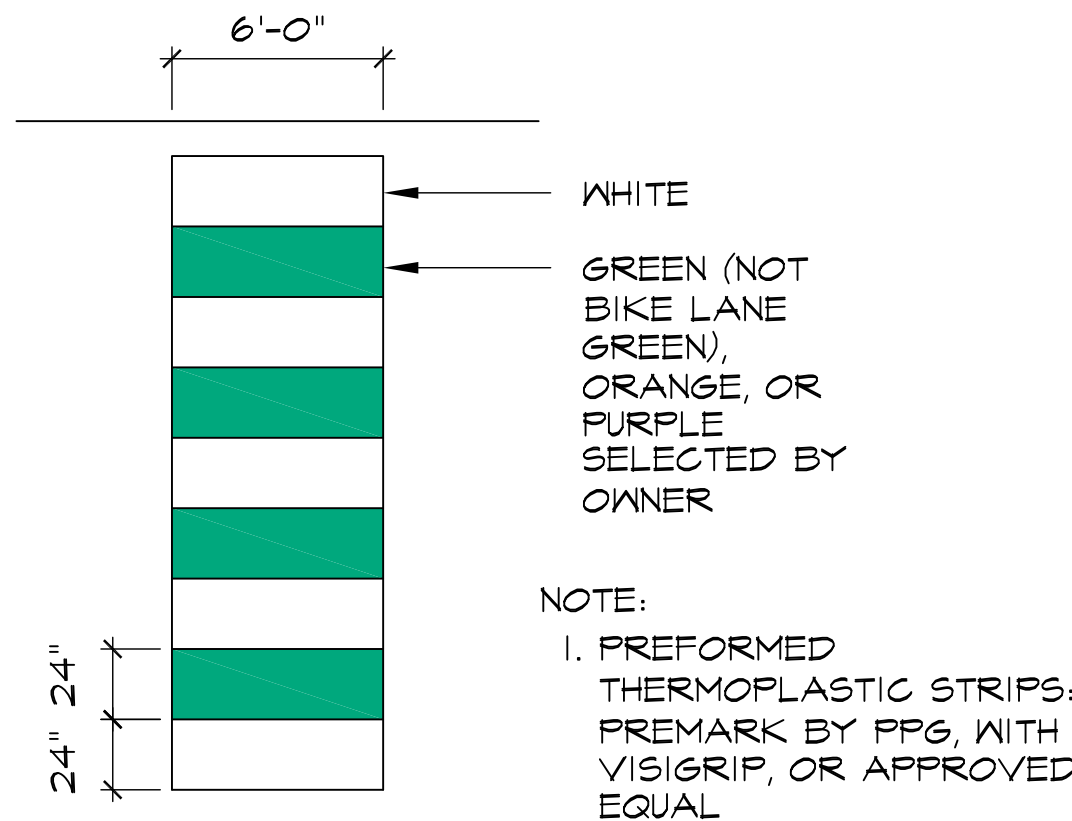


NOTES:
1. PROPOSED GRADE TO MATCH EXISTING GRADE

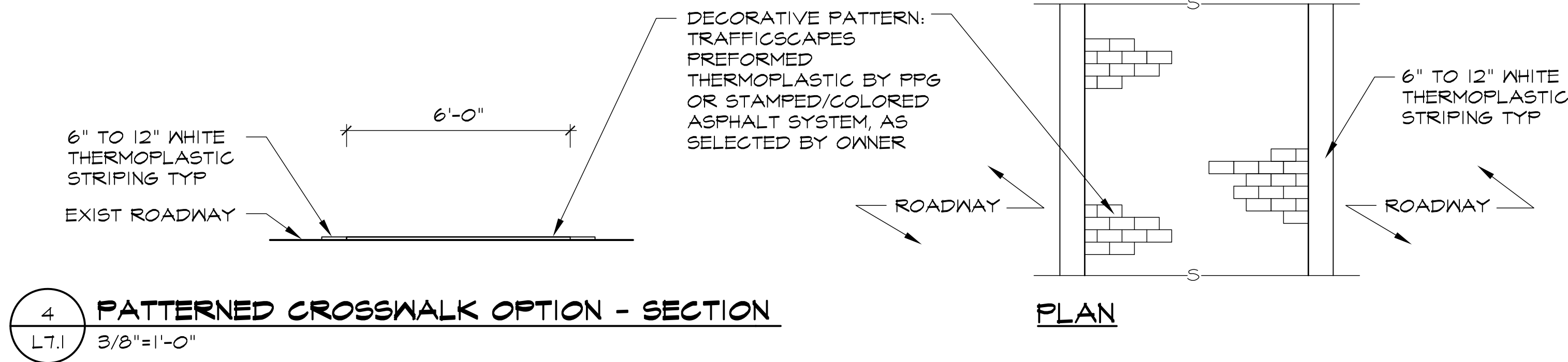
1 ADD ALTERNATE CROSSWALK SECTION
L7.1 3/8"=1'-0"



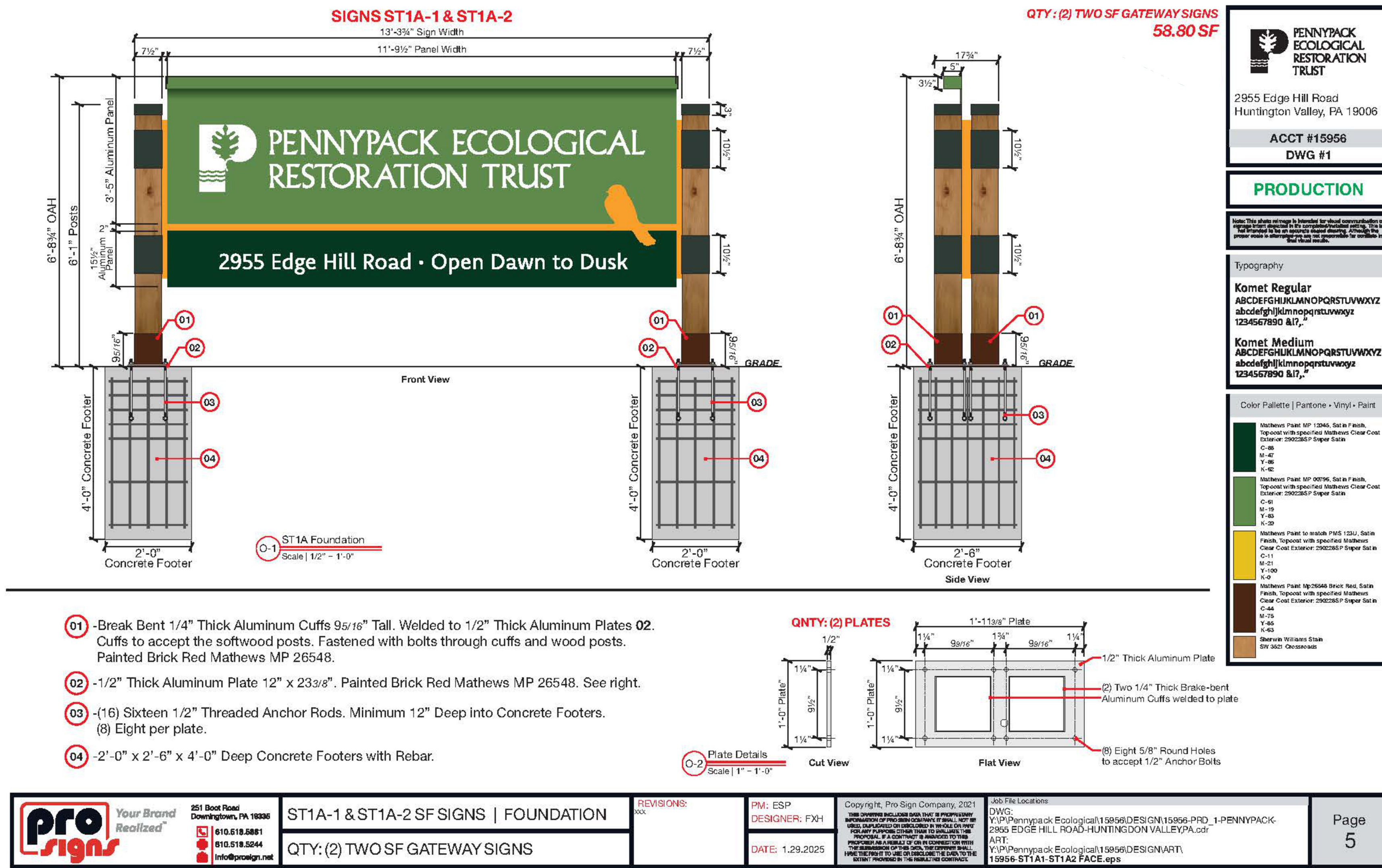
2 ADD ALTERNATE CROSSWALK PLAN VIEW
L7.1 3/16"=1'-0"



3 ORNAMENTAL CROSSWALK - BASE BID
L7.1 NTS



SIGN FOR REFERENCE ONLY. (ALREADY SUBMITTED AND APPROVED BY TOWNSHIP)



Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
Construction
& Ecological Design
P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas Johnston
tjohnston@thinkgreenllc.com
www.ThinkGreenLLC.com



Client & Owner:
Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No. Date Revisions

Project Name:
PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

Checked:
JN

Approved:
PJ

Drawing Title:

Details

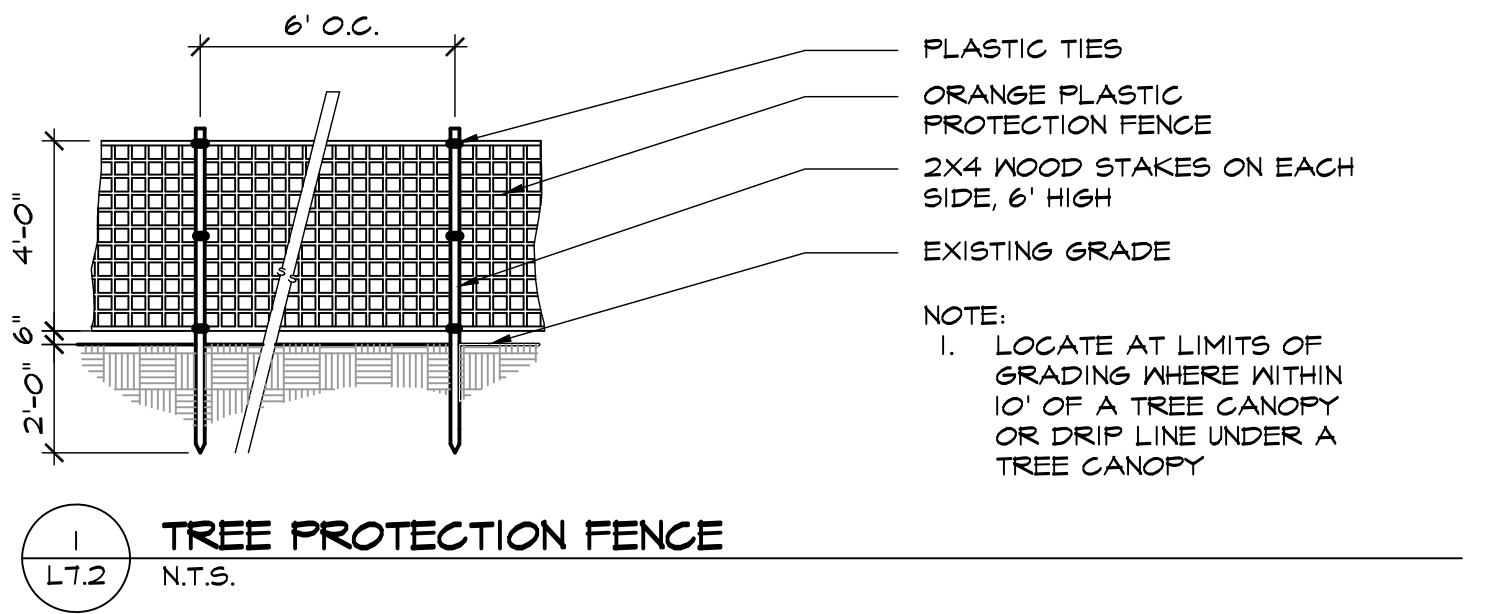
Job Number: 20738

File:

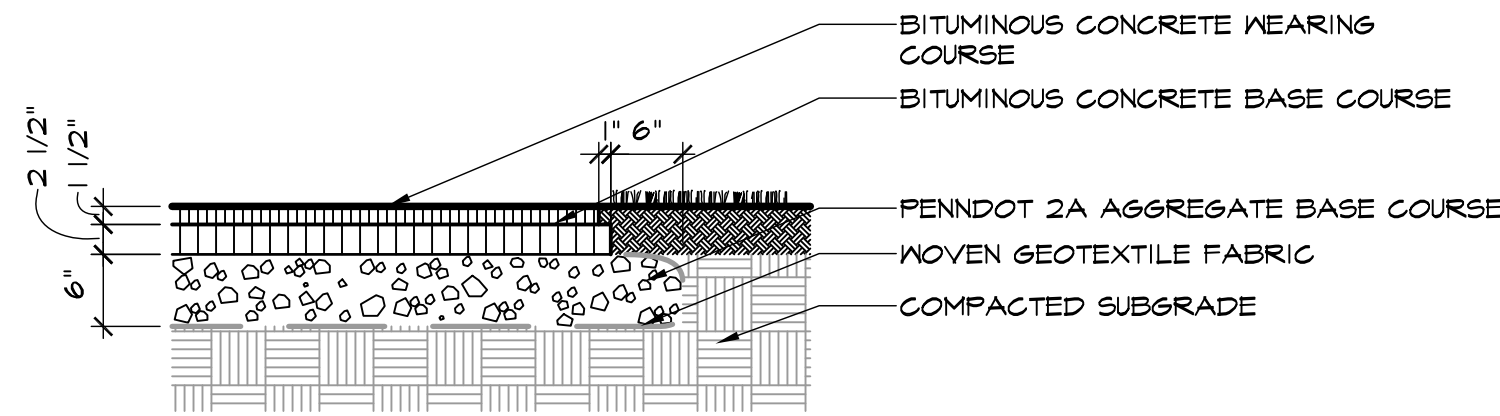
Date: 03/12/25 Scale: AS SHOWN

Drawing Number:

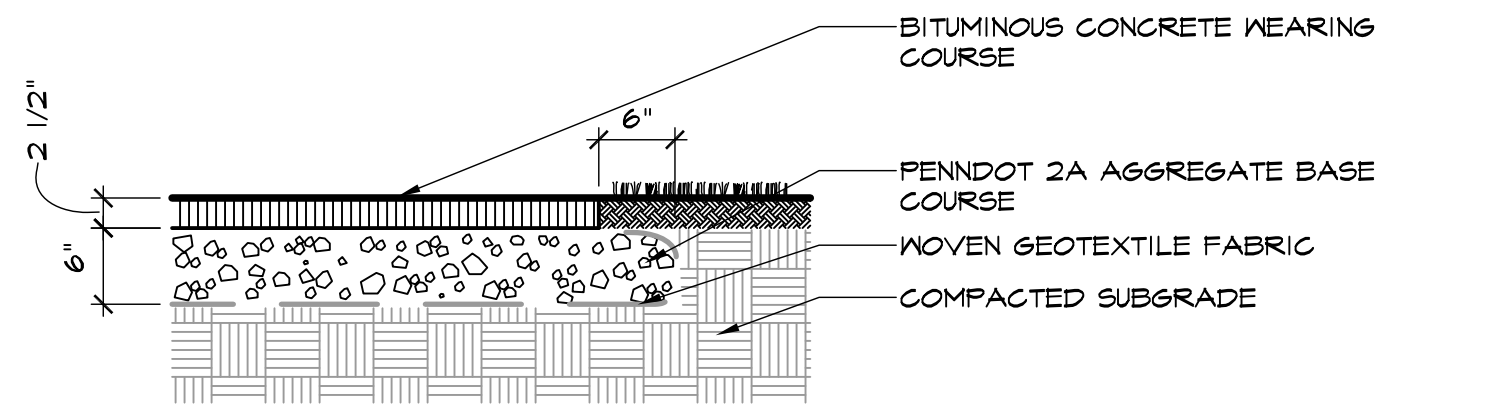
L7.1



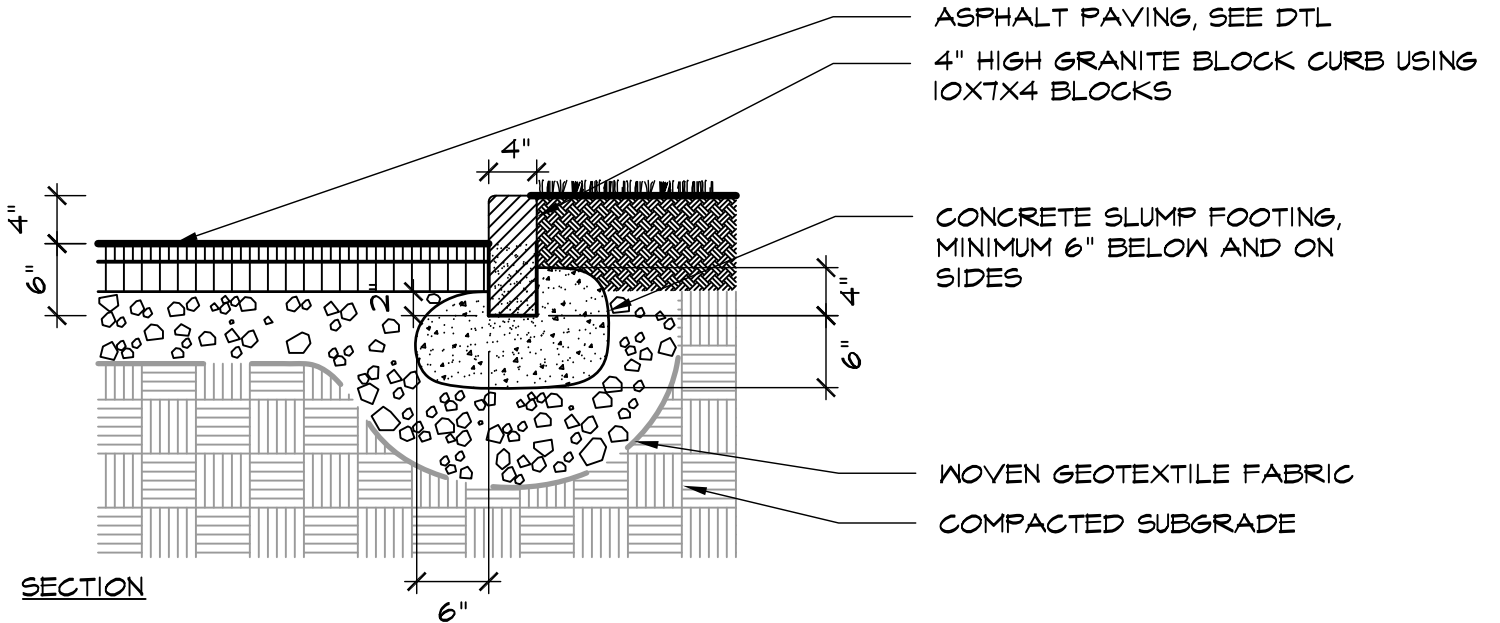
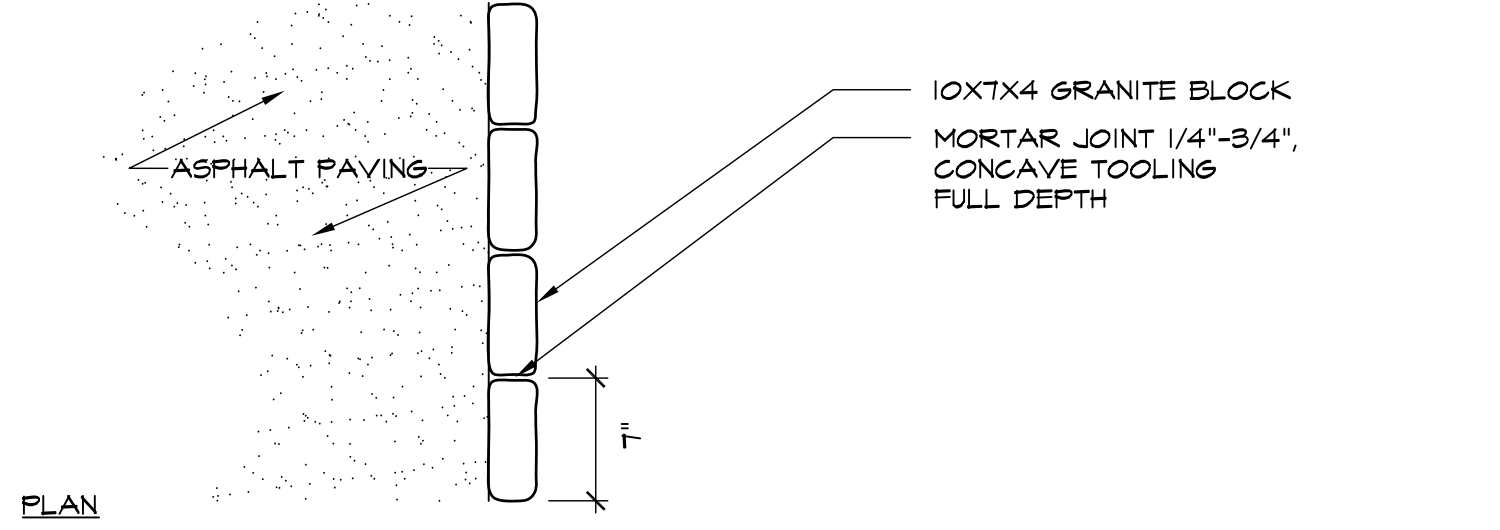
1
L7.2
TREE PROTECTION FENCE
N.T.S.



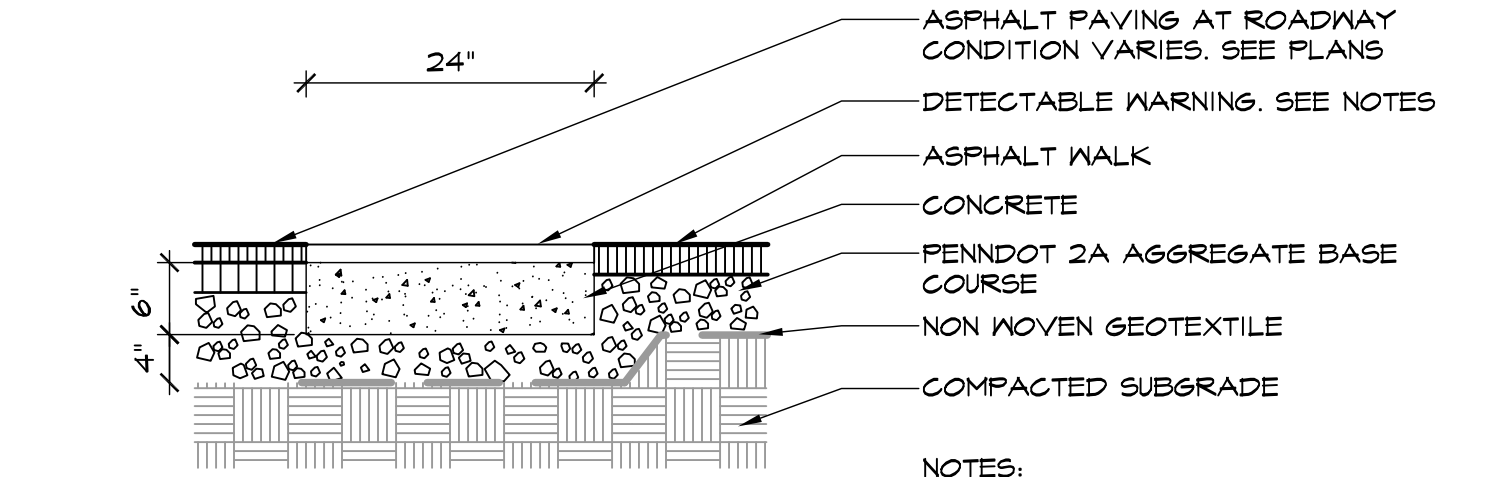
2
L7.2
ASPHALT DRIVEWAY
N.T.S.



3
L7.2
ASPHALT WALK
N.T.S.

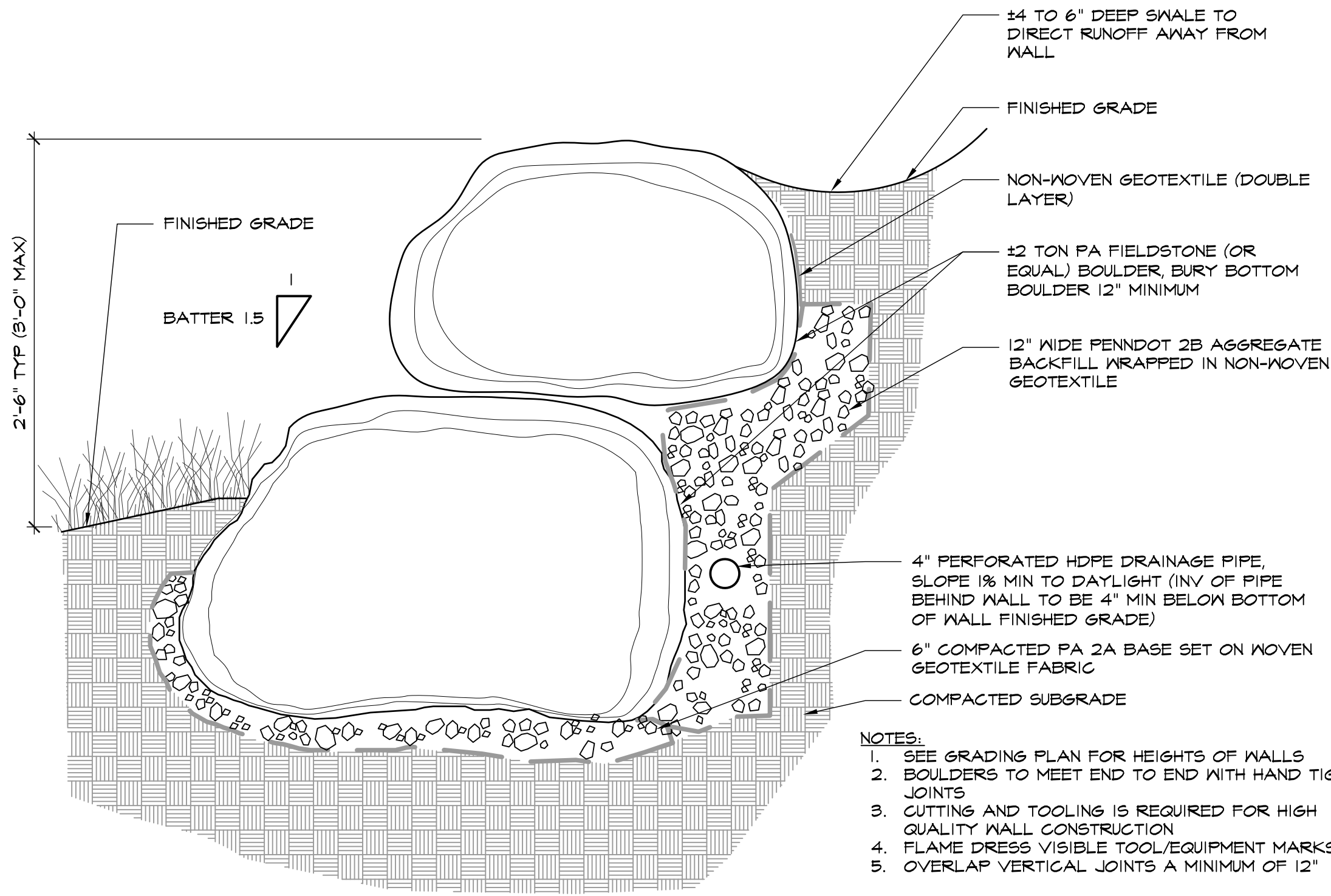


4
L7.2
GRANITE BLOCK CURB
N.T.S.



NOTES:
1. DETECTABLE WARNING: 4x8 OR 12x12 PAVERS, OR METAL MAT, AS SELECTED BY OWNER.
2. ATTACH PAVERS TO CONC. WITH HIGH STRENGTH SEALANT OR EQUAL. ATTACH MATS TO CONC. PER MANUF INSTRUCTIONS.

5
L7.2
DETECTABLE WARNING
N.T.S.



6
L7.2
STONE RETAINING WALL
N.T.S.

Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
Construction
& Ecological Design
P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas Johnston
tjohnston@thinkgreenllc.com
www.ThinkGreenLLC.com



PETER S. JOHNSON
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 1A001606

Client & Owner:
Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No.	Date	Revisions
-----	------	-----------

Project Name:
PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

Checked:
JN

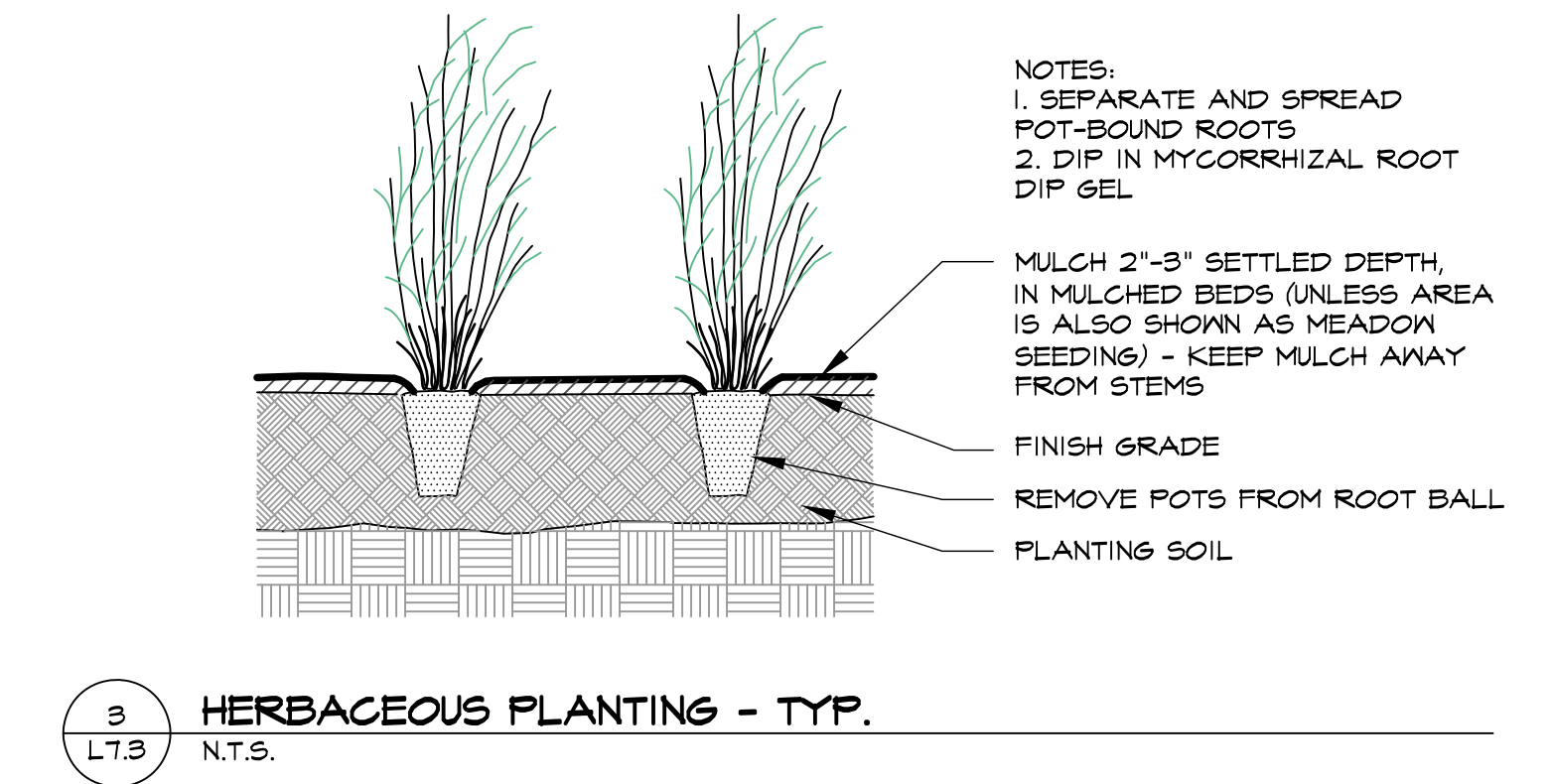
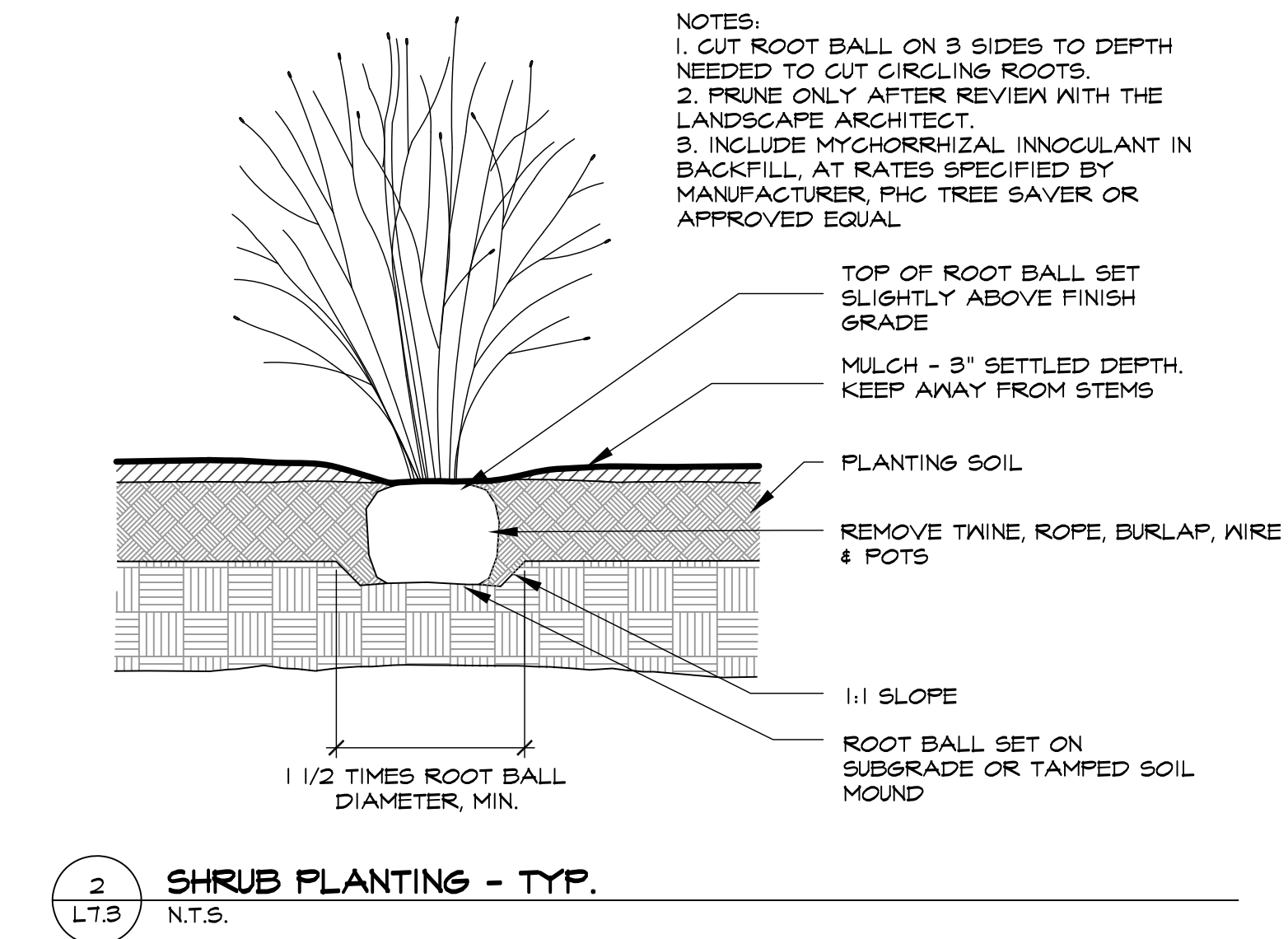
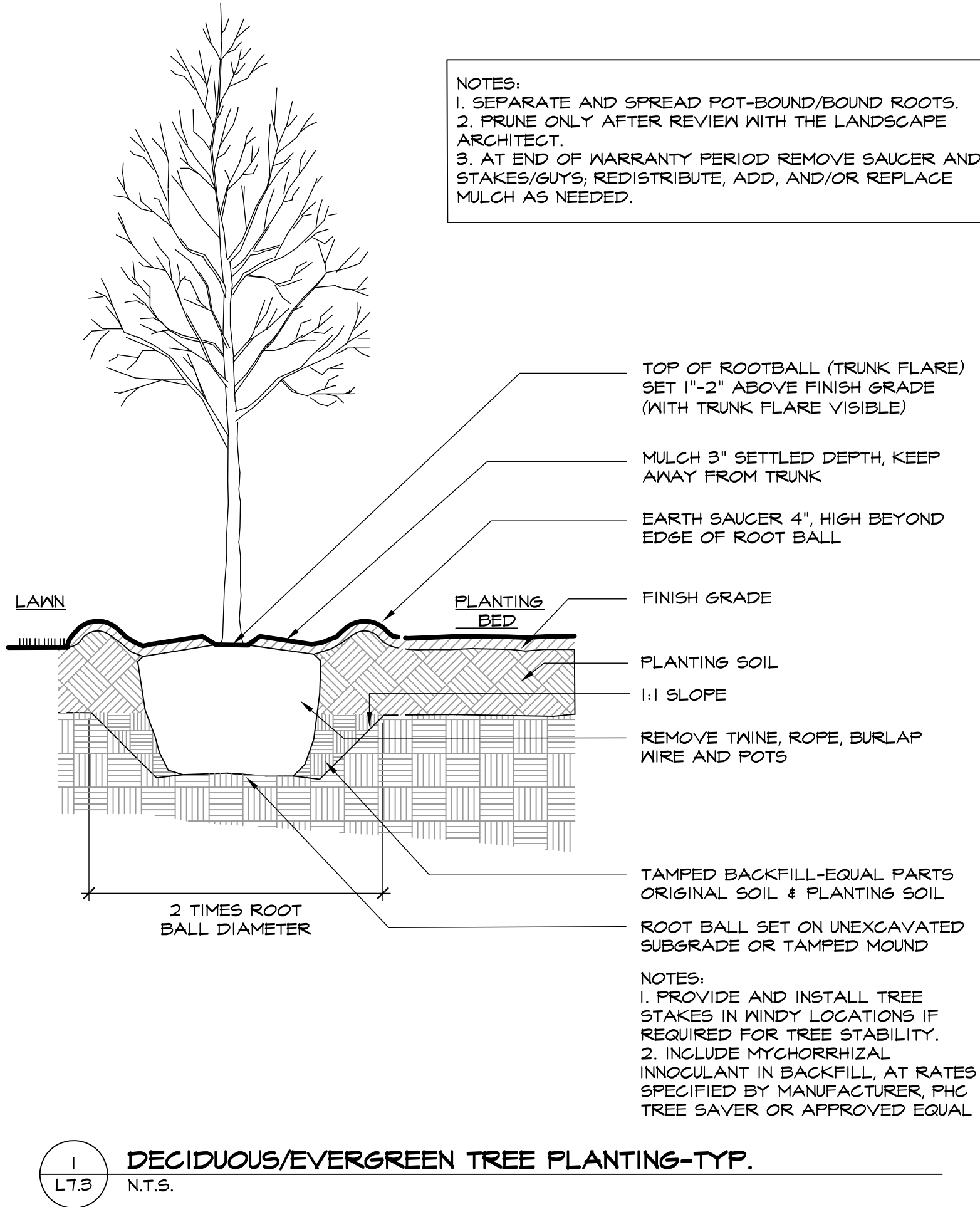
Approved:
PJ

Drawing Title:
Details

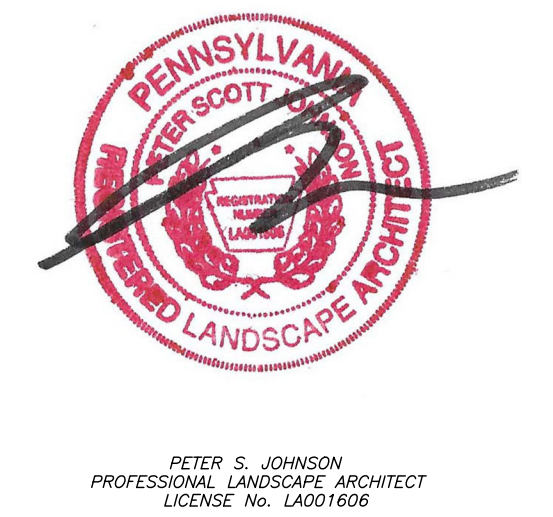
Job Number: 20738
File:
Date: 03/12/25 Scale: AS SHOWN
Drawing Number:

L7.2

POTENTIAL PLANT LIST	
Owner and Landscape Architect will select species from this list and similar species	
Botanical Name	Common Name
DECIDUOUS TREES	
<i>Acer rubrum</i>	Red Maple
<i>Fagus grandiflora</i>	American Beech
<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Nyssa sylvatica</i>	Black Gum
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus phellos</i>	Willow Oak
EVERGREEN TREES	
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Pinus strobus</i>	Eastern White Pine
UNDERSTORY TREES	
<i>Cercis canadensis</i>	American Redbud
<i>Cornus florida</i>	Flowering Dogwood
<i>Cornus florida rubra</i>	Pink Flowering Dogwood
<i>Hamamelis virginiana</i>	Common Witchhazel
<i>Magnolia virginiana</i>	Sweetbay
SHRUBS	
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
<i>Aesculus pavia</i>	Red Buckeye
<i>Aronia arbutifolia</i> (or 'Brilliantissima')	Red chokeberry
<i>Calycanthus floridus</i> (or Michael Lindsay)	Carolina Allspice
<i>Cornus sericea</i>	Red Osier Dogwood
<i>Diervilla lonicera 'Copper'</i>	Copper Bush Honeysuckle
<i>Fothergilla gardenii</i> (or 'Mount Airy')	Dwarf Fothergilla
<i>Fothergilla major</i>	Fothergilla
<i>Itea virginica</i>	Sweetspire
<i>Itea virginica 'Henry's Garnet'</i>	Henry's Garnet Sweetspire
<i>Itea virginica 'Little Henry'</i>	Little Henry Sweetspire
<i>Juniperus virginiana 'Gray Owl'</i>	Gray Owl Juniper
<i>Lindera benzoin</i>	Spicebush
<i>Physocarpus opulifolius</i>	Ninebark
<i>Spiraea alba</i>	Meadowsweet
<i>Viburnum dentatum</i>	Arrowwood
<i>Viburnum dentatum 'Chicago Lustre'</i>	Chicago Lustre Arrowwood
<i>Viburnum prunifolium</i>	Blackhaw
HERBACEOUS: PERENNIALS, GRASSES & FERNS	
<i>Agastache 'Blue Fortune'</i>	Blue Fortune Agastache
<i>Amsonia hubrechtii</i>	Blue Star
<i>Amsonia tabernaemontana var saliciFolia</i>	Eastern Blue Star
<i>Anemone canadensis</i>	Canada Anemone
<i>Aruncus dioicus</i>	Goats Beard
<i>Asarum canadense</i>	Wild Ginger
<i>Asclepias syriaca</i>	Common Milkweed
<i>Athyrium filix-femina</i>	Lady Fern
<i>Carex appalachica</i>	Appalachian Sedge
<i>Carex radiata</i>	Star Sedge
<i>Chasmanthium latifolium</i>	Northern Sea Oats
<i>Chrysogonum virginianum</i>	Green-and-Gold
<i>Conoclynum coelestinium</i>	Blue Mistflower
<i>Eurybia divaricata</i>	White Wood Aster
<i>Iris cristata</i>	Bearded iris
<i>Maianthemum racemosum</i>	False Solomon's Seal
<i>Monarda didyma</i>	Bee Balm
<i>Pachysandra procumbens</i>	Allegheny Spurge
<i>Packera aurea</i>	Golden Groundsel / Ragwort
<i>Penstemon digitalis</i>	Beardstongue
<i>Phlox divaricata</i>	Wild Sweet William
<i>Polygonatum biflorum</i>	Solomon's Seal
<i>Rudbeckia fulgida fulgida</i>	Orange Coneflower
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sedum ternatum</i>	Wild Stonecrop
<i>Solidago canadensis</i>	Canada Goldenrod
<i>Solidago nemoralis</i>	Grey Goldenrod
<i>Solidago rugosa</i>	Rough-stemmed Goldenrod
<i>Symphotrichum novae-angliae</i>	New England Aster
<i>Symphotrichum oblongifolium</i>	Aromatic Aster
<i>Thelypteris noveboracensis</i>	New York Fern
<i>Tiarella cordifolia</i>	Heartleaf Foamflower



Landscape Architect:
ThinkGreen LLC
Landscape Architecture,
Construction
& Ecological Design
P.O. BOX 528
Glenside, PA 19038
Tel 215 887 2595
Fax 215 887 2596
Contact: Thomas Johnston
tjohnston@thinkgreenllc.com
www.ThinkGreenLLC.com



Client & Owner:
Pennypack Ecological
Restoration Trust
2955 Edge Hill Road
Huntingdon Valley, PA 19006

No.	Date	Revisions
-----	------	-----------

Project Name:

PERT & JUNE FETE ENTRIES
Huntingdon Valley, PA

Drawing Set:
Municipal Submission / DD

Drawn:
LK/CV

Checked:
JN

Approved:
PJ

Drawing Title:

Details and Plant List

Job Number: 20738

File:

Date: 03/12/25 Scale: AS SHOWN

Drawing Number:

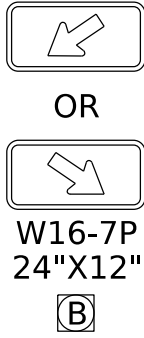
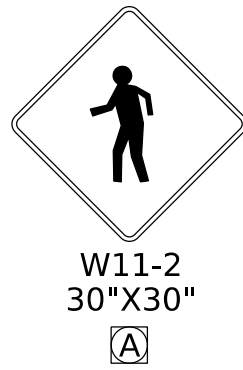
L7.3

PLOTTED: 12-MAR-2025 16:09

OPERATOR: tfarley
 FILE NAME: pw://tpd-pw.bentley.com:TPDProjectwise/Documents/Active/PERT/00001 - Pennypack Trust/CADD (PennDOT S HOP)/PA ORD 2023/Plan/pmp01.dgn

DISTRICT	COUNTY	ROAD NAMES	SHEET
6-0	MONTGOMERY	EDGE HILL ROAD & HUNTINGDON ROAD	1 OF 3
UPPER MORELAND TOWNSHIP			
REV NO	REVISIONS	DATE	BY

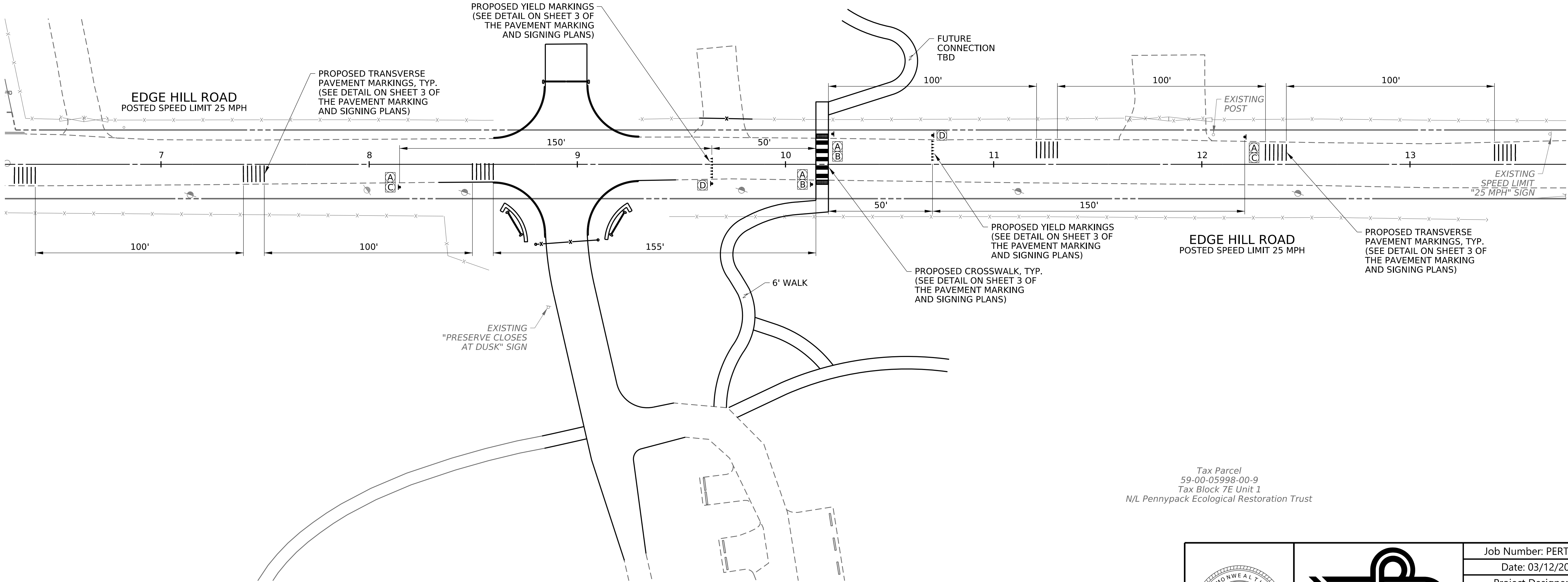
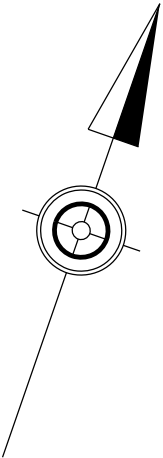
SIGN TABULATION							
PLAN SYMBOL	SERIES	SIZE	DESCRIPTION	STATION	ROAD NAME	ACTION	MAINTENANCE* RESPONSIBILITY
[A]	W11-2	30"X30"	PEDESTRIAN SIGN	8+14.61 RT	EDGE HILL ROAD	NEW	P
				10+12.61 RT	EDGE HILL ROAD	NEW	P
				10+22.61 LT	EDGE HILL ROAD	NEW	P
				12+20.61 LT	EDGE HILL ROAD	NEW	P
[B]	W16-7P	30"X18"	DIAGONAL DOWNWARD POINTING ARROW PLAQUE	10+12.61 RT	EDGE HILL ROAD	NEW	P
				10+22.61 LT	EDGE HILL ROAD	NEW	P
[C]	W16-9P	30"X18"	AHEAD PLAQUE	8+14.61 RT	EDGE HILL ROAD	NEW	P
				12+20.61 LT	EDGE HILL ROAD	NEW	P
[D]	R1-5L	36"X36"	YIELD HERE TO PEDESTRIAN WITH LEFT ARROW	9+64.61RT	EDGE HILL ROAD	NEW	P
				10+70.61 LT	EDGE HILL ROAD	NEW	P
* S - STATE M - MUNICIPALITY P - PERMITTEE U - UNKNOWN							



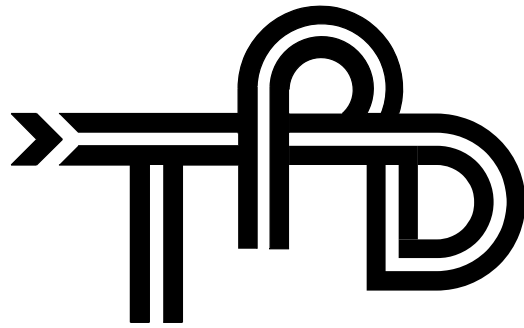
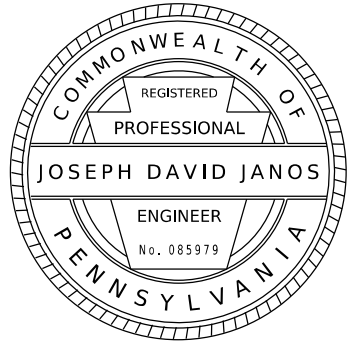
LEGEND

- ▽ - EXISTING SIGN
 ▼ - PROPOSED SIGN
- 4"/W ————— EXISTING 4" WIDTH / SOLID WHITE LINE
 4"/Y ————— EXISTING 4" WIDTH / SOLID YELLOW LINE
 4"/DY ————— EXISTING 4" WIDTH / DOUBLE YELLOW LINE
 24"/W ————— EXISTING 24" WIDTH / SOLID WHITE LINE
 4"/W ————— 4" WIDTH / SOLID WHITE LINE
 6"/BW — — — — — 6" WIDTH / BROKEN WHITE LINE
 4"/Y ————— 4" WIDTH / SOLID YELLOW LINE
 4"/BY — — — — — 4" WIDTH / BROKEN YELLOW LINE
 4"/DW - - - - - 4" WIDTH / DOTTED WHITE LINE
 4"/DY ————— 4" WIDTH / DOUBLE YELLOW LINE
 6"/W ————— 6" WIDTH / SOLID WHITE LINE
 24"/W ————— 24" WIDTH / SOLID WHITE LINE
 24"/Y ————— 24" WIDTH / SOLID YELLOW LINE

CONTRACTOR TO REPLACE IN KIND, RAISED PAVEMENT MARKERS (PUB. 111, TC-8602) AND RUMBLE STRIPS (PUB. 72M, RC-22M) IF NECESSARY BASED ON FINAL PAVEMENT MARKINGS WITHIN THE LIMITS OF WORK



Tax Parcel
 59-00-05998-00-9
 Tax Block 7E Unit 1
 N/L Pennypack Ecological Restoration Trust



Job Number: PERT.00001

Date: 03/12/2025

Project Designer: JDJ

www.TPDinc.com

info@TPDinc.com

PAVEMENT MARKING AND SIGNING PLAN

THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TPD
 ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.

ORN BY: TF



OPERATOR: tfarley
FILE NAME: pw://tpd-pw.bentley.com:TPDProjectwise/Documents/Active/PERT/00001 - Pennypack Trust/CADD (PennDOT S HOP)/PA ORD 2023/Plan/pmp02.dgn
PLOTTED: 12-MAR-2025 16:09

DISTRICT	COUNTY	ROAD NAMES	SHEET
6-0	MONTGOMERY	EDGE HILL ROAD & HUNTINGDON ROAD	2 OF 3
UPPER MORELAND TOWNSHIP			
REV NO	REVISIONS		DATE BY

SIGN TABULATION							
PLAN SYMBOL	SERIES	SIZE	DESCRIPTION	STATION	ROAD NAME	ACTION	MAINTENANCE* RESPONSIBILITY
A	W11-2	30"X30"	PEDESTRIAN SIGN	51+79.75 RT	HUNTINGDON ROAD	NEW	P
				53+84.50 RT	HUNTINGDON ROAD	NEW	P
				53+89.61 LT	HUNTINGDON ROAD	NEW	P
				55+87.61 LT	HUNTINGDON ROAD	NEW	P
B	W16-7P	30"X18"	DIAGONAL DOWNWARD POINTING ARROW PLAQUE	53+84.50 RT	HUNTINGDON ROAD	NEW	P
				53+89.61 LT	HUNTINGDON ROAD	NEW	P
C	W16-9P	30"X18"	AHEAD PLAQUE	51+79.75 RT	HUNTINGDON ROAD	NEW	P
				55+87.61 LT	HUNTINGDON ROAD	NEW	P
D	R1-5L	36"X36"	YIELD HERE TO PEDESTRIAN WITH LEFT ARROW	53+21.75 RT	HUNTINGDON ROAD	NEW	P
				54+37.61 LT	HUNTINGDON ROAD	NEW	P
* S - STATE		M - MUNICIPALITY	P - PERMITTEE	U - UNKNOWN			



LEGEND

- EXISTING SIGN

4"/W

4"/Y

4"/DY

24"/W

4"/W

6"/BW

4"/Y

4"/BY

4"/DW

4"/DY

6"/W

24"/W

24"/Y

- PROPOSED SIGN

EXISTING 4" WIDTH / SOLID WHITE LINE

EXISTING 4" WIDTH / SOLID YELLOW LINE

EXISTING 4" WIDTH / DOUBLE YELLOW LINE

EXISTING 24" WIDTH / SOLID WHITE LINE

4" WIDTH / SOLID WHITE LINE

6" WIDTH / BROKEN WHITE LINE

4" WIDTH / SOLID YELLOW LINE

4" WIDTH / BROKEN YELLOW LINE

4" WIDTH / DOTTED WHITE LINE

4" WIDTH / DOUBLE YELLOW LINE

6" WIDTH / SOLID WHITE LINE

24" WIDTH / SOLID WHITE LINE

24" WIDTH / SOLID YELLOW LINE

CONTRACTOR TO REPLACE IN KIND, RAISED PAVEMENT MARKERS (PUB. 111, TC-8602) AND RUMBLE STRIPS (PUB. 72M, RC-22M) IF NECESSARY BASED ON FINAL PAVEMENT MARKINGS WITHIN THE LIMITS OF WORK

Job Number: PERT.00001
Date: 03/12/2025
Project Designer: JDJ
www.TPDinc.com
1.877.873.9739
info@TPDinc.com

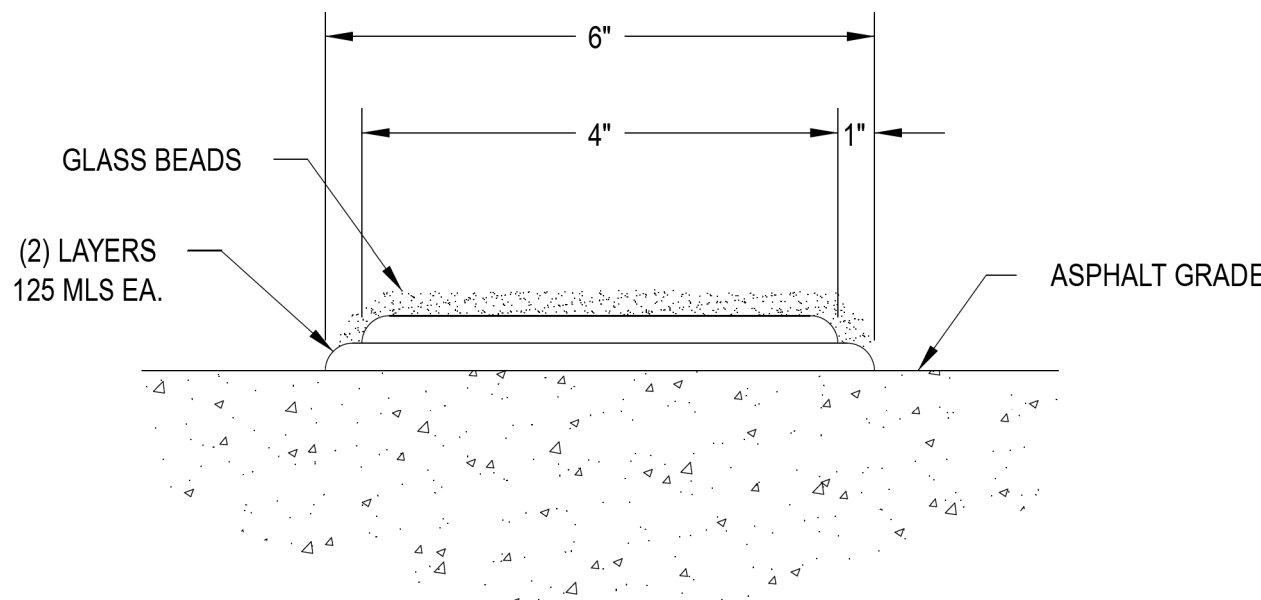
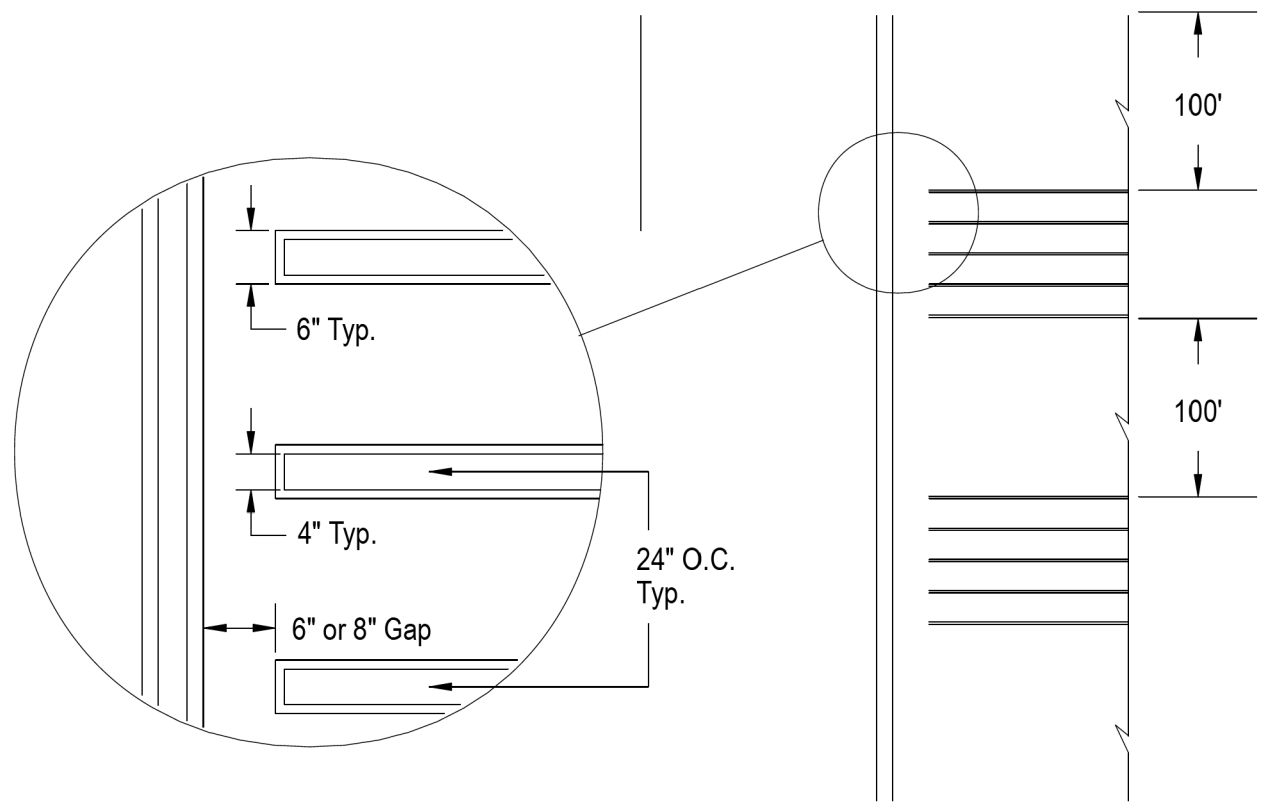
PAVEMENT MARKING AND SIGNING PLAN

THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TPD
ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.

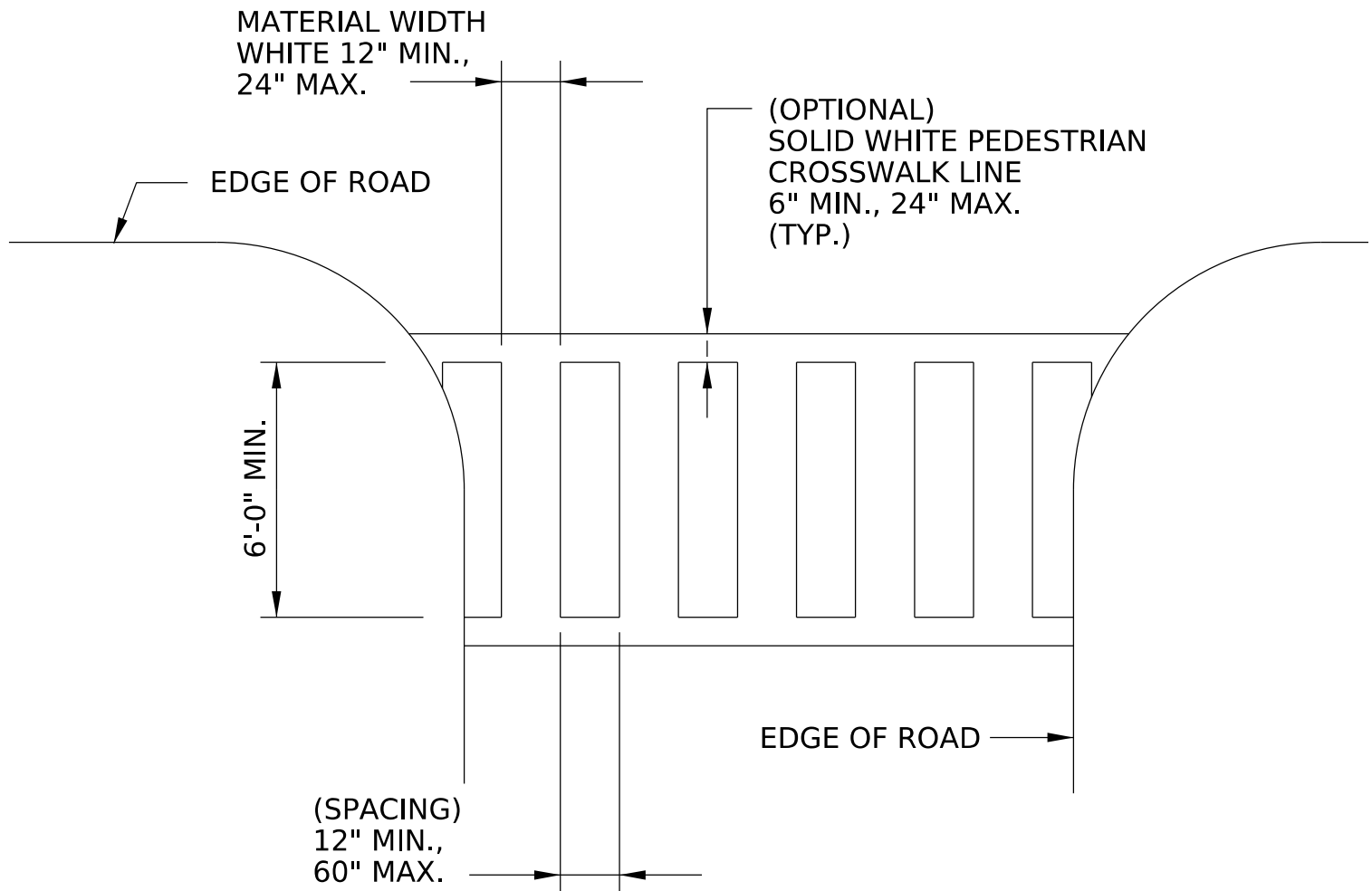
ORN BY: TF

OPERATOR: tfarley
FILE NAME: pw://tpd-pw.bentley.com:TPDProjectwise/Documents/Active/PERT/00001 - Pennypack Trust/CADD (PennDOT S HOP)/PA ORD 2023/Plan/pmp03.dgn
PLOTTED: 12-MAR-2025 16:09

DISTRICT	COUNTY	ROAD NAMES	SHEET
6-0	MONTGOMERY	EDGE HILL ROAD & HUNTINGDON ROAD	3 OF 3
UPPER MORELAND TOWNSHIP			
REV NO	REVISIONS		DATE BY

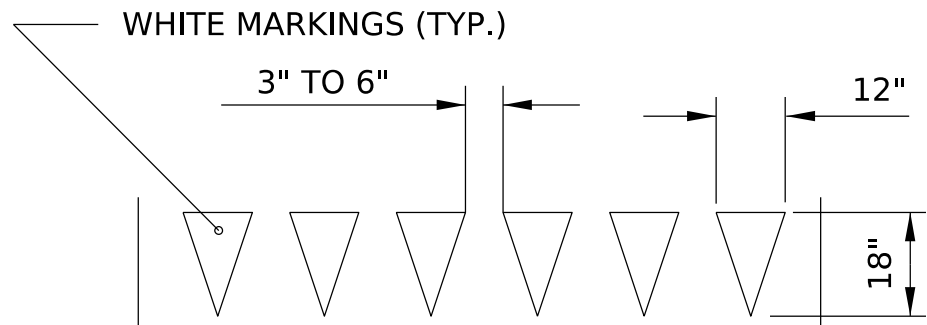


TRANSVERSE MARKINGS DETAIL
NTS



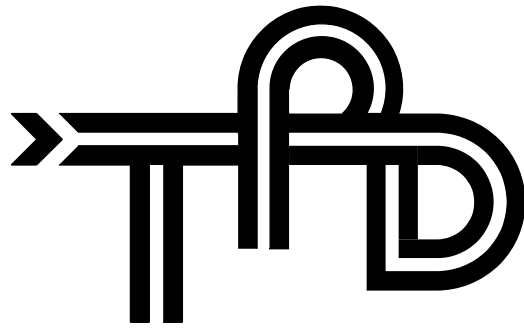
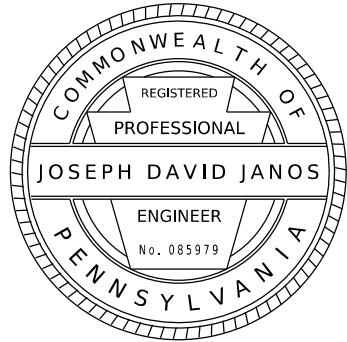
NOTE: FINAL SELECTION OF CROSSWALK OPTIONS TO BE DETERMINED BY PENNYPACK ECOLOGICAL RESTORATION TRUST (PERT). REFER TO L-SERIES DRAWINGS FOR ADDITIONAL OPTIONS.

CROSSWALK DETAIL
NTS



POSTED OR STATUTORY SPEED
LIMIT LESS THAN 40 MPH

TYPICAL YIELD LINE LAYOUT
NTS



Job Number: PERT.00001
Date: 03/12/2025
Project Designer: JDJ
www.TPDinc.com
1.877.873.9739
info@TPDinc.com
PAVEMENT MARKING AND SIGNING PLAN
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TPD ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.

DRN BY: TF

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 - April 14, 2025

Agenda Item:	Amendments to Ordinance # 1754
Prepared By:	Paul Purtell, Director of Code Enforcement
Attachments:	Draft Ordinance Amendments
Background/Analysis:	On October 7, 2024 the Upper Moreland Township Board of Commissioners adopted Ordinance #1754 (zoning) which completed a comprehensive update of the zoning code. This update was done in accordance with the Upper Moreland Twp. 2040 Comprehensive Plan which the APA and Twp staff worked on for 3.5 years. As enforcement of the new ordinance continues we are finding certain areas of the new ordinance which were erroneously changed/omitted based on our recommendations. In order to make these edits the Board of Commissioners will need to hold a public hearing to make the corrections.
Fiscal Impact/Source:.	N/A
Alternatives:	N/A
Staff Recommendation:	Authorize Township Solicitor to advertise for a public hearing.

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org

UMT Code Enforcement Office

To: Community Development Committee
From: Paul Purtell, Director of Code Enforcement
cc: Patrick Stasio
Date: 4/8/25
Re: Amendments to Ordinance # 1754

As a follow-up to the agenda summary, the following are proposed amendments:

Correct the R2 side yard setbacks from minimum 10' and aggregate of 30" to minimum 20' each side. No aggregate.

Add tents, temporary structures and display areas:

Tents, temporary structures and display areas for retails sales and special events are permitted in the TC, CC and SC districts, under the following conditions:

- 1. Such tent, temporary structure or display area may be erected and used for a maximum of 10 days in the aggregate during any 12-month period, provided that the single usage shall not exceed 7 days.*
- 2. Such tent or temporary structure shall not exceed 1,600 square feet in area or a maximum of not more than 5% of the required parking area for the use(s) on the site or tract, whichever is less.*
- 3. Such tent or temporary structure shall not be located as to create an obstruction to vision for motor vehicle sight lines at the intersection of public streets or where a driveway enters a public street or any other area for motor vehicle traffic such as interior driveways of any place of business.*
- 4. Any property owner desiring to erect or use such tent or temporary structure must first obtain a permit from the Township's Department of Code Enforcement, which permit shall be subject to review by the Department and other departments as necessary*

Definitions: Article III: Impervious Surface Coverage: *Remove swimming pools as impervious surface coverage*

Use A-15: Swimming Pool: Subsection (b): *As accessory structures, aboveground pools are permitted to be no closer than 10' from a side or rear property line not exceeding 460 square feet in area. Inground pools shall meet the applicable side and rear yard setbacks for the principle building in that district. Aboveground or inground pools shall be located no closer than 10; from any additional structures, either primary or accessory, located on the lot or premises.*

Use A-8: Keeping of fowl, poultry or livestock. *Keeping of fowl, poultry or livestock shall be permitted in the R & R-1 districts, provided that, The keeping or raising of livestock and poultry as an accessory use, on a lot area of not less than two acres, and provided that any building used for the keeping or raising of livestock or poultry shall be situated not less than 100 feet from any street or property line, only when authorized as a special exception by the Zoning Hearing Board in accordance with §§ 350-205 through 350-211 of this chapter.*

Zoning map correction: The residential properties on Shoemaker Road from Jason Drive to entrance to Pileggi Park were mistakenly changed from R2 to R3A when the map was updated and adopted on 10/7/24. The map needs to be amended and these properties changed back to R2.

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

Community Development Committee Meeting – April 14, 2025

Agenda Item:	Approval Armour & Sons Bid for Route 611\263 System Upgrades
Prepared by:	Patrick Stasio, Township Manager
Attachments:	Recommendation Letter from Bowman
Background/Analysis:	The project includes Route 611 and Route 263 traffic signal upgrades. The signals system along this corridor is aged and requires upgrades. The lowest responsible bid was from Armour & Sons Electric, Inc., in the amount of \$307,500.00.
Fiscal Impact/Sources:	<p>In 2023, the Township received a PennDot grant in the amount of \$557,875 and requires no match. The grant expires in June 2025.</p> <p>Upper Moreland is responsible for all bidding and inspection costs, estimated to be \$12,000.</p>
Alternatives:	N/A
Recommend Action:	Approve the bid for Armour & Sons Electric, Inc.

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org



April 8, 2025

Mr. Patrick T. Stasio
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Engineer's Recommendation of Award**
Traffic Signal System Improvements at York Road\Easton Road (S.R. 0611\0263)
Upper Moreland Township, Montgomery County, PA
Bowman Project No. 310016-24-001

Dear Pat:

Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on April 8, 2025, for the above referenced project. Below is a summary of the bids received from the two (2) contractors:

	Company	Total Base Bid	Status
1	Armour & Sons Electric, Inc.	\$307,500.00	Verified
2	Miller Bros.	\$409,380.51	Verified

Upon review, the bids received appear to be acceptable. Our office recommends the governing body consider awarding the contract to the qualified low bidder, Armour & Sons Electric, Inc. for a total of **\$307,500.00**.

If you have any questions, or require additional information, please contact me at akuhner@bowman.com.

Sincerely,

Anton Kuhner, P.E.
Regional Service Leader Signals

AKK/lsw

cc:

V:\310016 - Upper Moreland\310016-24-001 (TRA) - 611 GLG-TST\Engineering\Const_Services\11_Correspondence\Recommendation of Award - Upper Moreland Township - York Rd & Easton Rd.doc



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-03-01 to 2025-03-31 23:59:59

Date Printed: 04/01/2025

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	5	2	\$11,000.00	\$59.00
Bulk Pick Up	51	51	\$0.00	\$1,260.00
Trailer	4	4	\$0.00	\$160.00
Plumbing	13	16	\$102,492.00	\$1,502.50
Garage Sale	2	2	\$0.00	\$20.00
Public Works	11	10	\$4,572,062.00	\$268.00
Building	58	47	\$3,330,428.16	\$49,278.50
Commercial Zoning Use	4	5	\$0.00	\$375.00
Fire	61	17	\$173,040.00	\$7,177.50
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	1	3	\$197,330.00	\$465.00
Well	0	0	\$0.00	\$0.00
Electrical	22	18	\$113,394.75	\$2,922.00
Mechanical	9	8	\$76,193.00	\$1,031.00
Totals:	241	183	\$8,575,939.91	\$64,518.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	2	0	\$150.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	11	4	\$1,125.00
General Contractor	7	3	\$750.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	2	\$225.00
Totals:	21	9	\$2,250.00

Residential

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

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	8	0	\$225.00
Sign Contractor	0	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-03-01 to 2025-03-31 23:59:59

Date Printed: 04/01/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	3	0	\$0.00
Totals:	11	0	\$225.00

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: 77

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	22	\$1,300.00
Amusement License	0	3	\$600.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	1	0	\$75.00
Recreational Trailer	0	13	\$65.00
Totals:	2	38	\$2,040.00

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	2	\$800.00
Totals:	2	\$800.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	11
Exterior Maintenance	3
High Grass	0
Work Without Permit	3
Totals:	17

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: 2025-03-01 to 2025-03-31 23:59:59

Date Printed: 04/01/2025

OPEN RECORDS

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

Total Revenue Collected: \$69,833.50



Commissioners Report

For the period of: 2024-03-01 to 2024-03-31 23:59:59

Date Printed: 04/01/2025

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	31	\$0.00	\$636.00
Trailer	2	2	\$0.00	\$80.00
Plumbing	13	10	\$56,368.66	\$910.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	2	2	\$4,500.00	\$80.00
Building	47	42	\$900,410.51	\$15,350.00
Commercial Zoning Use	6	4	\$0.00	\$300.00
Fire	53	21	\$253,323.00	\$10,914.00
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	3	\$49,314.00	\$340.00
Well	0	0	\$0.00	\$0.00
Electrical	22	21	\$126,216.84	\$3,419.50
Mechanical	18	14	\$226,504.30	\$4,438.00
Totals:	199	150	\$1,616,637.31	\$36,467.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	0	\$75.00
Mechanical Contractor	1	2	\$225.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	5	1	\$450.00
General Contractor	7	2	\$675.00
Sign Contractor	2	0	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	5	4	\$675.00
Totals:	21	9	\$2,250.00

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	8	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: 2024-03-01 to 2024-03-31 23:59:59

Date Printed: 04/01/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	9	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: 91

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	6	13	\$950.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	1	\$5.00
Totals:	6	14	\$955.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	2	\$800.00
Public Hearing	2	\$1,250.00
Totals:	4	\$2,050.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	5
Exterior Maintenance	3
High Grass	0
Work Without Permit	4
Totals:	12

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: 2024-03-01 to 2024-03-31 23:59:59

Date Printed: 04/01/2025

OPEN RECORDS

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

Total Revenue Collected: \$41,722.50

To: Public Works Committee

From: David Elsier, Director of Public Works

Date March 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.
 - Awarded Milling Contract to James D. Morrissey
 - Awarded Highway Materials to Eureka Stone quarry
 - Attended meeting regarding possible sewer connection on Byberry Rd
 - Attended meeting with the Recycling Consortium for a composition Audit
-
- **Vehicle Maintenance** - Township mechanics maintained all Township vehicles and equipment.
 - **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION **March 2025**

During the month of March 2025, our Sanitation Division picked up 477 tons of compacted trash. For the same period in 2024 we collected 450 tons of compacted

Since the last report period we had 17 bulk pick-ups. For the same period in 2024 we collected 13 bulk items

We collected 184 tons of yard waste since the last report period. For the same period in 2024, we collected 1285 tons of yard waste.

We collected 24 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 18 electronic items.



Public Works Department
March 2025

Summary of materials handled by Sanitation Division
(in tons)

Single Stream	160	
Curbside Yard Waste	184	
Total recycling tonnage	344	
Trash tonnage	477	
Tipping fee cost avoidance	\$ 25,449	\$73.98
Cost of Single Stream	\$ (206)	
Percent of waste recycled	42%	

	Single Stream	Yard Waste	Trash	
2025	160	184	477	42%
2024	154	128	450	39%
			2024	2025
			Bulk metal items	13 17
			E-cycling items	18 24



PROJECT	WORK PERFORMED LAST PERIOD (March 10 th to April 14 th)	WORK TO BE PERFORMED THIS PERIOD (April 14 th to May 12 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">Community meeting to discuss extension of sewer to homes on Byberry Road.	<ul style="list-style-type: none">Respond to requests and perform work as necessary.Anticipate follow up observation at Mill Creek dam in April.
3. Woodlawn Park Redevelopment	<ul style="list-style-type: none">Stormwater design & NPDES permit package..Coordination meeting w/ Township Staff and Simone Collins.NPDES permit submission made 4/11.	<ul style="list-style-type: none">Work on construction plans for Woodlawn Park w/ Simone Collins for late 2025 bid.Work on bid plans for Mason's Mill field resurfacing for summer bid, fall 2025 construction.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.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- ☐ 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: April 9, 2025

From: Adrienne Blank, R.L.A.

Reference: Monthly Project Summary - Upper Moreland Township
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. Marshall's - 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 issues(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.



**UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
April 9, 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 Awarded to Haines & Kibblehouse 2/20/2025

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 will 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.
- Project added to 2025 TIP includes project for full construction funding.
- **Meeting held with DCED and PennDOT. Since project is now on the TIP, DCED funding could not be used for Preliminary Engineering. PennDOT to complete fund remaining Preliminary Engineering, Final Design, and Construction**
- **Township to submit for reimbursement from DCED for costs incurred to date for preliminary engineering**

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. Morrissey is the contractor. Roadwork Ongoing.

MARYLAND ROAD BRIDGE

- DCED MTF Grant awarded for \$897,375.00 for construction and construction inspection. No required match.
- Bid Awarded to Bi State Construction Company for \$680,079.25.
- **Pre-construction Meeting held April 2. Start of work anticipated for May 1.**

Bowman

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.
- **Bids opened for construction on 4/8. Recommendation of Award provided.**

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. Dunstons 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.**
- **PECO application submitted and coordination ongoing with utilities to schedule work**

GRANT SCHEDULE

- ARLE Grant – Due June 30, 2025, scoping form April 28
- 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

April 2025 Report from EAC to CDC

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

Our plans are continuing for a native plant pollinator garden at Masons Mill Park, with an educational sign.

We discussed tree sources for the talk the EAC, Library and Shade Tree Commission will be hosting about the benefits of native trees. This will also include a demonstration on how to plant a tree. We also want to give away some small free trees. A number of surrounding townships give away trees to their residents at least once a year. Would it be possible to use some of the township's tree fund for this purpose?

We also discussed redoing some of the storm drain stencils where necessary.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 04/14/2025

MEETING OF 04/01/2025

Report by Alan Sentman on the progress at Farmstead Park – particularly on the planned restoration of the west elevation of the farmhouse. MBTA are the architects of record. There are plans for another Farmstead-on-Tap event in the Fall.

2. The UMHC and UMHA met on March 31st to discuss our collaboration on historical signs and revising historical texts. The sign for the Willow Grove School of 1841 will be completed, as research on the architect of the Davisville Road School of 1895 has been determined to be Charles Douglas, and the text will be written to complete the narrative of these two early school buildings. The next 2 signs in the list of those to be re-done are the Memorial Hall and the Fountain House.
3. The Commission discussed the demolition request of Historical Inventory #025, 3110 Davisville Road. We will follow our Ordinance but prioritize this property. Additionally, we will review each historical property and send notification to the Code Enforcement Office, so that all properties can be identified in their computer system. assets that are removed from the Inventory for any reason will be archived, but will remain in the total Inventory with their original certification #.
4. Project 1776 ideas include an “Antique Roadshow” for the community; a program at the American Legion building; using slates at the Farmstead for art projects. The question of flags on the Ehrenfort Building has yet to be decided.
5. Spring 2025 Event on April 22nd in the Council Room from 7-9 p.m. The topic is “Preservation of Historic Homes,” and the Community is invited.
6. The movie at the Farmstead, slated for May 16th, may be cancelled, as the cost of the event is increasing due to licensing fees. Jackie Cherepinsky will investigate further, and a decision will be made.
7. Discussion of Inventory plaques – encouraging Inventory members to hang these on their homes. The original design was made by Whispering Wood Studio. Recent reach out is to the homes on Huntingdon Road, Pioneer Road, and Fitzwatertown Road.

Our next meeting is May 6, 2025 in the Caucus Room of the Administration Building.

Respectfully submitted,

Susan Worth-LaManna, President
UMHC