

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
June 9, 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 – May 12, 2025 (attachment)**
- IX. Land Development/Subdivision:**
 - A. Waiver Request for Land Development - Huntingdon Valley Country Club – 2295 Country Club Drive (attachments).
- X. New Business:**
 - A. Waiver Request from 300 feet separation from an amusement device in a residential district - 3250 East County Line Road (attachments).
 - B. Right-Of-Way Encroachment Variance Request – 162 Greyhorse Road (attachments).
- XI. Old Business:**
 - A. 3320 Davisville Road Lot Line Rezoning (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
May 12, 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. **Call to Order** - The meeting was called to order by Commissioner and Committee Chair Mullen.
- II. **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.
- III. **Announcements/Presentations** – Nothing to report.
- IV. **Public Comments – Non-Agenda Items Only** – Nothing to report.
- V. **Approval of Minutes** – April 14, 2025:
The Committee unanimously approved the minutes as submitted.
- VI. **Land Development/Subdivision** – Nothing to report.
- VII. **New Business:**
 - A. 3320 Davisville Road Lot Line Rezoning:
 - Mr. Purtell explained that a change of zoning application and a lot line adjustment plan was submitted; however, the applicant has since amended the application to withdraw the lot line adjustment plan and proceed with the change of zoning plan, which zoned a portion of the property from RC Recreation Conservation District to R2.
 - Marty Eustus, from Eustus Engineering, discussed details of the application to rezone Lot 1, adjacent to the YMCA entrance. The structure on Lot 1 is no longer needed by the YMCA. The applicant requested to purchase Lot 1 from the YMCA and revert it back to the R2 District, which matches the applicant's current holdings. The amended application is solely for rezoning and has no plans for subdivision, construction, or consolidation.
 - The Committee agreed to continue a discussion at the June 9, 2025 Community Development Committee Meeting.
- VIII. **Old Business** – Nothing to report.
- IX. **Redevelopment** – Nothing to report.
- X. **Acceptance and Approval of the following monthly reports:**
 - A. Code Enforcement Department Report – Nothing further to add.
 - B. Public Works Department Report and Recycling Report:
 - Commissioner McFatridge asked about the status of potholes and resurfacing of Mill Road. Mr. Elsier stated that PennDOT made repairs on Easton Road, Terwood Road and Edge Hill. There is nothing to report about Mill Road.
 - C. Township Engineer and Landscape Architect Report – Report contained in meeting materials.
 - D. Traffic Engineer's Report – Included in meeting materials and nothing further to discuss.

UPPER MORELAND TOWNSHIP
Community Development Committee
May 12, 2025 - Meeting Minutes

- E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed the following:
- The Earth Day event went very well, despite the rain.
 - Plans are finalized to install a pollinator garden at Masons Mill Park on Saturday, May 17th with the help of several Girl Scout troops. An educational sign, purchased last year, will also be installed.
 - A Going Green talk was held Saturday, May 10th about native trees. Thanked the Parks and Recreation maintenance crew for preparing a hole to demonstrate planting a Red Bud tree. Thanked Penn State Extension and Pennypack Ecological Restoration Trust for providing trees to be given away.
 - Proposed that the Township become a member of the Partnership Transportation Management Association of Montgomery County. The non-profit helps municipalities with ideas to reduce traffic congestion, provides information at events on bike safety, provides bike helmets to kids, implements bike share programs, shares the latest information on SEPTA and provides travel life skills training to youths with disabilities.
 - Suggested that the Township upgrade the Library's building with solar panels. By purchasing a power agreement lease, up-front charges are eliminated, electricity rates are cheaper, and there is an option to buy the used panels after eight years.
 - o Commissioner Lockard expressed support for the solar panels.
 - Mr. Stasio will follow up with additional information at the June 9, 2025 Community Development Committee Meeting. Dr. Saunders will provide Mr. Stasio with a contact.
 - Sean Hopkins provided his resignation as a member of the Council.
- F. Upper Moreland Historical Commission – Dr. Sue Worth-LaManna, Chair, discussed the following:
- A resource list of historical properties within the Township will be provided to Mr. Purtell and the Code Department.
 - Working with Kate Kollar, Director of Parks and Recreation, on planning events for the Township's celebration of the Semiquincentennial or America250, taking place in 2026.
 - Mr. Purtell directed Dr. Worth-LaManna to provide a letter from the Commission regarding approved plans for the car port at 2600 Paper Mill Road.

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

XII. **Other** – Nothing to report.

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

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 9:20 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

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President

CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

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BENJAMIN W. OLSZEWSKI

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Township Manager

JOHN D. BATES

Assistant Township Manager/

Director of Finance

ALEX H. LEVY

Township Treasurer

SEAN P. KILKENNY, ESQ.

Township Solicitor

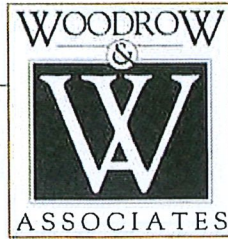
Agenda Summary

Community Development Committee Meeting - June 9, 2025

Agenda Item:	Land Development Waiver Request - Huntington Valley Country Club 2295 Country Club Drive
Prepared By:	Paul E. Purtell, Director of Code Enforcement
Attachments:	Waiver request letter, plans and Township Engineer review letter
Background/Analysis:	Huntingdon Valley Country Club has requested a waiver of Land Development in order to reconstruct the kiddie pool, add a new 2,000 square foot building for locker rooms and fitness area along with a new patio and walkways.
Fiscal Impact/Source:	Permit fees and business privilege tax
Alternatives:	Require land development submission
Staff Recommendation:	Consider request and make recommendation to the full Board.

Equal Opportunity Employer

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April 30, 2025

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

Attention: Paul Purtell, Director of Code Enforcement

Reference: Huntingdon Valley Country Club – Swimming Pool Renovations
Request for Waiver of Land Development

Dear Paul:

My firm represents the Huntingdon Valley Country Club as their civil engineering consultants. We are assisting them with site plans for improvements they anticipate to their swimming pool complex. The current plan proposes a reconstruction of their kiddie pool area and the construction of new locker rooms that will also house a workout facility on a lower level.

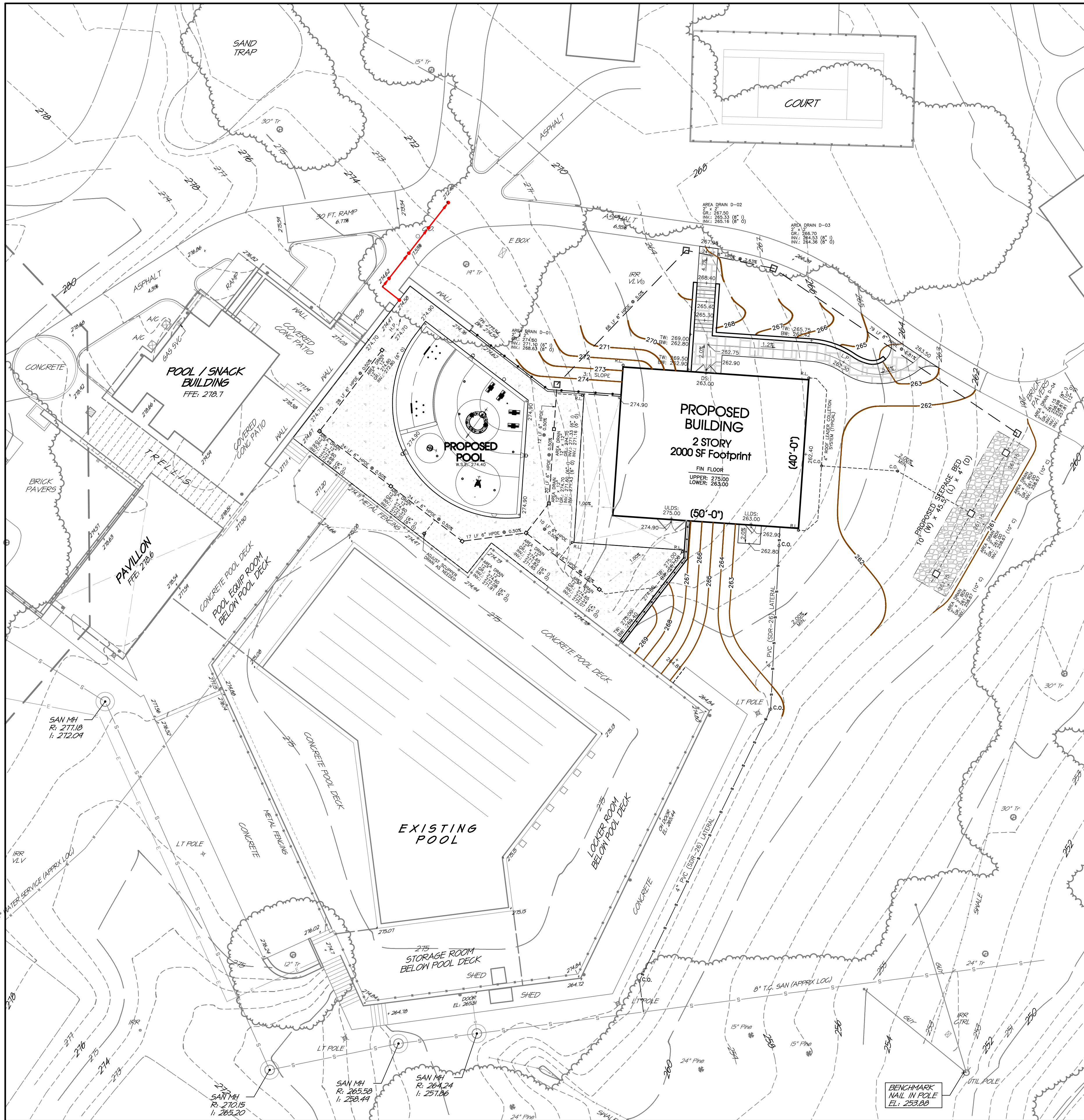
I have attached our site plan along with the conceptual architectural plans to better illustrate the club's goals. I am hopeful that the Board of Commissioners will share our vision of the very de minimis impact the project will have on the public interest. If they come to that conclusion, a waiver from the full weight of the land development process would be requested. Obviously, our project will then need to be critically evaluated as a grading permit by your Township engineer with the review of our grading plan, erosion control plans, and, perhaps most importantly, our stormwater management / treatment design.













Please feel free to contact me with any questions you may have regarding this request and our project in general.

Sincerely,

Timothy P. Woodrow, P.E.
President
Woodrow & Associates, Inc.

Cc: Robert Fusaro – Huntingdon Valley Country Club
James Hersh, P.E., Senior Project Manager – Gilmore & Associates, Inc.
Robert Jordan – Woodrow & Associates, Inc
Matthew V. Piotrowski, R.A., AIA – Matthew V. Piotrowski, Architect, LLC



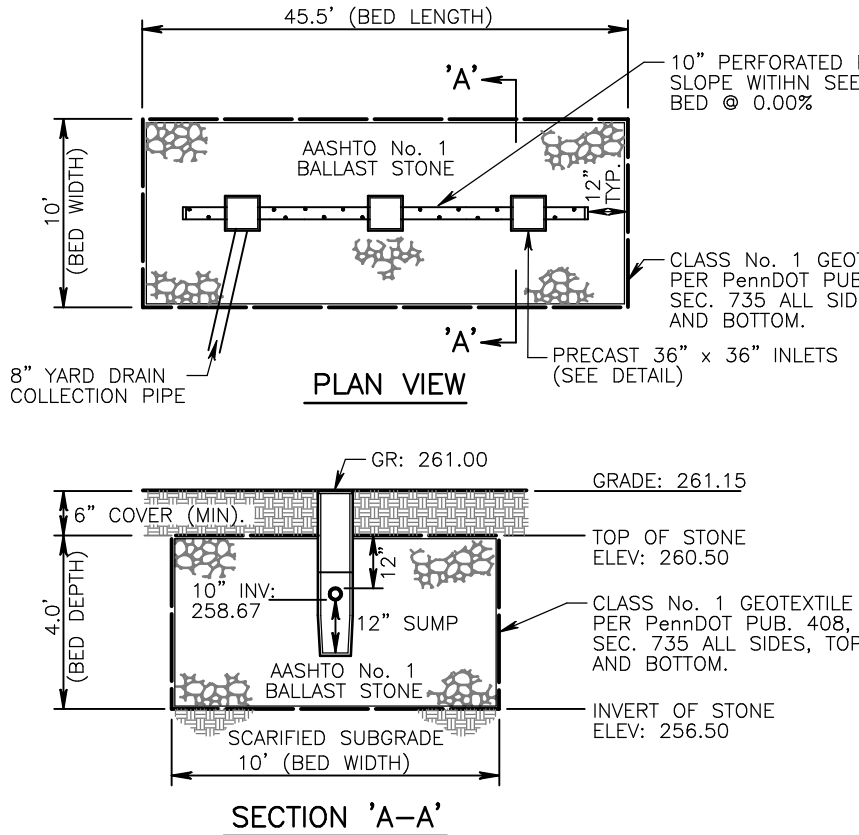
EXISTING FEATURES LEGEND		PROPOSED LEGEND	
	Tract Boundary Line		Storm Sewer Piping
	Right-of-Way Line		Sanitary Main / Lateral
	Right-of-Way Centerline		Gas Main / Service
	Municipal Boundary Line		Water Main / Service
	Zoning District Boundary		Overhead Wires
	Topographic Contour		Fence Line
	Soil Series Limits		Woodlands Dringline
	Mapped Wetlands Limit		

GENERAL PLAN NOTES

Refer to the Record Plan (Sheet 1) for 'BASE EXISTING FEATURES AND SURVEY NOTES' and 'BASE DEVELOPMENT NOTES'

BASE CONSTRUCTION DESIGN NOTES:

1. All contractors working on this project shall comply with the requirements of P.L. 852, No. 287, December 10, 1974, as amended on December 12, 1986 P.L. 1574, No. 172: Contractors must notify the Township Engineer of the start of any construction. 1-800-242-1717
2. Contractors shall not encroach onto adjoining properties unless a temporary grading easement has been obtained from the adjoining owners. All property lines must be set adequately marked and the contractor shall provide the proper survey. The start of any construction shall be on the contractor shall install temporary Orange Construction Fence to prevent encroachment onto adjoining properties.
3. All contractors working on this project shall ensure that all construction performed is in accordance with all applicable OSHA (Occupational Safety and Health Administration) standards and specifications.
4. The contractor shall ensure that all necessary permits and approvals have been obtained prior to the start of any construction.
5. Erosion and sedimentation control measures shall be in place during function for the time to prevent disturbance or grading work within the tributary area.
6. Burning of trees, tree stumps and construction debris is prohibited. All debris shall be removed and disposed of in strict accordance with all Federal, State and Local Municipality standards and specifications. The contractor shall ensure that the debris is properly disposed of.
7. Nothing shall be permitted to be set on, placed or planted within the area of any utility or storm water easement except lawns or suitable low ground cover.
8. All construction requirements, methods, materials and specifications shall be in accordance with all Municipality Authority Standards, Municipality Standards and Penn-DOT Form 408 (Latest Edition). Where there is a conflict the more stringent shall apply.
9. All storm sewer piping shall be HDPE unless noted otherwise.
10. All precast storm sewer structures such as inlets, storm manholes, endwalls, etc. shall conform to the Commonwealth of Pennsylvania Department of Transportation Publication #72 (latest edition). Shop Drawings shall be submitted to the Township Engineers Office for review and approval prior to the start of any construction.
11. All utility installation must be in accordance with the requirements of the Pennsylvania Utility Construction Code, as adopted by the Municipality.
12. All slopes with grades three (3) foot horizontal to one (1) foot vertical (3:1) shall be stabilized with grass seed, straw mulch, erosion control blankets, etc. to prevent erosion. In strict accordance with manufactures standards and specifications. See Erosion Control Plans for location and details.
13. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
14. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for the removal of all existing and/or undesirable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density. (ASTM D1557-93). The contractor shall submit a compaction report to the Township Engineer, registered within the state where the work is performed, verifying that all filled areas are compacted to 95% of modified proctor maximum density. The contractor shall be responsible for the removal of all existing and/or undesirable materials and replacing with suitable materials.
15. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic design and shall be constructed in accordance with the approved final plans. The Township Engineer and its Agents may require the contractor to enter upon such lands from time to time for the purpose of inspecting the construction of the storm water conveyance system in order to determine that the structural design and integrity are being maintained.
16. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
17. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. The contractor shall be responsible for the removal of all existing and/or undesirable fill material compacted to 95% optimum density (as determined by modified proctor method).
18. Contractor to ensure compliance with ADA regulations.
19. All storm sewer inlets must be identified with a storm drain marker. Storm drain markers shall be stainless steel affixed to the inlet head with adhesive rivets, or bolts. (Markers may be bolted to the grate if the grate is made of a minimum diameter of 3 1/2 inches and shall include "No Dumping - Drains to Waterway" and a phone symbol).
20. Any existing utility lines shown on these plans to be removed shall be done in strict accordance with all applicable utility authority standards and specifications. The contractor shall be responsible for all



SEEPAGE BED CALCULATION

NET AREA IMPERVIOUS INCREASE = (4,343) Sq. Ft. SAY 4,350

RUN-OFF CAPTURE STORAGE REQUIRED:

$$R_v = \frac{2.00 \text{ In.} \times (\text{Total impervious area in Sq. Ft.})}{12} = \text{Cu. Ft. of Recharge}$$
$$R_v = 2.00 \text{ in.} \times (4.350) = (725.00) \text{ Cu. Ft. of Recharge}$$

12

$$V_p = (10) \text{ Ft. Width} \times (45.5) \text{ Ft. Length} \times (4) \text{ Ft. Depth}$$
$$= (1,820.0) \text{ Cu. Ft. Provided}$$

TRIPLE INLET SEEPAGE BED AND LEVEL SPREADER

Not To Scal

POST CONSTRUCTION MAINTENANCE PROGRAM:

The applicant/owner, its assigns shall be responsible for the ownership and maintenance of the proposed BMP's shown on this plan in perpetuity. All BMP's shall be maintained in accordance with all applicable Township Standards and Specifications as so designated in the Ownership and Maintenance agreement as entered into between the Owner and the Township.

MAINTENANCE OF THE SEEPAGE BED:

1. The applicant/owner, shall ensure that all catch basins within the system are inspected and cleaned after each runoff event. Remove any debris such as lawn, clippings, leaves and/or accumulated trash that may prohibit runoff from entering the catch basins.
2. The applicant/owner, shall ensure that the overlying vegetation of the seepage bed should be maintained in good vegetated conditions, and any bare spots revegetated immediately.
3. The applicant/owner, shall ensure that no vehicular traffic is permitted over or on the seepage bed and care should be taken to avoid excessive compaction by lawn equipment.
4. The applicant/owner, shall ensure all roof leaders that lead to the seepage bed are free and clear of any debris that may cause clogging of the seepage bed inflow pipe. Quarterly flushing of the catch basins and inflow pipe are required.

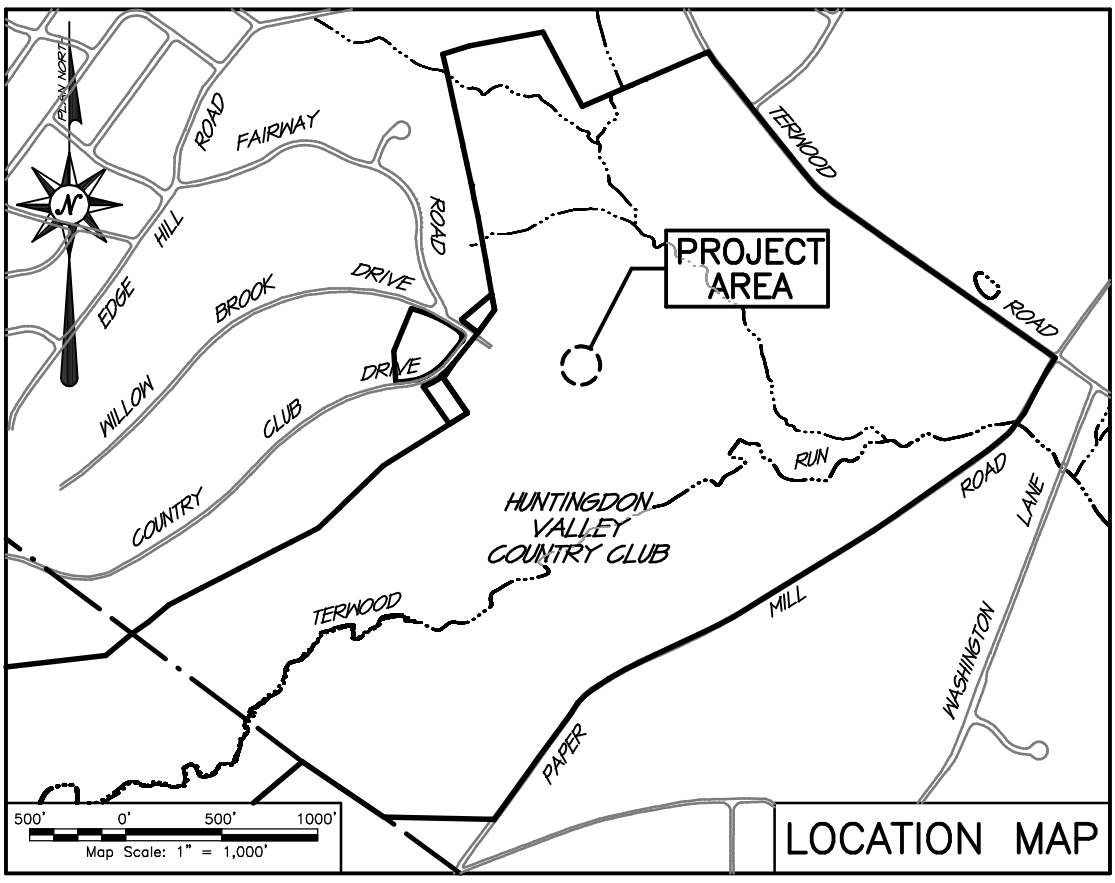
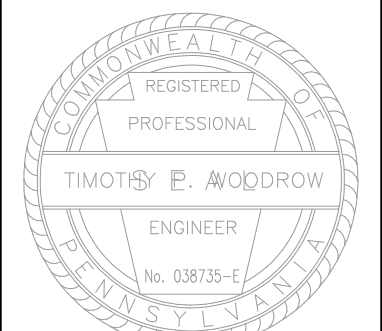
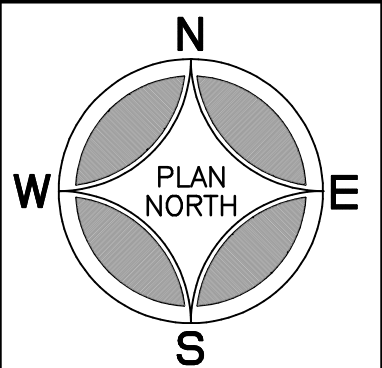
Should any of the BMP's shown on this plan fail to function as designed, the applicant/owner shall be responsible for all corrective measures including but not limited to cleaning, flushing, repair or replacement as necessary or directed by the Township Engineers Office.

OWNER ACKNOWLEDGEMENT:

I/we _____ acknowledge that the stormwater management facilities shown on these plans can only be altered or removed after approval of a revised plan by the applicable municipality. owner also agrees to all above listed BMP maintenance program requirements.

Signature: _____

Date _____

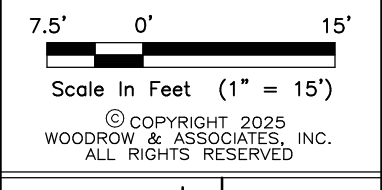
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PROJECT SERIAL NUMBER FOR DESIGN:
20251194483-000
Month APRIL, 2025

Pennsylvania 811
A Privately funded non-profit Pennsylvania Corporation

Parcel Information:
N/F: HUNTINGDON VALLEY
COUNTRY CLUB
SEE TABLE

Applicant:
HUNTINGDON VALLEY
COUNTRY CLUB
2295 Country Club Drive
Huntingdon Valley, PA 19006



**IN
RY CLUB
PENNSYLVANIA
TES, INC.
ENGINEERS**
nedd — PA 19002
awlnc.com

PRELIMINARY PLAN (Not To Be Recorded)

SITE IMPROVEMENTS PLAN

HUNTINGDON VALLEY COUNTY

WOODROW & ASSOCIATES
MUNICIPAL / CIVIL CONSULTING
108 North Bethlehem Pike / Suite 5 - Lower Level
Phone: (215) 542-5648 Web: www.Woodrow.com

Layer List:

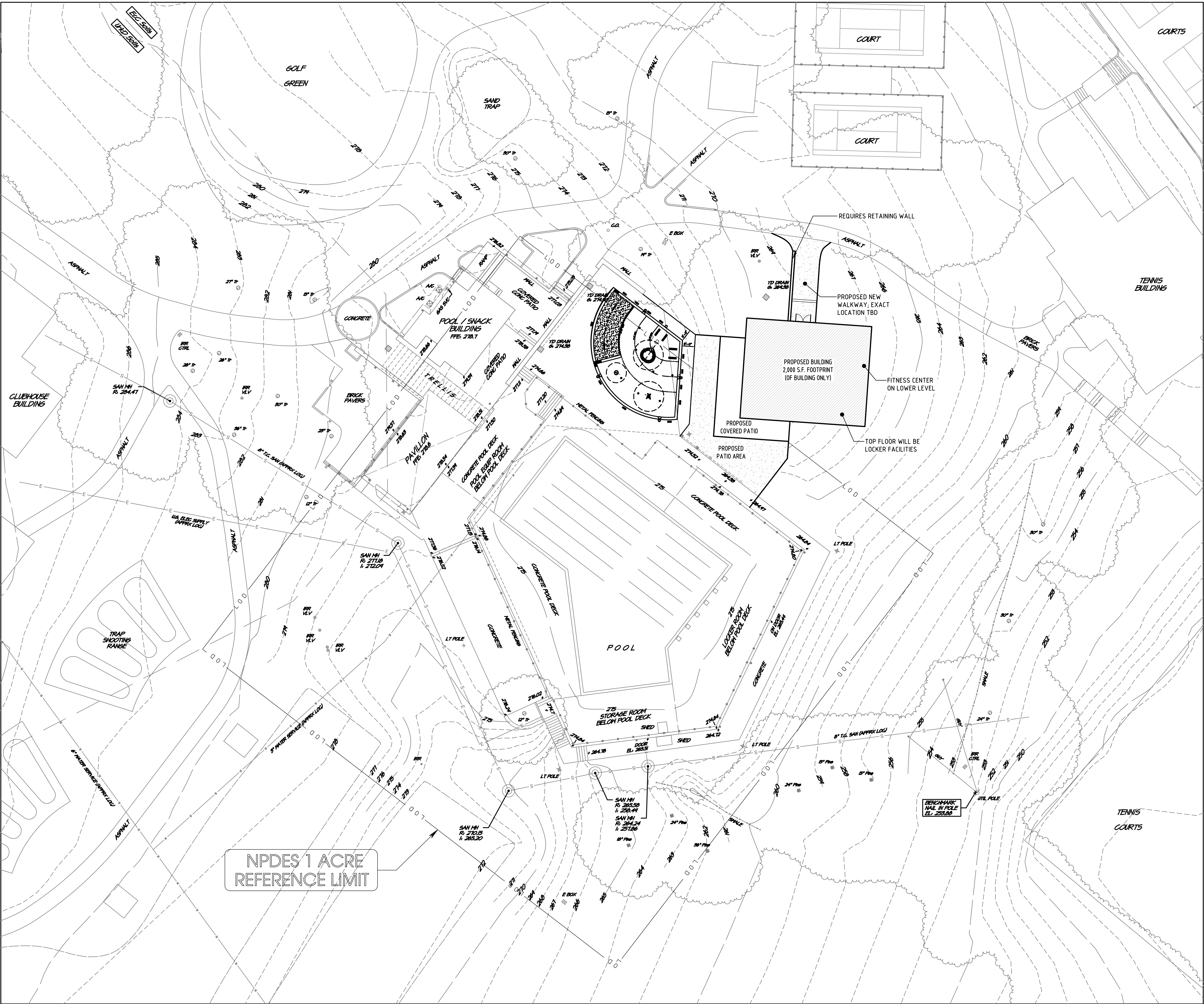
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Job No: 04-0407-D

Plan Date:

JUNE 12, 2024

3 of 7

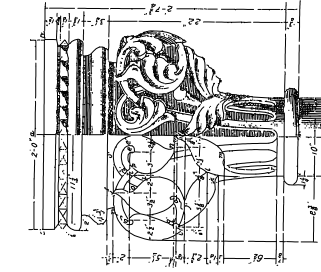


SITE PLAN

1:20

GENERAL NOTE:
THIS DRAWING IS FOR GRAPHIC
PURPOSES ONLY. CONSULTANT,
DESIGNERS, CONTRACTORS AND
OTHERS ARE RESPONSIBLE FOR
VERIFYING ALL PRESENT AND
FUTURE CONDITIONS, ETC., BEFORE
PROCEEDING WITH
WORK.

Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



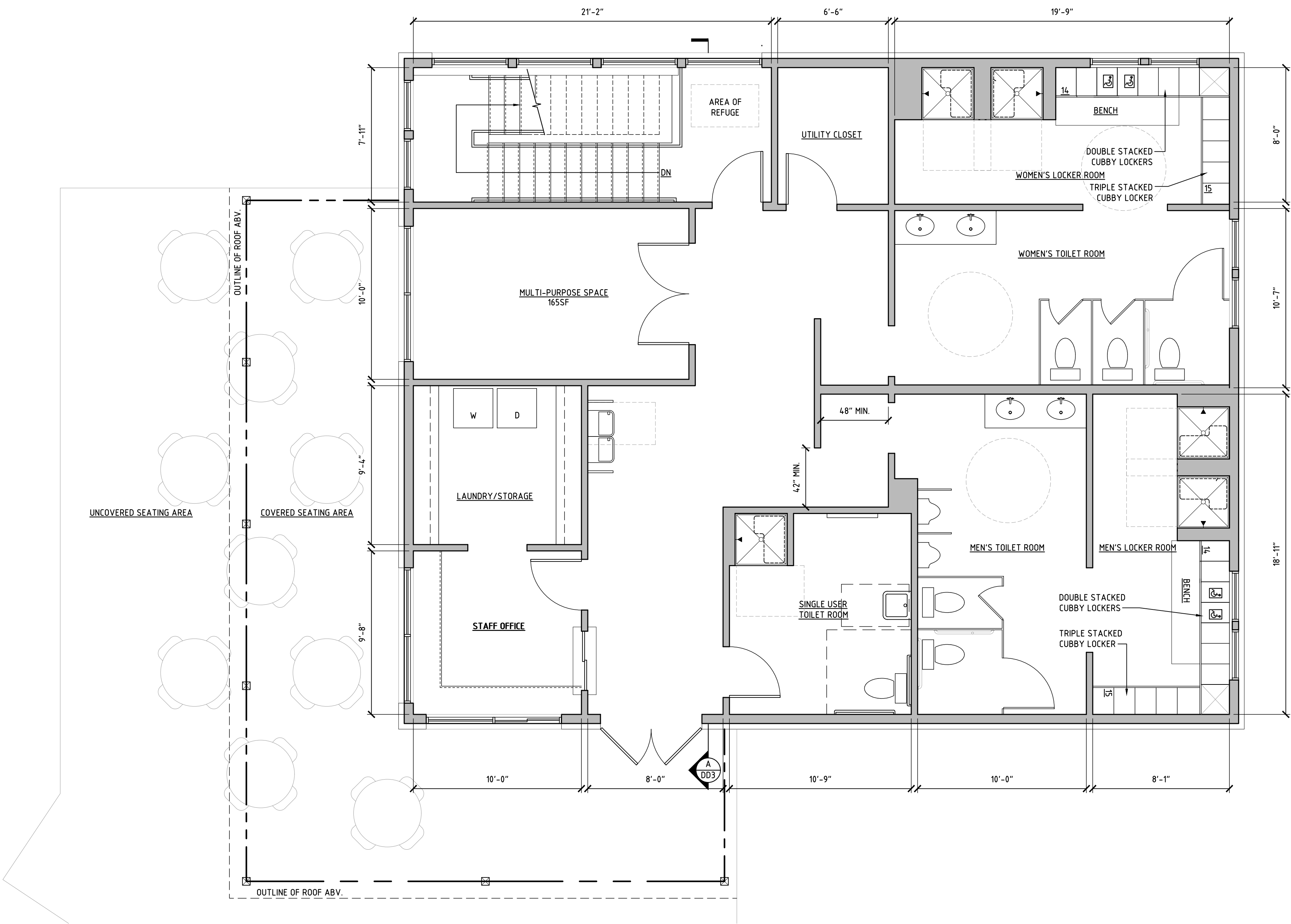
HUNTINGDON VALLEY C.C.
NEW BUILDING
2295 COUNTRY CLUB DR
HUNTINGDON VALLEY, PA, 19006

Drawn By: MP	
Checked By: MVP	
Date	Issue
01/09/25	Design
02/06/25	Rev. Design
02/12/25	Rev. Design
02/19/25	Rev. Design
03/07/25	Rev. Design

2024204

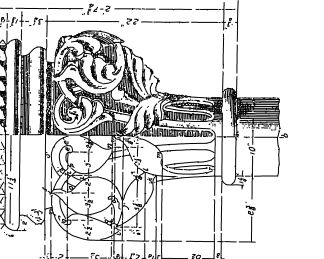
DO NOT SCALE DRAWINGS

SP
SITE
PLAN





Matthew V. Plotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



HUNTINGDON VALLEY C.C.
NEW BUILDING
2295 COUNTRY CLUB DR
HUNTINGDON VALLEY, PA, 19006

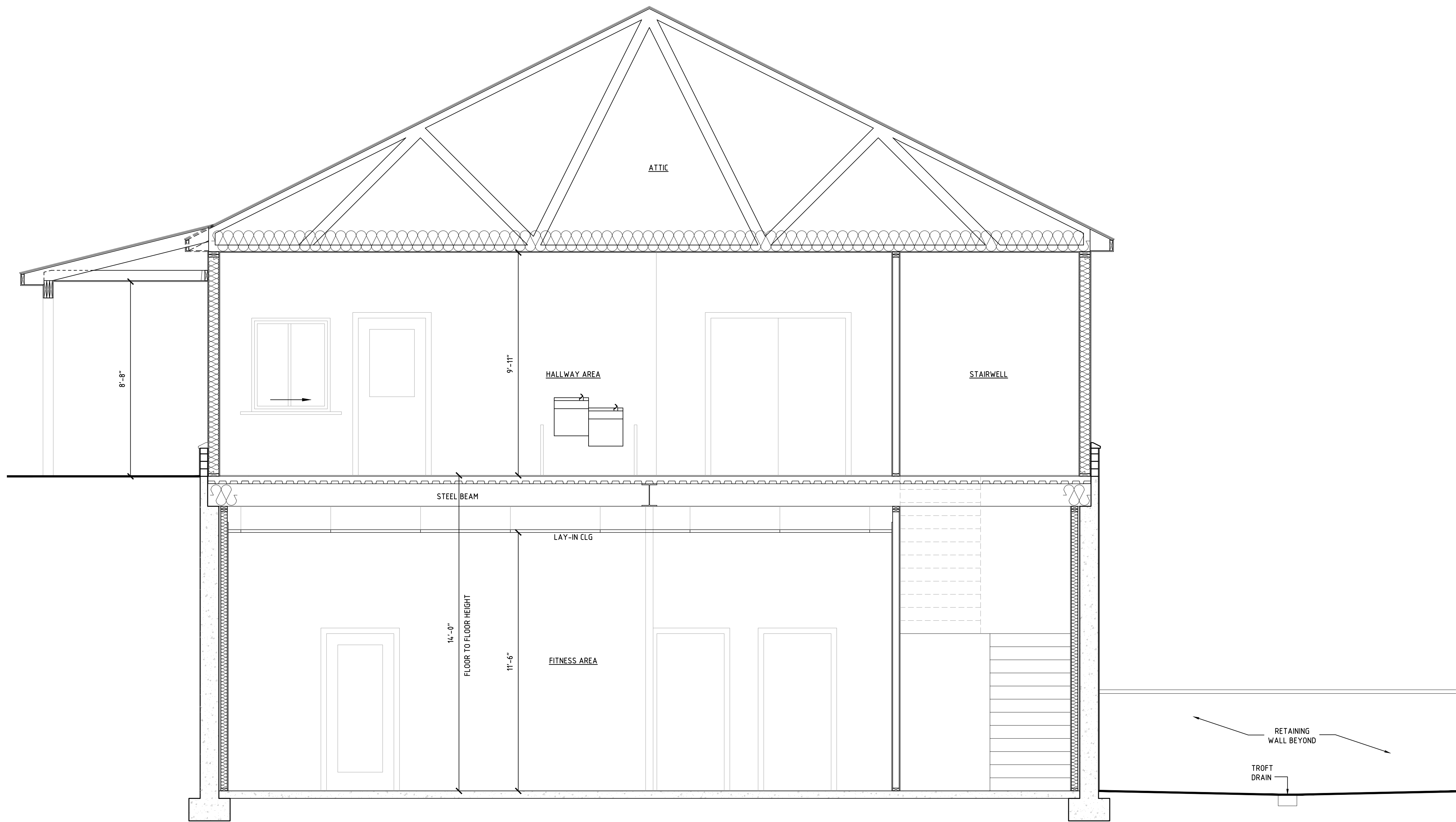
Drawn By: MP	
Checked By: MVP	
Date	Issue
01/09/25	Design
01/06/25	Rev. Design
01/12/25	Rev. Design
01/19/25	Rev. Design
01/07/25	Rev. Design

2024204

NOT SCALE DRAWINGS

DD2

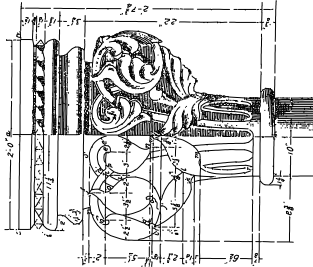
LEVATIONS



BUILDING SECTION
3/8"=1'-0"

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Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



HUNTINGDON VALLEY C.C.
NEW BUILDING
2295 COUNTRY CLUB DR
HUNTINGDON VALLEY, PA, 19006

Drawn By: MP	
Checked By: MVP	
Date	Issue
01/09/25	Design
02/06/25	Rev. Design
02/12/25	Rev. Design
02/19/25	Rev. Design
03/07/25	Rev. Design

2024204

DO NOT SCALE DRAWINGS

DD1

FLOOR PLANS



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 3, 2025

File No. 25-00288

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

Reference: Waiver of Land Development Review
Huntingdon Valley Country Club – Swimming Pool Renovations, 2295 Country Club Drive,
Huntingdon Valley, PA 19006
TMP #s 59-00-03334-00-9, 59-00-17086-00-9, 59-00-18625-00-9, 30-00-480408-00-9, & 59-
00-03268-00-3

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the above reference request for waiver of land development and site improvement plan, consisting of seven (7) sheets, dated June 12, 2024.

The subject property is located within the RC Recreational Conservation Zoning District and is currently occupied by an existing pool building and pavilion, two existing pools with associated concrete pool decks, and patio areas. The Applicant is proposing to reconstruct the kiddie pool area, and to construct a new 2,000 square footprint building containing locker rooms and a workout facility, and to add a Patio area and a paved walkway. These improvements would add approximately 4,100 square feet of additional impervious surface area to the site.

We note the submission contains a letter from Woodrow Associates dated April 30, 2025 requesting that the application be processed as a waiver of land development and we have reviewed the plan as such. If the Commissioners do not choose to grant the waiver request, we reserve the right to perform a full review of the plans with respect to the requirements and provisions of the Township's Subdivision & Land Development Ordinance (SALDO).

Upon review, we offer the following comments for consideration by Upper Moreland Township:

1. The Applicant shall acknowledge that any damage incurred within the right-of-way of Willow Brook Drive, Country Club Drive, Fairway Road, Paper Mill Road, or Terwood Road shall be repaired at the Owner's sole expense, and that any sediment tracked onto the roadway shall be immediately cleaned and returned to the soil stockpile. A note to this effect should be added to the plans.
2. §350-126 - Zoning and Site Data Schedule on Sheet No. 1 should be amended to correct maximum impervious coverage to 15%
3. §287-17.2(A) – The Applicant is responsible for providing as-built plans of all SWM BMPs included in the approved SWM site plan. The as-built plans and an explanation of any discrepancies with the construction plans shall be submitted to the Township.
4. The Site Improvement Plan shall be revised to depict Erosion & Sediment Controls and accompanying details to protect the downstream areas from sedimentation during construction activities.
5. A note should be added to the plan stating that in the event limiting zones (shallow rock or high groundwater) are encountered while excavating the seepage pit and a redesign is required, the Applicant

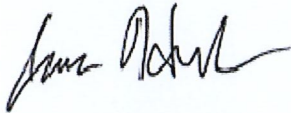
65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

shall cease construction and have the redesigned seepage pit reviewed and approved by the Township prior to the completion of installation. As an alternative, the Applicant may elect to perform stormwater infiltration testing prior to the start of construction to confirm the design can be implemented as currently proposed.

6. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater infrastructure. The document will be prepared by the Township Solicitor and executed at the direction of the Township Code Enforcement Office.
7. The Applicant is responsible for obtaining all outside agency approvals which may be required for the project and providing proof of receipt to the Township prior to the issuance of a building permit. Including, but not limited to: Township Fire Marshal, Township Traffic Consultant, PennDOT, etc.

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

Sincerely,



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

JJH/as

cc: Patrick Stasio, Township Manager
Alex Bauml, Esq., Township Solicitor
Timothy P. Woodrow, P.E., Woodrow & Associates, Inc.
Robert Fusaro – Huntingdon Valley Country Club

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

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

COMMISSIONERS

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CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

DEMOND MULLEN

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CHARLES M. WHITING



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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 - June 9, 2025

Agenda Item:	Amusement Device Residential Setback Waiver Request 3250 E. County Line Road
Prepared By:	Paul E. Purtell, Director of Code Enforcement
Attachments:	Request letter, denial letter, NOV and copy of ordinance.
Background/Analysis:	The operator of the Sunoco Aplus located at 3250 E. County Line Road has requested a waiver of requirement for a 300' setback from a residential district and amusement devices.
Fiscal Impact/Source:	Business Tax revenue and annual license fee
Alternatives:	Do not grant request for setback.
Staff Recommendation:	Consider request and make recommendation to full Board.

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org

Township of Upper Moreland

117 Park Avenue
WILLOW GROVE, MONTGOMERY COUNTY, PENNSYLVANIA 19090
Telephone (215) 659-3100 Ext. 1032/1033 / Fax (215) 659-8899



Paul E. Purtell
Director of Code Enforcement

April 30, 2025

AM Amusements, LLC
136A Annapolis Street
Bensalem, Pa. 19020

Sent by 1st Class & Certified Mail

RE: 3250 E. County Line Road

Dear Sir,

I received your amusement device license application to operate two (2) devices at the referenced property and offer the following comments:

The property is located in the Commercial Mixed-Use zoning district. The property is abutted by the R-3 (residential) zoning district.

Upper Moreland Township Code Chapter 65, Section 65-10 states,

"No amusement game shall be licensed, placed, possessed, kept, maintained, exhibited, used or operated in any location, the entrance or exit to which is within 600 feet of any entrance to or exit from any school, park, playground or church or within 300 feet of any residential zoning district."

The location of these devices is within 300 feet of a residential zoning district. **I must deny your application as submitted.**

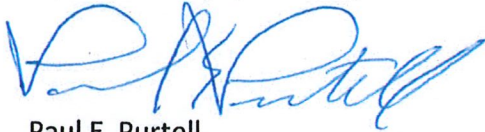
The devices were placed without first obtaining a permit from Upper Moreland Township which puts the property in violation of Township Code.

Please commence action to remove the devices from the premises immediately and be advised the property must be in compliance no later than May 10, 2025. Failure to comply with this notice could result in fines of up to \$600/day for each day that the property is in violation.

April 30, 2025
3250 E. County Line Road
Page 2 of 2

If you wish to appeal this notice and request an exception you may do so by filing such request with the Upper Moreland Township Board of Commissioners. Please be advised that such request must be received no later than May 10, 2025.

If you have any questions please feel free to contact me at 267-607-1034.



Paul E. Purtell
Director, Code Enforcement

Cc: Pat Stasio
Bob Rosser
George Kyriakodis
Sunoco A-Plus, 3250 E. County Line Road, Hatboro, Pa. 19040
Property file



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

Upper Moreland Township Amusement Device License

I. OWNER OF GAMES

Name: AM AMUSEMENTS LLC Address: 136 A Annapolis st
Phone #: 757-839-7504 City, State, Zip: Bensalem PA-19020

II. LOCATION OF GAMES

Name of business: Gulshan Inc DBA Sunoco Phone: 215-675-5116
Address: 3250 E Countyline Rd
City, State, Zip: Hatboro PA - 19040

III. DESCRIPTION OF GAMES

1. Fusion skill game 1
2. Fusion skill game 2
- 3.

Application for more than three games requires approval from the Upper Moreland Township Zoning Hearing Board

4.

5.

6.

7.

8.

9.

10.

RECEIVED

APR 29 2025

UPPER MORELAND
CODE ENFORCEMENT

Applicant Signature: Akshay

Date: 04/29/25

IV. FEE

\$150 for the first device, \$50 for each additional device, annually

Total # of Games: 2

Permit Fee: 200.00

V. TOWNSHIP REVIEW

Reviewed By:

Approved By: Cash

Upper Moreland Township
These plans have been reviewed and approved

REJECTED
For non-compliance with the Pa UCC
and/or the Code of Upper Moreland Township

By: [Signature]

Date: 4/29/25

In
Magnet
16625

Gulshun Inc dba Sunoco Aplus
3250 East County Line Rd
Hatboro, PA 19040

May 8, 2025

Township of Upper Moreland
Attn: Director of Code Enforcement
117 Park Ave
Willow Grove, PA 19080

Re: 3250 East County Line Road

Two vendors have provided us with three amusement devices for the use of our customers at the above-mentioned location. They applied to the township for a license, but the applications were rejected because there is a residential district within 300 ft. We request you kindly to exempt our location from the 300 feet separation between a residential district and an amusement device. Our request is based on the following grounds.

Our business at the above location is not a typical neighborhood store but located at the intersection of two major roadways - County Line and Warminster Roads. There are many commercial entities on both sides of the road interspersed few residences. Away

We are faced with tough competition from other allied businesses in the area, and in the past year or so, new business in the area has seriously impacted on our sales. Our business is a Gasoline C-Store business where customers come for convenience and fast service. The amusement devices will just provide them with a short break from hectic travel and work schedule.

Because some other business competitors provide this facility to their customers, and because it will compensate for the loss of revenues from the new competition in the area. We hope our request will receive favorable consideration and you will kindly exempt us from the 300 ft separation requirement.

Thanking you in anticipation.

Yours sincerely



Chaudhry Ahmed
Owner

- E. Photographic machines.
- F. Any game or device maintained within a residence for the sole use of the occupants thereof and their guests.

§ 65-3. License required.

No person, firm, association, corporation or other entity shall place, possess, keep, maintain, exhibit, use or operate, or permit to be placed, possessed, kept, maintained, exhibited, used or operated, any amusement game in or upon any building, premises, store or other public or quasi-public place in their possession or under their control within the Township of Upper Moreland without first obtaining a license therefor.

§ 65-4. Application for amusement game license.

- A. Application for an amusement game license shall be made to the Township Manager, or his authorized representative, on forms to be prescribed by him, which shall set forth, among other information deemed to be required and prescribed by the Manager, the following:
 - (1) The name and address of the applicant, if an individual, or if a partnership, association or other entity, the names, residence addresses and occupations of each member of the partnership, association or other entity, and if a corporation, the address of its registered office and principal place of business, the names and addresses of its officers and directors.
 - (2) Any prior criminal record of the applicant or of anyone associated with the applicant as a partner, associate, agent or employee, or as an officer or director of a corporation.
 - (3) The manufacturer, name, dimensions, serial number and general description, including a statement of ownership, of the amusement game.
 - (4) The address of the place where the amusement game is to be placed, possessed, kept, maintained, exhibited, used or operated.
 - (5) A floor plan of the building, premises, store or other public or quasi-public place shall be provided, showing the proposed placement of the amusement game on the applicant's premises, in form and detail designated by the Manager.
 - (6) Authorization for the Fire Marshal or other duly authorized Township official to inspect the building, premises, store or other public or quasi-public place for which the application is sought.
 - (7) Compliance with all Township zoning requirements.
- B. Upon receipt of a properly completed and filed application, the Township Manager shall transmit same to the appropriate Township officials, including, but not limited to, the Chief of Police, Building and Zoning Officer and Fire Marshal, as the Manager deems appropriate, in order to verify the accuracy of the information submitted on the application, compliance with all local ordinances, state and federal laws, and suitability of the applicant and the premises for an amusement game license.
- C. An applicant whose application for an amusement game license has been denied by the Township Manager shall have the right to have the denial reviewed by the Board of Commissioners upon filing a written notice of appeal within 30 days after notice of denial.

§ 65-5. Issuance of amusement game license; machine stickers; fee; display.

- A. Upon approval of an application and payment of the proper fee, the Township Manager shall issue a license to the applicant for the location and placement of an amusement game.
- B. The fee for each license for the first year and for each year thereafter for each amusement game upon applicant's premises shall be as set from time to time by resolution of the Board of Commissioners. Said license shall be issued for the calendar year commencing January 1 and expiring December 31. Said license shall be renewed each year on or before December 31 for the following year by the filing of a written renewal application accompanied by the license fee for each renewal. The license fee for any license issued for any calendar year after July 1 shall be 1/2 of the annual license fee.¹
- C. The fee fixed herein may be modified from time to time by the Board of Commissioners.
- D. The machine sticker shall be affixed to the amusement game and displayed in a manner approved by the Township Manager or his designee.

§ 65-6. Transferability of license and machine stickers.

- A. A license may be transferred to a purchaser of the business where the amusement game is located for the balance of the unexpired license term.
- B. No amusement game shall be operated within any licensed establishment without having a machine sticker affixed thereto, such machine sticker to be issued at the time of registration. Additional machine stickers may be purchased from the Township for a sum as set from time to time by resolution of the Board of Commissioners to facilitate the exchange of machines. The total number of machines at any given time shall not exceed the total number of machines for which a specific location is registered.²

§ 65-7. Number of games.

The number of amusement games permitted in any one building, premises, store or other public or quasi-public place shall be limited to three unless a special exception has been granted by the Zoning Hearing Board in conformance with the provisions of the Upper Moreland Township Zoning Code.

§ 65-8. Physical area and location requirements for amusement games.

- A. There shall be not less than 30 square feet of usable floor space on the premises for each amusement game.
- B. The holder of the license may locate the amusement games on the premises as he wishes, subject to the approval of the Township Manager and Fire Marshal to ensure safe and adequate ingress and egress.

§ 65-9. Location of licensed premises.

An amusement game license may be issued for a building, premises, store or other public or quasi-public place located within the following zoning districts only:

- A. Commercial Core (CC) District.
- B. Commercial (C-1) District.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- C. Commercial (C-2) District.
- D. Shopping Center (SC) District.

§ 65-10. Prohibited locations.

No amusement game shall be licensed, placed, possessed, kept, maintained, exhibited, used or operated in any location, the entrance or exit to which is within 600 feet of any entrance to or exit from any school, park, playground or church or within 300 feet of any residential zoning district.

§ 65-11. Operation of amusement games.

- A. The owner of any amusement game within the Township of Upper Moreland shall comply with all provisions of law, ordinance, rule or regulation applicable thereto and relating to the conduct of the business in connection with which the game is used and maintenance of the premises where it is located.
- B. The owner of the game shall maintain good order on the premises at all times. The lack of good order on the premises shall include, but not be limited to, the following:
 - (1) Excessive noise, fighting and rowdy behavior.
 - (2) Possession or consumption of alcoholic beverages, except upon premises licensed for on-premises consumption thereof.
 - (3) Gambling.
 - (4) The use or possession of marijuana or any controlled substance, possession of which is prohibited by law.
- C. Amusement games may be in operation between the hours of 10:00 a.m. and 12:00 midnight only, subject to the following:
 - (1) Games shall not be operated by school-age children during school hours when schools are open.
 - (2) Games shall not be operated after 10:00 p.m. on Sundays through Thursdays by any person under the age of 18 years when schools are open the following day.
 - (3) Games shall at no time be operated after 10:00 p.m. by any person under the age of 16 years unless accompanied by and under the supervision of a parent or guardian.
 - (4) The aforesaid time limitations on operation shall not apply to premises licensed for on-premises consumption of alcoholic beverages, provided persons under the legal drinking age are prohibited from operating amusement games on the premises at all times.
- D. The owner or occupant of any premises where amusement games are located shall maintain adequate supervision of the premises at all times when the games are in operation. No amusement game shall be available for use or operation unless it is under the control of and supervision by one or more persons over the age of 18 years who shall ensure that it is operated in compliance with this chapter.
- E. Any premises where amusement games are located shall maintain a minimum light level of not less than 10 footcandles.
- F. The interior portion of the premises where the amusement games are located shall, except as

hereinafter provided, be visible to the public from the exterior of the premises. This provision shall not apply to the premises with less than six amusement games or to premises licensed for on-premises consumption of alcoholic beverages.

- G. Any premises where amusement games are located which school-age children patronize shall provide and maintain bicycle racks or other adequate provision for parking of bicycles.

§ 65-12. License termination, suspension or revocation.

- A. Any license issued pursuant to the provisions of this chapter shall terminate upon any of the following occurrences:
- (1) Discontinuance of the license holder's business.
 - (2) Removal of licensed amusement games from the business premises.
 - (3) The violation of § 65-4 of this chapter.
- B. All licenses issued pursuant to the provisions of this chapter are subject to suspension or revocation by the Township Manager upon any of the following conditions:
- (1) Willful misrepresentation made by the license holder or his agent in applying for the license.
 - (2) Conviction of the license holder for any felony or misdemeanor involving force, violence, moral turpitude, or involving any violation of this chapter or other provisions of the Upper Moreland Township Code or other state or federal laws pertaining to business operation.
 - (3) The existence of a nuisance to customers, other businesses or the general public stemming from the operation of amusement games or from loitering, loud or unreasonable noise by customers or other persons on or adjacent to the license holder's premises. The definition of "nuisance" for the purpose of this section shall include the violation of any provision of the Upper Moreland Township Code or Pennsylvania statutes.
- C. Prior to any action suspending or revoking any license, the Township Manager shall give the license holder written notice of such action, affording an opportunity to the license holder to correct any such deficiencies forming the basis for the suspension or revocation.

§ 65-13. Violations and penalties.

- A. Any person, firm, association, corporation or other entity who shall violate any of the provisions of § 65-11, Operation of amusement games, of this chapter shall be notified of such violation and given an opportunity to correct same within a reasonable period of time, as designated by the Township Manager.
- B. Any person, firm, association, corporation or other entity who, after receiving notice as hereinbefore provided, continues to be in violation of any of the provisions of this chapter shall, upon summary conviction before a magisterial district judge, be sentenced to pay a fine of not less than \$50 nor more than \$600 and costs of prosecution for each violation or, in default of payment of such fine and costs, to undergo imprisonment for not more than 30 days for each violation.

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

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

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President

CHERYL LOCKARD

Vice President

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

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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 - June 9, 2025

Agenda Item:	Right-of-Way Encroachment request for 162 Greyhorse Road
Prepared By:	Paul E. Purtell, Director of Code Enforcement
Attachments:	Request letter and associated documents
Background/Analysis:	The owners of the above property constructed a 6' composite fence within the public Right-Of-Way of Greyhorse Road. The fence also exceeds the maximum allowable height of 4' for a fence within the front yard setback area. Fence is also solid rather than 50% open as required by code for fence within front yard setback area. If the committee grants the applicants request they will still need to seek a variance(s) from the Upper Moreland Township Zoning Hearing Board. If committee does not grant the applicants request they will need to move fence out of the Right-Of-Way and still seek a variance from the Upper Moreland Township Zoning Hearing Board.
Fiscal Impact/Source:	N/A
Alternatives:	Direct property owner to move fence out of the public Right-Of-Way.
Staff Recommendation:	Consider request

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org

RECEIVED
JUN 03 2025
UPPER MORELAND
CODE ENFORCEMENT

Joe Ma & Weng Kei Cham
162 Greyhorse Rd
Willow Grove, PA 19090
(267) 818-0742
joezma19@gmail.com

June 3, 2025

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

Subject: Variance Request for Fence Setback and Height – 162 Greyhorse Rd

Dear Members of the Board of Commissioners,

We are writing to respectfully request a zoning variance regarding a 6-foot solid vinyl privacy fence currently installed at our property located at 162 Greyhorse Rd, Willow Grove, PA 19090.

According to Township zoning regulations, fences must be set back at least 10 feet from the public right-of-way and may not exceed 4 feet in height within the front yard. Due to the unique shape of our lot and the close proximity of our house to the side property line, the fence was installed approximately 7 feet 5 inches from the curb and is 6 feet tall in the section extending into the front yard.

At the time of installation, we had only recently moved in and were not yet familiar with the zoning requirements. We did not intend to violate any codes and fully respect the Township's zoning policies. We submit this request in good faith with the goal of bringing our property into compliance.

Greyhorse Road is a busy street with steady traffic throughout the day. We installed the fence to create a safe and private space for our family. Our children and dog frequently play in the yard, and the fence is essential in preventing them from accidentally running into the street. This not only protects them but also helps safeguard pedestrians and drivers by reducing the risk of sudden encounters or accidents. The fence provides us with peace of mind amid the busy and unpredictable surroundings.

Additionally, the fence poses no harm or obstruction to the community or traffic. Its thoughtful placement maintains clear visibility and smooth traffic flow, while providing necessary safety for our family. It has caused no disturbance or inconvenience to our neighbors.

We specifically chose a 6-foot fence because a standard 4-foot fence would not be sufficient to deter large animals, such as deer, which often wander into our yard. These animals pose safety concerns for our children and can potentially damage our home and landscaping. The additional

height provides a more secure environment for our family and pets. The fence, made of solid white vinyl, aligns with our existing landscaping and was professionally installed with care.

Removing the fence would create significant financial and physical hardship for our family. It would require extensive labor and expense to dismantle, disturb the landscaping we have worked hard to maintain, and generate material waste harmful to the environment. Most importantly, what began as a safety measure would become a source of emotional and financial distress for our household.

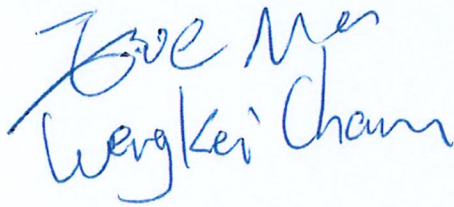
We sincerely ask the Board to allow the fence to remain. This request comes from a place of care, responsibility, and deep concern for our family's well-being. We did not intend to violate any regulations, and we respectfully ask for understanding and compassion to allow us to continue providing a safe and secure space for our loved ones.

Enclosed with this letter are a plot plan, photographs, and other supporting documents. The plot plan took considerable time and effort to prepare, and we kindly ask for your understanding if any portion is unclear. Please do not hesitate to contact us should further information be needed.

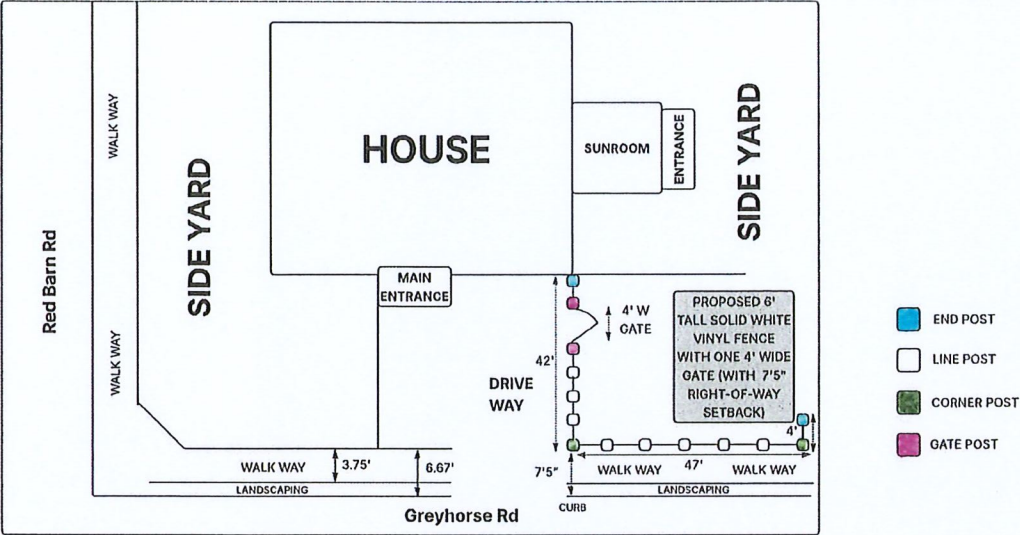
Thank you for your time and thoughtful consideration.

Sincerely,

Joe Ma & Weng Kei Cham

A handwritten signature in blue ink, appearing to read "Joe Ma" on the top line and "Weng Kei Cham" on the bottom line. The signature is fluid and cursive.

Plot Plan



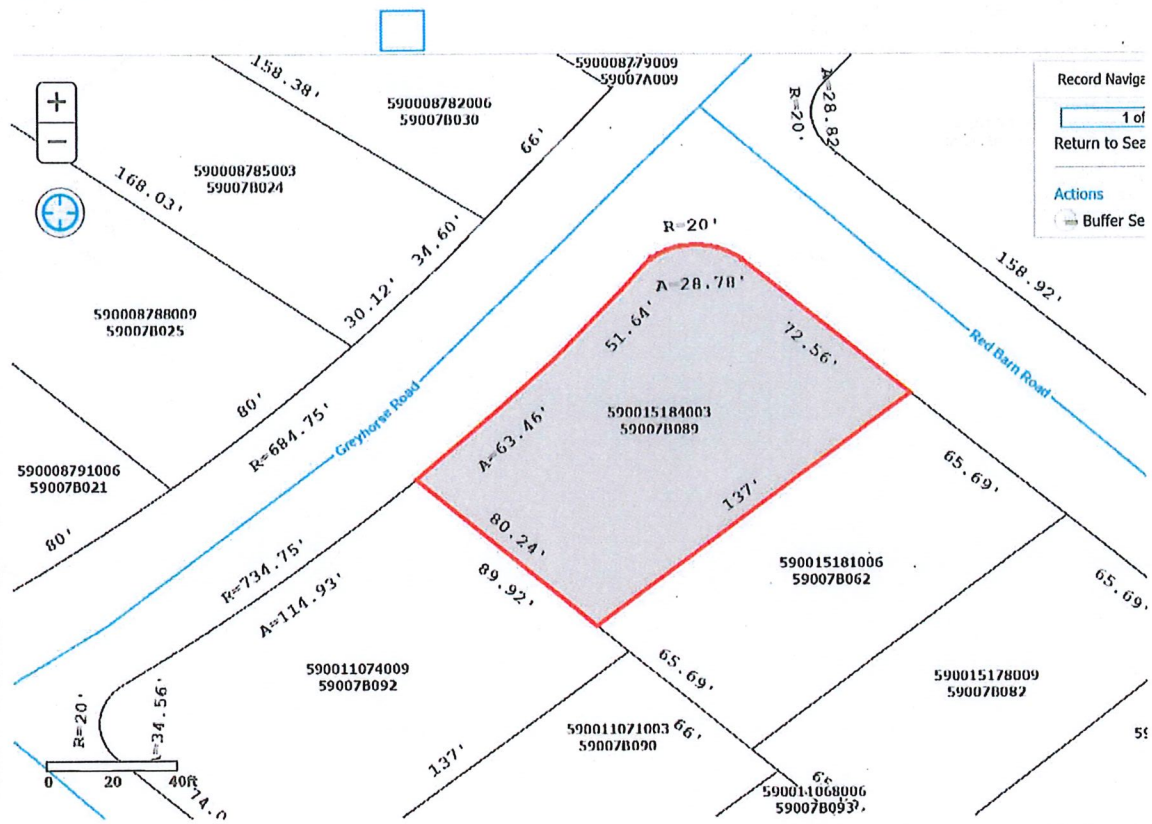
Profile
Accessory Structures
Assessment Breakdown
Assessment History
Commercial
Hearing Details
Lot
Map
Permits
Photos
Residential
Sales
Sketch
Splits and Combinations

PARID: 590015184003
CHAM WENG KEI & MA JOE QIANG



- Profile
- Accessory Structures
- Assessment Breakdown
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CHAM WENG KEI & MA JOE QIANG



[Profile](#)[Accessory Structures](#)[Assessment Breakdown](#)[Assessment History](#)[Commercial](#)[Hearing Details](#)[Lot](#)[Map](#)[Permits](#)[Photos](#)[Residential](#)[Sales](#)[Sketch](#)[Splits and Combinations](#)

PARID: 590015184003

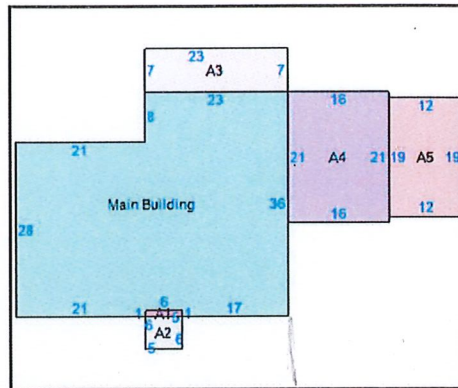
CHAM WENG KEI & MA JOE QIANG

162 GREYHORSE RD

1 of 1

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-
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**Options**

Type	Line #	Item	Area
Dwelling	0	Main Building	1,410
Dwelling	1	A1 - 16:FrOvr	6
Dwelling	2	A2 - 11:OFF	30
Dwelling	3	A3 - 33:CONCRETE PATIO	161
Dwelling	4	A4 - 10:1s Fr	336
Dwelling	5	A5 - 33:CONCRETE PATIO	228

Click on an item to display it independently.

Montgomery County
Board of Assessment Appeals
P.O. Box 311
Norristown PA 19304-0311

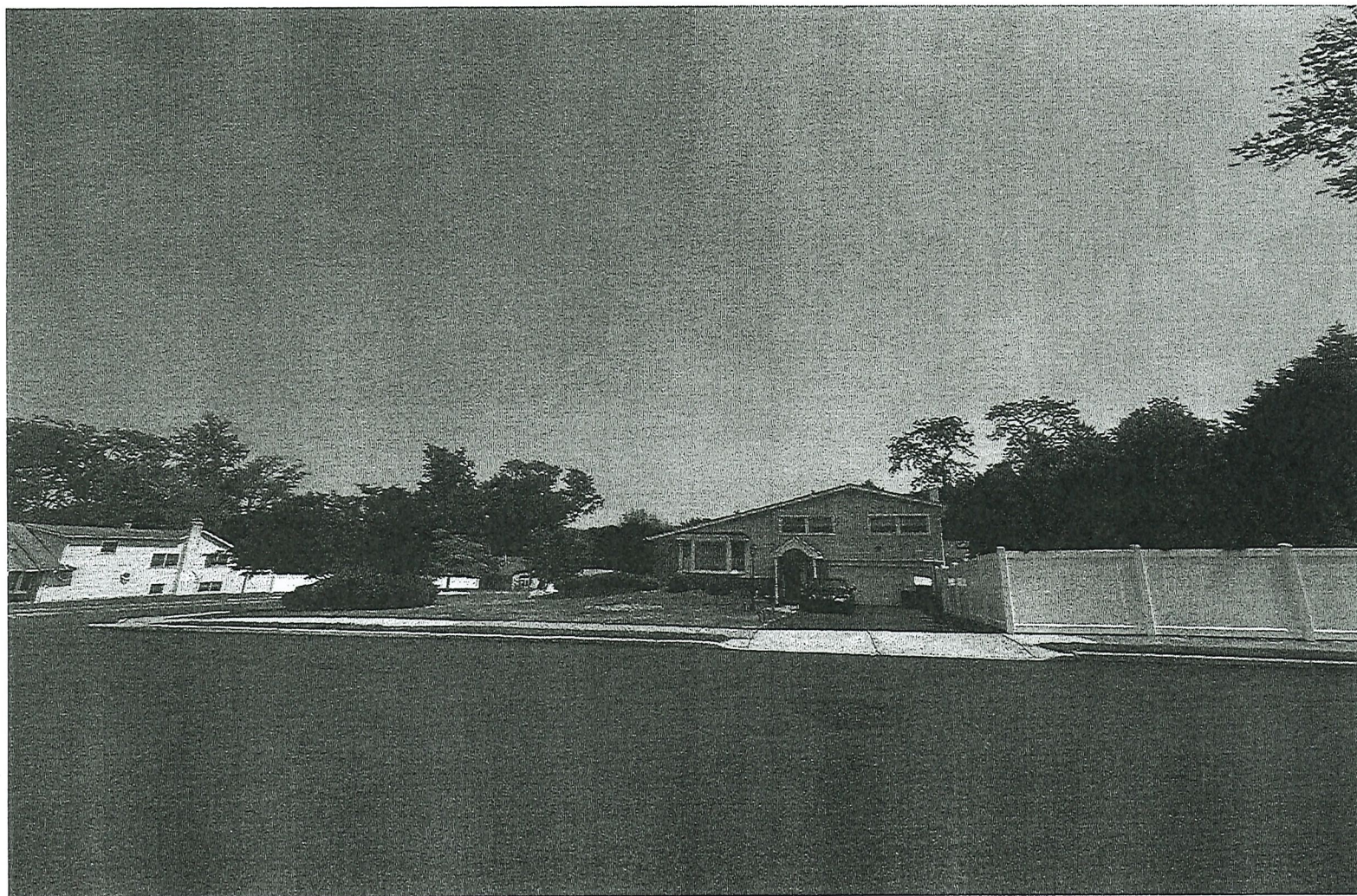
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Hours: Monday-Friday 8:30am-4:15pm

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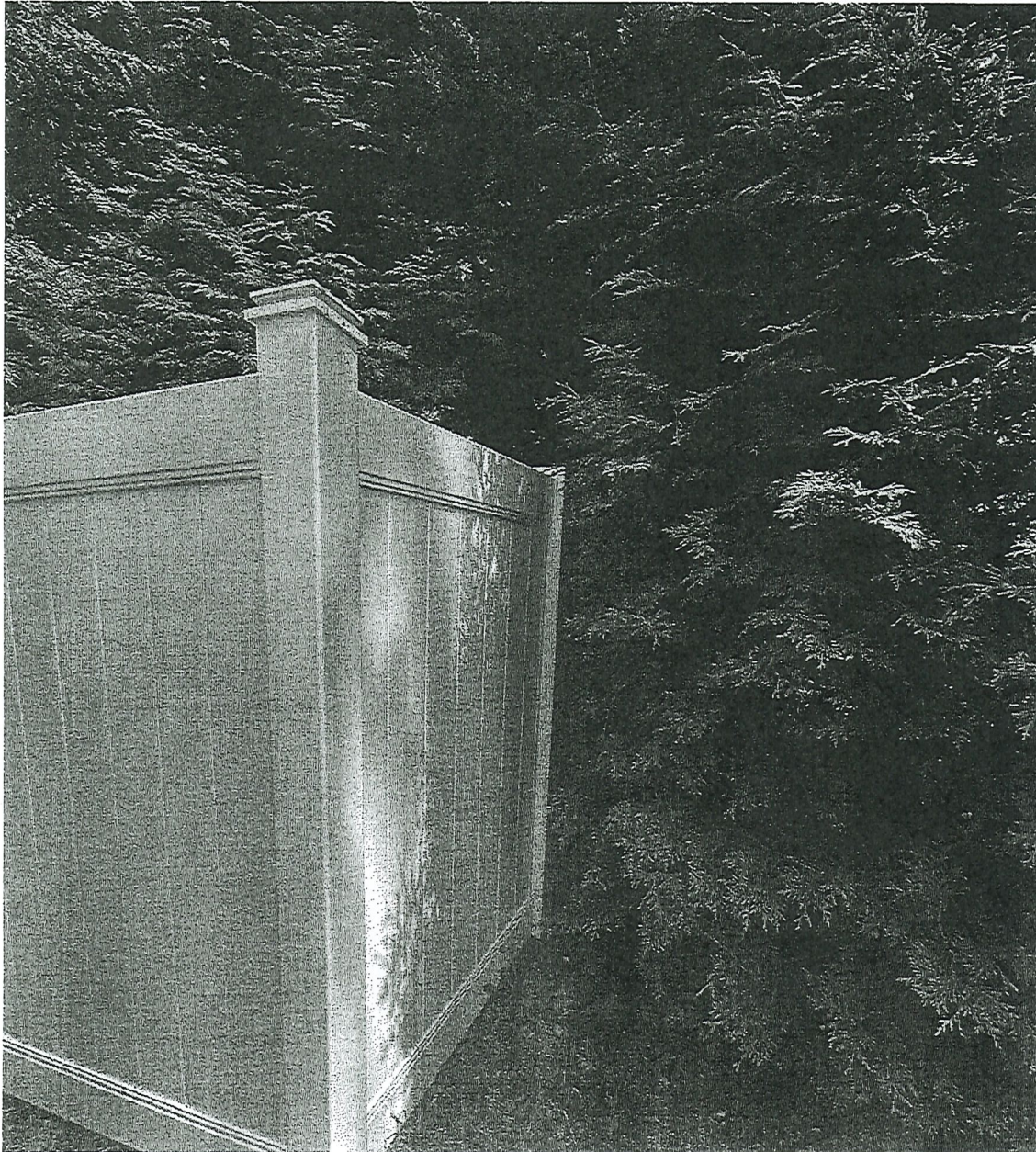
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TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

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

COMMISSIONERS

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Township Treasurer

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Township Solicitor

Agenda Summary

Community Development Committee Meeting – May 12, 2025

Community Development Committee Meeting – June 9, 2025

Agenda Item:	3320 Davisville Road Rezoning
Prepared By:	Paul E. Purtell, Director of Code Enforcement
Attachments:	Application, plans, MCPC review
Background/Analysis:	The applicant has proposed to rezone the parcel at 3320 Davisville Road from RC to R2 and adjust the lot lines with 3330 Davisville Road in order to construct a new Single-Family Dwelling. Applicant has since reduced the request for only rezoning of the property at 3320 Davisville Road.
Fiscal Impact/Source:	N/A
Alternatives:	Do not rezone the parcel
Staff Recommendation:	Consider request and determine if the Board would like to move forward with the rezoning request and if so, authorize Township Solicitor to schedule a Public Hearing.

Equal Opportunity Employer

VISIT US ON THE WEB @ www.uppermoreland.org



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

Upper Moreland Township Change of Zoning Application

A copy of the deed for the property or properties in question, the required fee, and fifteen copies of a plot plan for the property or properties indicating the location, size of the lot, and the improvements now erected and those proposed to be erected thereon must accompany this application.

I. PROPERTY OWNER

Name Veniamin Voshchilo	Address 3330 Davisville Road
Phone # 412-540-0159	City, State, Zip Hatboro, PA 19040

II. PETITIONER

<input checked="" type="checkbox"/> SAME AS OWNER	
Name	Address
Phone #	City, State, Zip

III. LOCATION

Address 3320 Davisville Road	Parcel # 59-00-04411-00-3
-------------------------------------	----------------------------------

IV. DESCRIPTION

Current Zoning Classification RC	Current Use UNK
Proposed Zoning Classification R-2	Proposed Use Residential
Describe location of property and use(s) to be affected by proposed change of zoning	
The owner/applicant desires to re-subdivide the subject parcel to create a compliant parcel to be used for a residence.	
Petitioner believes the Board of Commissioners should approve this request because	
The subject parcel was rezoned from R-2 to RC by the previous owner so that it could be used as part of the their YMCA. The subject parcel is a land-locked parcel surrounded by R-2 zoning.	

V. NOTARIZATION

I, VENIAMIN VOSHCHILO, swear that the foregoing information is true and correct, and affix my signature hereto in the presence of a Notary Public.

Subscribed & sworn to me before this <u>22nd</u> day of <u>January</u> , 20 <u>25</u> <u>Cheryl LaRue</u> Signature of Notary Public	<u>VENIAMIN VOSHCHILO</u> Print Name <u>V. Voshchilo</u> Signature of Petitioner
--	---

Sign only in presence of notary public

Commonwealth of Pennsylvania
Irina Yartnich, Notary Public
Bucks County
My Commission Expires October 19, 2027
Commission Number 1237175

ZONING



Upper Merion
Township
117 Park Avenue
Willow Grove, PA
19090

Zoning Change

ZC25-0007

Date Printed: 02/04/2025

Summary

Type: Zoning Change

Submittal Date: 02/04/2025

Description of Work:

The subject parcel was rezoned from R-2 to RC by the previous owner so that it could be used as part of the YMCA. The subject parcel is a land-locked parcel surrounded by R-2 Zoning

Applicant/Mail to:

VENIAMIN VOSCHILO & LESYA
3330 DAVISVILLE RD
HATBORO PA, 19040

Property Information

Address: 3320 DAVISVILLE RD PA (590004411003 079)

Tax ID: 590004411003

Owner: VENIAMIN VOSCHILO & LESYA

Phone:

Fee Details

Payment Information	Payment Type	Amount
Miscellaneous - Change of zoning	Check	\$175.00
	AMOUNT PAID	\$175.00
	BALANCE DUE	\$0.00

Additional Information

Decision Date:

Decision Description:

Hearing Date:

Hearing Time:

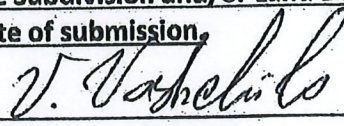
**Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN**

Submission date: 04-25 Application number 2025-7

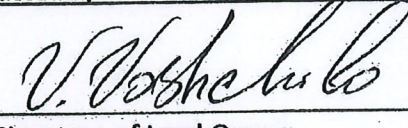
To the Board of Commissioners of Upper Moreland Township:

The undersigned hereby makes application for approval of a plan type as indicated below, under the provisions of the Code of Upper Moreland Township, Chapter 300, *Subdivision and Land Development*, and any supplements and amendments thereto.

Furthermore, the applicant hereby waives the requirement under Act 247, as amended, that the Subdivision and/or Land Development plan be acted upon within ninety (90) days from date of submission.



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Lot Line Change Plan

A. Plan Type:

☒ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision
☐ Preliminary Major SD&LD

☐ Minor Land Development
☐ Preliminary Major Land Development
☐ Final Major Land Development
☐ Final Major SD&LD

B. Plan Identification

Plan Dated: 12-11-24 Engineer: Eustace Engineering

Plan Proposes: Brief narrative of the proposed activity. Commercial/Industrial/Institutional applications to include building square footage and specific uses; Residential applications to include number of lots and amount of dwelling unit types:

This plan proposes to consolidate/resubdivide/reconfigure two (2) adjacent lots located at 3320 and 3330 Davisville Road for the purpose of developing 3320 as a single residential parcel in the future.

C. Property Identification:

Address/Location 3320 & 3330 Davisville Road, Hatboro, PA 19040

(Continued on next page)

TPN: 59-00-04411-00-3 Block # 59003 Unit # 079
59-00-04405-00-9 59003 015

D. Applicant Identification:

Applicant: Veniamin Voshchilo

Address: 3330 Davisville Road, Hatboro, PA 19040

Phone: 412-540-0159 Email (required): yijiamu@gmail.com

Land Owner: Veniamin Voshchilo

Address: 3330 Davisville Road, Hatboro, PA 19040

Phone: 412-540-0159 Email (required): yijiamu@gmail.com

Engineer: Eustace Engineering

Address: 607 Easton Road, Building B, Willow Grove, PA 19090

Phone: 717-260-3493 Email (required): mww@eustaceeng.com

Attorney: N/A

Address: _____

Phone: _____ Email (required) _____

Office Use Only

Fees received from applicant:

Application fee: _____

Review Escrow: _____

Total: _____

Fees acknowledged and application accepted as complete:

Elda Maggio 2/3/25
Staff signature Date



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	0	0	\$0.00	\$0.00
Bulk Pick Up	35	34	\$0.00	\$714.00
Trailer	3	2	\$0.00	\$60.00
Plumbing	19	21	\$138,702.50	\$1,981.50
Garage Sale	1	1	\$0.00	\$10.00
Public Works	6	7	\$328,365.00	\$270.00
Building	60	51	\$1,225,103.15	\$21,920.00
Commercial Zoning Use	4	3	\$0.00	\$275.00
Fire	5	15	\$65,885.00	\$4,109.00
Miscellaneous	0	1	\$0.00	\$100.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	0	\$0.00	\$0.00
Well	0	0	\$0.00	\$0.00
Electrical	18	12	\$58,980.00	\$1,579.00
Mechanical	10	13	\$148,718.00	\$1,679.50
Totals:	163	160	\$1,965,753.65	\$32,698.00

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	1	\$75.00
Mechanical Contractor	1	0	\$75.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	2	4	\$450.00
General Contractor	7	2	\$675.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	1	\$75.00
Totals:	11	8	\$1,425.00

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	3	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:	3	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	10	0	\$0.00
Sign Contractor	0	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-05-01 to 2025-05-31 23:59:59

Date Printed: 06/02/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	11	0	\$0.00

Uncategorized Subtype

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

PERMIT INSPECTIONS

Total Inspections: 95

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	24	\$1,250.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	1	24	\$1,250.00

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	5
Exterior Maintenance	3
High Grass	10
Work Without Permit	5
Totals:	23

CASHIERING

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



Upper Merion
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OPEN RECORDS

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

Total Revenue Collected: \$36,173.00



Commissioners Report

For the period of: 2024-05-01 to 2024-05-31 23:59:59

Date Printed: 06/02/2025

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	4	2	\$800,000.00	\$59.50
Bulk Pick Up	42	40	\$0.00	\$760.00
Trailer	2	2	\$0.00	\$80.00
Plumbing	9	13	\$57,060.00	\$1,108.50
Garage Sale	2	2	\$0.00	\$20.00
Public Works	7	7	\$601,897.00	\$545.40
Building	70	52	\$640,180.35	\$12,464.50
Commercial Zoning Use	5	2	\$0.00	\$150.00
Fire	110	23	\$9,256.00	\$4,594.50
Miscellaneous	1	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	2	1	\$5,125.00	\$305.00
Well	0	0	\$0.00	\$0.00
Electrical	12	11	\$60,656.00	\$1,699.50
Mechanical	16	16	\$145,570.65	\$2,032.00
Totals:	282	171	\$2,319,745.00	\$23,818.90

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	1	1	\$150.00
Mechanical Contractor	1	0	\$75.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	3	3	\$450.00
General Contractor	7	1	\$600.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	1	\$225.00
Totals:	15	6	\$1,575.00

Residential

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

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	2	0	\$75.00
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



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Township
117 Park Avenue
Willow Grove, PA
19090

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General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	11	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:	103
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	4	\$250.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Totals:	1	4	\$250.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	1	\$175.00
Land Development	0	\$0.00
Public Hearing	2	\$800.00
Totals:	3	\$975.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	3
Misc	6
Exterior Maintenance	3
High Grass	20
Work Without Permit	1
Totals:	33

CASHIERING

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



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Commissioners Report

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Date Printed: 06/02/2025

OPEN RECORDS

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

Total Revenue Collected: \$26,693.90

To: Public Works Committee

From: David Elsier, Director of Public Works

Date May 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.
-
- **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

May25

During the month of May 2025, our Sanitation Division picked up 566 tons of compacted trash. For the same period in 2024 we collected 585 tons of compacted trash

Since the last report period we had 8 bulk pick-ups. For the same period in 2024 we collected 10 bulk items

We collected 128 tons of yard waste since the last report period. For the same period in 2024, we collected 128 tons of yard waste.

We collected 7 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 8 electronic items.



Public Works Department
May 2025

Summary of materials handled by Sanitation Division
(in tons)

Single Stream	189
Curbside Yard Waste	128
Total recycling tonnage	317

Trash tonnage	566	
Tipping fee cost avoidance	\$ 23,452	\$73.98
Cost of Single Stream	\$ (179) *	
Percent of waste recycled	36%	

*= April \$

	Single Stream	Yard Waste	Trash	
2025	189	128	566	36%
2024	198	128	585	36%
			2024	2025
		Bulk metal items	10	8
		E-cycling items	8	7



PROJECT	WORK PERFORMED LAST PERIOD (May 12 th to June 9 th)	WORK TO BE PERFORMED THIS PERIOD (June 9 th to July 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">Coordination re: Farmstead Park Spring House bidding.Site visit to stream at end of Duffield Street to view erosion.	<ul style="list-style-type: none">Respond to requests and perform work as necessary.
3. Woodlawn Park Redevelopment	<ul style="list-style-type: none">Stormwater design & NPDES permit package.Coordination meeting w/ Township Staff and Simone Collins.Plan for bidding and construction of Mason's Mill Baseball Field in Fall 2025.	<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. Applicant is finishing up 12-month wall monitoring program. Review data / report once submitted.
2. Federal Realty – Phase 3 Apartments / Retail	<ul style="list-style-type: none">Check set submission made on June 2nd.	<ul style="list-style-type: none">Review check set and updated opinion of probable cost.
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.

PROJECT	WORK PERFORMED LAST PERIOD (May 12 th to June 9 th)	WORK TO BE PERFORMED THIS PERIOD (June 9 th to July 14 th)
7. 2425 Maryland Road	<ul style="list-style-type: none"> Land Development review letter issued and staff meeting with Applicant on 5/28. 	<ul style="list-style-type: none"> Anticipate Applicant will revise and resubmit plans for consideration by CDC later this summer / early Fall.
8. Huntingdon Valley County Club Pool Renovations – LD Waiver	<ul style="list-style-type: none"> Plan review issued. 	<ul style="list-style-type: none"> Project is on June CDC for discussion.



- ☐ 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
- ☐ 401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462 | 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: June 3, 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. 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.
2. 1130 Easton Road – Starbucks
 - a. Review of waivers requested 6/27/2024.
 - b. **PENDING:** Future plan submissions and reviews.
3. 2005 Pioneer Road
 - a. Preliminary Subdivision Review 2 – Review letter issued 9/11/2024.
 - b. **PENDING:** Future plan submissions and reviews.
4. 2425 Maryland Road (Willow Pointe II)
 - a. Land Development Landscape Review – Currently under review

B. Landscape Architectural Field Reviews

1. 2300 Easton Road Upper Moreland
 - a. Landscape inspection to determine if punchlist items from 2019 inspection have been completed for remaining escrow release.

- b. All landscaping is acceptable with the exception of the rain garden. Original punchlist indicated the rain garden was mowed lawn. Plugs and seed mix are required per approved plans. Rain garden is still mowed lawn. Plugs and seed mix must be installed in order to release the remaining escrow.

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**

June 5, 2025

MORELAND AVENUE BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Moreland Avenue at Hatboro Borough border by County.
- Full road closure is required. Approximate 6 - 8 month closure.
- Project Awarded to Haines & Kibblehouse 2/20/2025
- County anticipates NTP in June/July 2025. Project completion is September 2027

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 withdrawn by PennDOT since funding through the TIP.
- 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 submitted 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 - \$175,000 Grant Awarded for construction.
- 2025 DCED MTF Grant Submission for Construction and Construction Inspection – Requesting \$677,170

BLAIR MILL ROAD (HORSHAM PROJECT) – PHASE 1

- 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.

BLAIR MILL ROAD (HORSHAM PROJECT) – PHASE 2

- Project for widening along Blair Mill Road to provide 5-lane section from Welsh Road to Easton Road. Project led by Horsham Township. Michael Baker is the designer.

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. Construction Began May 5 with installation of E&S measures.

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.
- **Property owner sign-off obtained from Jefferson Health**
- Need to Finalize utility coordination.
- **Bowman to prepare bid package for June\July Bid.**

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.
- Project Awarded May 5 by Township.

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.
- **Traffic Signal Permits Approved. Bowman preparing bid package**

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.
- Coordination Meeting held 5/2 with utilities to finalize relocation work. PECO, Verizon, and Comcast verifying\updating estimates.
- **Work anticipated to occur in July 2025**

GRANT SCHEDULE

- 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

EAC Report to CDC June 2025

At our June 4, 2025 meeting we scheduled a time to weed and add more mulch to the new pollinator garden at Masons Mill Park (June 8th at 9:00 am).

We also scheduled a time to weed the wildflower meadow at Pileggi Park (June 23rd at 6:30 pm).

We would still like to label storm drains so people don't dump oil, grass clippings, etc. down them. We would prefer to use decals as we did before, which cost from \$5.00 to \$9.00 each, depending on which type we decide to use. Since storm drain labels help with MS4 compliance, is there another budget that could be used for this?

At some point, we would like to add martin houses to Pileggi Park.

Alyssa Wykes as applied to become a member of the EAC to replace Shawn Hopkin's. She has been attending our meetings and helping with our activities for the last year. We highly recommend her approval.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 06/09/2025

MEETING OF 06/03/2025

1. We had a visitor attend, the grandson of a resident who lived on Center Avenue and became a well-known painter in his retirement years. He shared a number of family stories and two picture albums, plus a painting of the Manor of Moreland from 1960. We directed him to consult with the UM Historical Association and will make that connection.
2. Rebecca Berman, Ph.D. a soil scientist by profession, has applied to be appointed to the UMHC. She attended and shared her interests in learning about our Community and assisting with various projects that would involve understanding what the soil can tell us about our historical properties.
3. Farmstead Report postponed until our July meeting, as Alan Sentman was ill and unable to attend tonight's meeting.
4. Reviewed historical markers.
5. Decision was made to photograph homes that were here during the Revolutionary War period as part of our 250th Anniversary project.
6. Discussed developing a scavenger hunt for the School District, at the request of our UMTSD Superintendent. Ideas formulated will be shared by Jackie Cherepinsky with Dr. Elliot, and the development will be shared via email with the Commission members.
7. Discussed increasing our communications with our Inventory owners.
8. Discussed reaching out to local businesses now for food donations to our October event at the Farmstead.

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

Respectfully submitted,

Susan Worth-LaManna, President
UMHC