

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee Meeting**  
**July 21, 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\*\**

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**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** – June 9, 2025 (attachment)
- IX. Land Development/Subdivision**
  - A. Land Development Application – 2405-2425 Maryland Road (attachments).
- X. New Business:**
  - A. Upper Moreland-Hatboro Joint Sewer Authority Building Permit Fee Waiver Request for their Pump Station. (attachment)
  - B. Consider the cancellation of the August 18, 2025 Community Development Committee Meeting.
- XI. Old Business**
- XII. Redevelopment**
- XIII. Acceptance and Approval of the following monthly reports** (attachments)
  - A. Code Enforcement Department Reports
  - B. Public Works Department Report and Recycling Report
  - C. Engineer’s Report and Landscape Architect’s Report
  - D. Traffic Engineer’s Report
  - E. Environmental Advisory Council
  - F. Historical Commission
- XIV. Other**
- XV. Commissioner Comments**
- XVI. Adjournment**

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
June 9, 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 Robert Rosser, Code Enforcement Officer, in the absence of Mr. Purtell. Also present: James Hersh, Gilmore & Associates, Patrick T. Stasio, Township Manager, and Alex Baumler, Township Solicitor.
- III. **Announcements/Presentations** – Nothing to report.
- IV. **Public Comments – Non-Agenda Items Only:**  
Dr. Susan Worth-LaManna, resident of Ward 2, stated that the Pride Flag was raised at the Montgomery County Court House Annex on June 1<sup>st</sup>. She requested that the Commissioners be polled to raise the Pride Flag at the Township Building on June 28<sup>th</sup> in memory of the anniversary of Stonewall and the anniversary of the first time the flag was raised at the Township Building in 2020.
  - The Committee reiterated that only the Commissioners can decide whether to raise the flag.
- V. **Approval of Minutes** – May 12, 2025:  
The Committee unanimously approved the minutes as submitted.
- VI. **Land Development/Subdivision:**
  - A. Waiver Request for Land Development - Huntingdon Valley Country Club – 2295 Country Club Drive
    - Robert Jordan, Woodrow & Associates, Inc., discussed 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.
    - The Committee recommends the Board of Commissioners approve a resolution at the July 7, 2025 Regular Meeting. A stormwater management agreement will also be prepared.
- VII. **New Business:**
  - A. Waiver request from 300 feet separation from an amusement device in a residential district - 3250 East County Line Road:
    - The Committee announced that this item has been moved for discussion to the July 14, 2025 Community Development Committee Meeting.
  - B. Right-Of-Way Encroachment Variance Request – 162 Greyhorse Road:
    - Joe, a resident of Greyhorse Road, explained a variance request for a 6-foot fence currently on the property, which is in violation of the required distance of 10-feet from the Right-Of-Way and a maximum height of 4-feet.
    - The Committee explained encroachment on the Right-Of-Way that includes potential interference with gas lines, water lines, sewers, the area that the Township maintains, and Zoning Hearing Board variance requirements.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
June 9, 2025 - Meeting Minutes**

- Mr. Elsier commented concern about snow removal and potential fence damage.
- Commissioner Cheryl Lockard commented about the fence contractor, responsibility for a permit and Code requirements.
- The Committee denied the request and recommends that the resident contact Code Enforcement for scheduling on the Zoning Hearing Board Meeting.
- Dr. Worth-LaManna suggested that the Township establish better communication with residents and suggested to revise the website.
- The Committee reminded residents to contact Code Enforcement, found on the website and in the Township's newsletter.

**VIII. Old Business:**

A. 3320 Davisville Road Lot Line Rezoning:

- Marty Eustace of Eustace Engineering reiterated items discussed at the May 12, 2025 Community Development Committee Meeting. The YMCA's overall development was rezoned from residential R2 to RC. Veniamin Voshchilo, owner of 3320 and 3330 Davisville Road, would like to consolidate and rezone 3320 Davisville Road back to the original R2, which would be compliant with his property's holdings.
- Mr. Voshchilo, appealed to the Committee for consideration and to grant his request.
- Sandra Richmond, resident of Ward 3, agreed with the Committee, read a statement about presumption of validity in Pennsylvania, and noted that RC is Recreational Conservation.
- The Committee denies recommendation to the Board of Commissioners at the July 7, 2025 Regular Meeting.

B. Commissioner Cheryl Lockard asked for an update on the apartment rental inspection program and the potential for succession planning. Mr. Baumler commented that the Committee did not move forward and there are costs involved. Mr. Stasio will follow up with Mr. Purtell.

- The Committee will continue a discussion at a future Community Development Committee Meeting.

**IX. Redevelopment** – Nothing to report.

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

A. Code Enforcement Department Report – Included in meeting materials and nothing further to add to the report.

B. Public Works Department Report and Recycling Report:

- Paving should be finished by the end of June. Mr. Elsier will meet with J.D. Morrissey to discuss milling specifics and begin work, which should take approximately two weeks.
- Noted that new trash truck cabs are built, in Mexico, will take two weeks to arrive in Georgia where the bodies will be built in approximately 180-200 days. Estimated delivery is March 2026.

C. Township Engineer and Landscape Architect Report:

- The Committee asked for an update on the Federal Reality Willow Grove Shopping Center. Mr. Hersh shared that Gilmore & Associates are reviewing the probable cost. Mr. Baumler explained that agreements are ready for signatures, noted that Federal Reality requested 48-50 months for construction lead time, awaiting the updated costs, and the permit phase will follow shortly.

D. Traffic Engineer's Report – Included in meeting materials and nothing further to discuss.

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
June 9, 2025 - Meeting Minutes**

- E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed the following:
  - Pollinator Garden at Masons Mill Park was mulched, weeded and plants added this past Saturday.
  - Seeking funds to complete the decaling of the Township's storm drain covers, instead of using stencils. Labeling assists with MS4 compliance.
    - The Committee directed Dr. Saunders to contact Mr. Stasio and Mr. Elsier and inform the Committee.
  - Requested to install Martin Houses in the wet meadow at Pileggi Park.
  - Alissa Wykes is highly recommended to fill the vacancy on the Council left by Sean Hopkins for the remainder of a three-year term that will expire on January 2, 2026.
    - The Committee recommends Ms. Wykes to the Finance & Administrative Committee at the June 16, 2025 Meeting.
- F. Upper Moreland Historical Commission – Dr. Sue Worth-LaManna, Chair, discussed the following:
  - Dr. Rebecca Berman is highly recommended to fill the vacancy on the Commission left by John Behan for the remainder of a three-year term that will expire on December 31, 2026.
    - The Committee recommends Dr. Berman to the Finance & Administrative Committee at the June 16, 2025 Meeting.
  - Work continues on the 250<sup>th</sup> Celebration project, photographing homes from the Revolutionary War period.
  - Dr. Susan Elliot, Superintendent of Upper Moreland School District, has contacted Jackie Cherepinsky to coordinate a leadership scavenger hunt in the Township this summer. The Historical Association is also invited to join the event.

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 8:00 p.m.

Respectfully submitted by Kathleen Kristire.

# TOWNSHIP OF UPPER MORELAND

*Montgomery County, Pennsylvania*

117 Park Avenue, Willow Grove, PA 19090-3215

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

## COMMISSIONERS

KIP McFATRIDGE  
*President*

CHERYL LOCKARD  
*Vice President*

ANTHONY BENVENUTTI

DEMOND MULLEN

BENJAMIN W. OLSZEWSKI

NICHOLAS O. SCULL

CHARLES M. WHITING



## OFFICIALS

PATRICK T. STASIO  
*Township Manager*

JOHN D. BATES  
*Assistant Township Manager/  
Director of Finance*

ALEX H. LEVY  
*Township Treasurer*

SEAN P. KILKENNY, ESQ.  
*Township Solicitor*

## Agenda Summary Community Development Committee – July 21, 2025

**Agenda Item:** **2405-2425 Maryland Road LD Application**

**Prepared By:** Paul E. Purtell, Director of Code Enforcement

**Attachments:** Application, plans and waiver list

**Background/Analysis:** The applicant for the properties, 2405-2425 Maryland Road Property Owner, LLC, have submitted land development plans for construction of a new, 4-story apartment complex adjacent to their existing complex. Applicant proposes to construct 53 one-&two-bedroom units and associated site improvements. Applicant received Conditional Use approval from the Board of Commissioners for construction of the apartment building.

**Fiscal Impact/Source:** Earned income/real estate tax and construction permit fees.

**Alternatives:** N/A

**Recommendation:** Consider the application and selected waiver requests from the SALDO and move for action by the full Board.

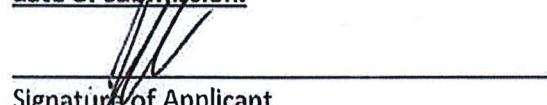
**Upper Moreland Township**  
**APPLICATION FOR APPROVAL OF PLAN**

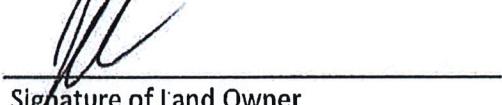
Submission date: 4/25/2025 Application number \_\_\_\_\_

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**  
2405 Maryland Road Property Owner, LLC  
2425 Maryland Road Property Owner, LLC  
Title of Plan Submitted: 2425 Maryland Road

  
**Signature of Land Owner**  
2405 Maryland Road Property Owner, LLC  
2425 Maryland Road Property Owner, LLC

A. Plan Type:

<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Land Development
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Preliminary Major Land Development
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Final Major Land Development
<input checked="" type="checkbox"/> Preliminary Major SD&LD	<input type="checkbox"/> Final Major SD&LD

B. Plan Identification

Plan Dated: 4/23/2025 Engineer: Langan 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:

Plan proposes the construction of a new apartment building containing 53 one and two bedroom residential units and related improvements on property currently identified as 2425 Maryland Road. The property will be consolidated with 2405 Maryland Road to become part of the Willow Pointe Apartments development.

C. Property Identification:

Address/Location 2405 and 2425 Maryland Road

**(Continued on next page)**

59-00-12322-00-3  
TPN: 59-00-12313-00-3 Block #: 46C 46C 020  
Unit #: 024

D. Applicant Identification:

2425 Maryland Road Property Owner, LLC  
Applicant: 2405 Maryland Road Property Owner, LLC

Address: 515 Marin Blvd. Jersey City, NJ 07302

Phone: 701-733-8100 Email (required): cfairfield@thekregroup.com nchrismer@thekregroup.com

Land Owner: SAME AS ABOVE

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email (required): \_\_\_\_\_

Engineer: Langan Engineering (Brian Conlon, P.E.)

Address: 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Phone: 215-845-8913 Email (required): bconlon@langan.com

Attorney: Andrew R. Freimuth, Esquire (Wisler Pearlstine LLC)

Address: 460 Norristown Road, Suite 110, Blue Bell, PA 19422

Phone: 610-834-3472 Email (required): afreimuth@wispearl.com

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**Office Use Only**

Fees received from applicant: Application fee: \$400.00  
Review Escrow: 2500.00  
Total: \$2900.00

Fees acknowledged and application accepted as complete:

Elda Maggio 4/28/25  
Staff signature Date

15 July 2025

Mr. Paul Purtell  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

**RE: 2425 Maryland Road  
Preliminary and Final Land Development  
Upper Moreland Township, Montgomery County, Pennsylvania  
Langan Project No.: 220180701**

Dear Paul:

To accompany our Land Development Application for the above-reference project, the applicant respectfully requests the following waivers from the Township Ordinances:

- A waiver is requested from section 300-17.d to permit less than 20 feet separation between the outside wall of a residential building and the curb the parking area. This waiver was previously granted and is consistent with the existing Willow Pointe site. In addition, the site provides for sufficient area for sidewalk and building access.
- A waiver is requested from section 300-19 & 295-3.b(1) to install curb with a 6-inch reveal in-lieu of 8-inch reveal. Curbing with 6 inches reveal is standard for this type of development.
- A waiver is requested from section 300-43.d(1)(d) to permit less than a minimum of 1 shade tree in each 300 sf planting island. This waiver was previously granted and is consistent with the existing Willow Pointe site.
- A waiver is requested from section 300-43.d(2)(c) to permit more than 6 parking spaces in a row without a 15 foot wide landscaped island. This waiver was previously granted and is consistent with the existing Willow Pointe site. The plan calls for the integration of the new building with the existing development. Extensive landscaping is proposed where practicable and we believe the proposed parking aisles remain consistent with the proposed use.
- A waiver is requested from section 300-45.b to permit less replacement trees for the heritage tree damage, removal, or destroyed. With the proposed layout and existing conditions, there is no room on site to accommodate an additional 15 shade trees but we do have extensive landscaping proposed where practicable.
- A waiver is requested from section 287-18.y(6) to permit a 15" storm pipe when a 18" minimum is required. Based upon the hydrologic calculations for the proposed system, 15-inch pipe size is adequate for the conveyance.

If you or any of your professionals should have any questions or require additional information, please do not hesitate to contact me at (215) 845-8900.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Brian M. Conlon, PE, LEED AP  
Associate Principal

cc: KRE team

\\Langan.com\\data\\PH\\data7\\220180701\\Project Data\\Correspondence\\Letters\\2025.07.15 - Township Resubmission Waiver List.docx



### FRONT ELEVATION

Scale: 1" = 8'-0"



### SIDE ELEVATION

Scale: 1" = 8'-0"

MATERIAL KEY	
	Fiber Cement Smooth Panel Hardie - Arctic White
	5" Vinyl Siding Certainteed - Natural Clay
	5" Vinyl Siding Certainteed - Pacific Blue
	Asphalt Shingles
	"Cedar" Shingle Vinyl Siding Certainteed - Arctic White
	Adhered Stone Veneer Stonecraft - Heritage
	CMU w/ Synthetic Stucco System BASF Masterseal 584

The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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2425 Maryland Road  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 1 of 7  
Date: 2025.04.23

**BARTON PARTNERS**  
urban design + architecture

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



## REAR ELEVATION

Scale: 1" = 8'-0"



## SIDE ELEVATION

Scale: 1" = 8'-0"

MATERIAL KEY	
	Fiber Cement Smooth Panel Hardie - Arctic White
	5" Vinyl Siding Certainteed - Natural Clay
	5" Vinyl Siding Certainteed - Pacific Blue
	Asphalt Shingles
	"Cedar" Shingle Vinyl Siding Certainteed - Arctic White
	Adhered Stone Veneer Stonecraft - Heritage
	CMU w/ Synthetic Stucco System BASF Masterseal 584

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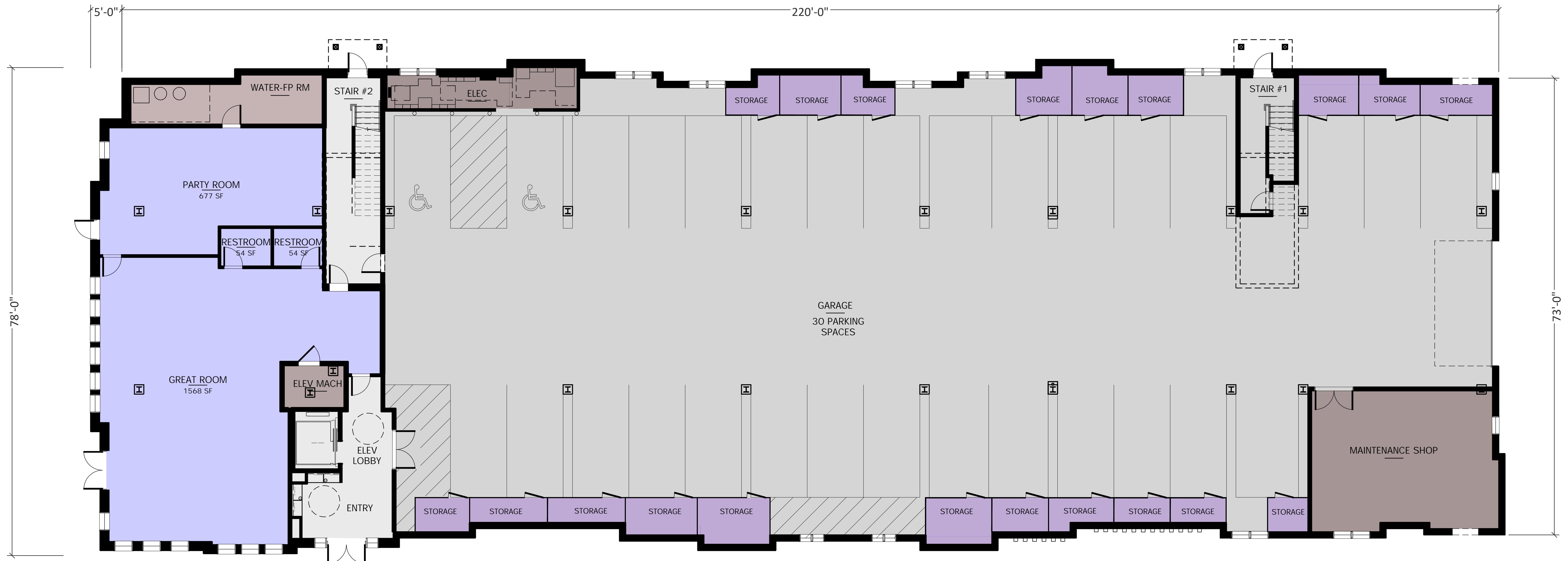
**2425 Maryland Road**  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 2 of 7  
Date: 2025.04.23

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0 8 16 32ft



## GROUND FLOOR PLAN

Scale: 1" = 8'-0"



2425 Maryland Road  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 3 of 7  
Date: 2025.04.23

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**2425 Maryland Road**  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 4 of 7  
Date: 2025.04.23

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## TYPICAL FLOOR PLAN

Scale: 1" = 8'-0"



**2425 Maryland Road**  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 5 of 7  
Date: 2025.04.23

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## FIFTH FLOOR LOFT PLAN

Scale: 1" = 8'-0"



**2425 Maryland Road**  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 6 of 7  
Date: 2025.04.23

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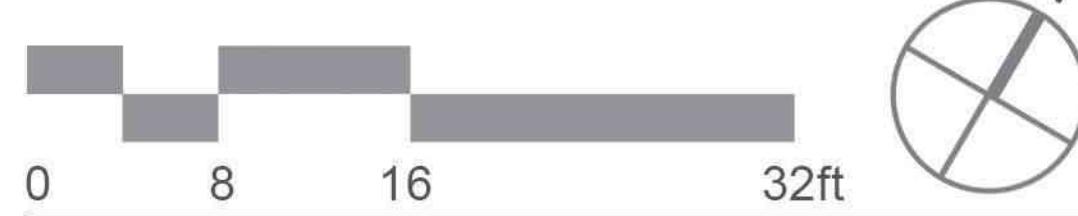
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## ROOF / MEZZANINE PLAN

Scale: 1" = 8'-0"



**2425 Maryland Road**  
Upper Moreland, PA

Project Number: 24010  
Client: KRE Group  
Drawing Number: 7 of 7  
Date: 2025.04.23

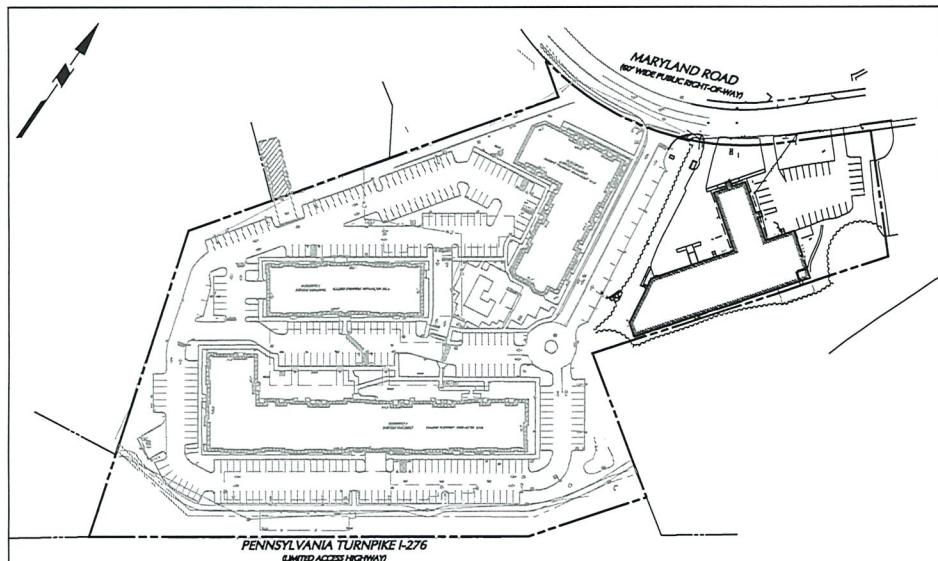
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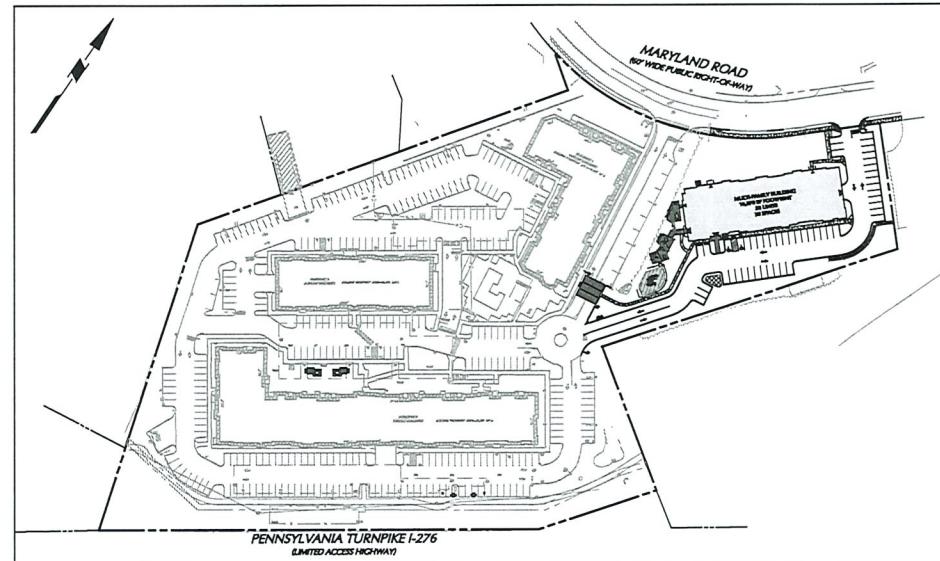
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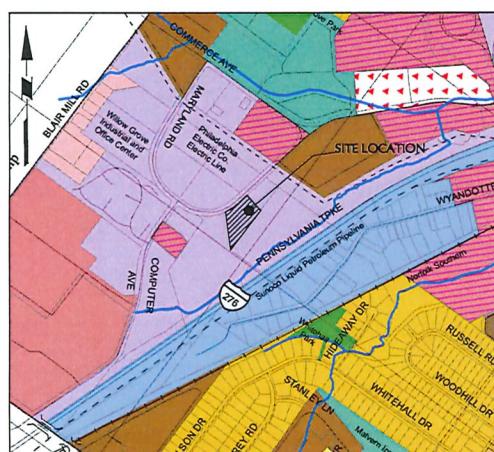




EXISTING CONDITIONS PLAN  
SCALE 1" = 80'



PROPOSED SITE PLAN  
SCALE 1" = 80'



ZONING MAP - UPPER MORELAND  
MONTGOMERY COUNTY, PA  
SCALE 1" = 300'

TAX MAP ID	PARCEL ID	PROPERTY LOCATION	OWNER'S NAME & ADDRESS
59046C029	58-00-03008-00-3	2301 COMPUTER AVE	PARADELLA DRINST S & CAL L
59046C029	58-00-12301-00-0	2400 MARYLAND RD	BURMONT MEDICAL PROPERTIES LLC
59046B017	58-00-12318-00-0	MARYLAND RD	PENNSYLVANIA TURNPIKE COMMISSION
59046B017	58-00-19331-00-0	2290 WYANDOTTE RD	TC BENTLEY LLC
59046B016	58-00-19334-00-0	2280 WYANDOTTE RD	TC BENTLEY LLC
59046C019	58-00-12331-00-0	2401 MARYLAND RD	PHILADELPHIA SUBURBAN WATER COMPANY
59046C025	58-00-12331-00-3	2401 MARYLAND RD	PHILADELPHIA SUBURBAN WATER COMPANY
59046C024	58-00-12319-00-0	2425 MARYLAND RD	HORION MILLS ASSOCIATES LP
59046C024	58-00-12313-00-3	2425 MARYLAND RD	SAHIN PROPERTIES LLC
59046B022	58-00-03091-00-6	2303 COMPUTER AVE	LEGION MEMORIAL ASSOC INC
59046C003	58-00-03095-00-6	2323 COMPUTER AVE	HORION MILLS ASSOCIATES LP
59046C001	58-00-12283-00-6	2303 MARYLAND RD	HORION MILLS ASSOCIATES LP

ADJACENT PROPERTY OWNERS LIST



TAX MAP - UPPER MORELAND  
MONTGOMERY COUNTY, PA  
SCALE 1" = 200'

Date	Description	No.
<b>Revisions</b>		
<i>Initial Submission</i>		
<i>Initial Submission</i>		
Signature	BRIAN M. CONLON P.E. PA LIC. NO. PED61782	Date

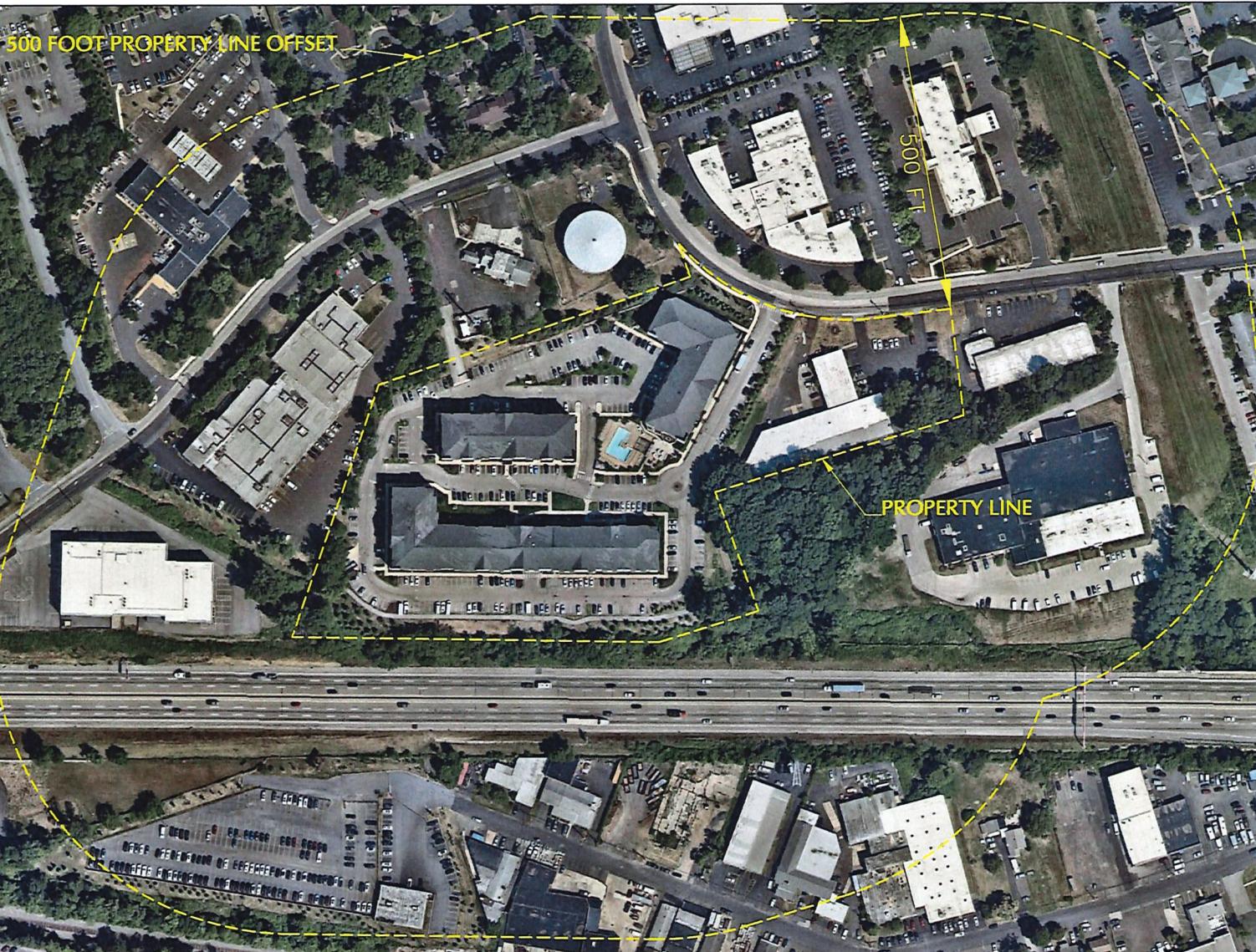
**LANGAN**  
Langan Engineering and Environmental Services, LLC.

1818 Market Street, Suite 3300  
Philadelphia, PA 19103

T: 215.845.8901 F: 215.845.8901 www.langan.com

Project	Drawing No.
2425 MARYLAND ROAD	
UPPER MORELAND MONTGOMERY COUNTY, PA	
TAX MAP, ZONING MAP AND ADJACENT PROPERTY OWNER LIST	
Project No. 220180701	Drawing No.
Date 23 APRIL 2023	
Drawn By RAH	
Checked By BAC	

GI-101



Date	Description	No.
Revisions		
		
Signature		
BRIAN M. CONDON P.E. PA I.C. NO. PEDR1782		
Date		

**LANGAN**

Langan Engineering and Environmental Services, LLC.  
1818 Market Street, Suite 3300  
Philadelphia, PA 19103

T: 215.845.8500 F: 215.845.8501 [www.langan.com](http://www.langan.com)

Project

2425 MARYLAND  
ROAD

UPPER MORELAND  
MONTGOMERY COUNTY  
PENNSYLVANIA  
Drawing Title

EXISTING AERIAL

Project No.	Drawing No.
220180701	
Date	
23 APRIL 2023	
Drawn By	
KAH	
Checked By	
BMC	
Sheet 3 of 26	

80 0 40 80  
SCALE IN FEET

GI-102

File name: 220180701-20230423-145259-145310.dwg Date: 23/04/2023 Time: 14:53:10 User: mahan\_kah\_1001 Length/Width Units: Feet



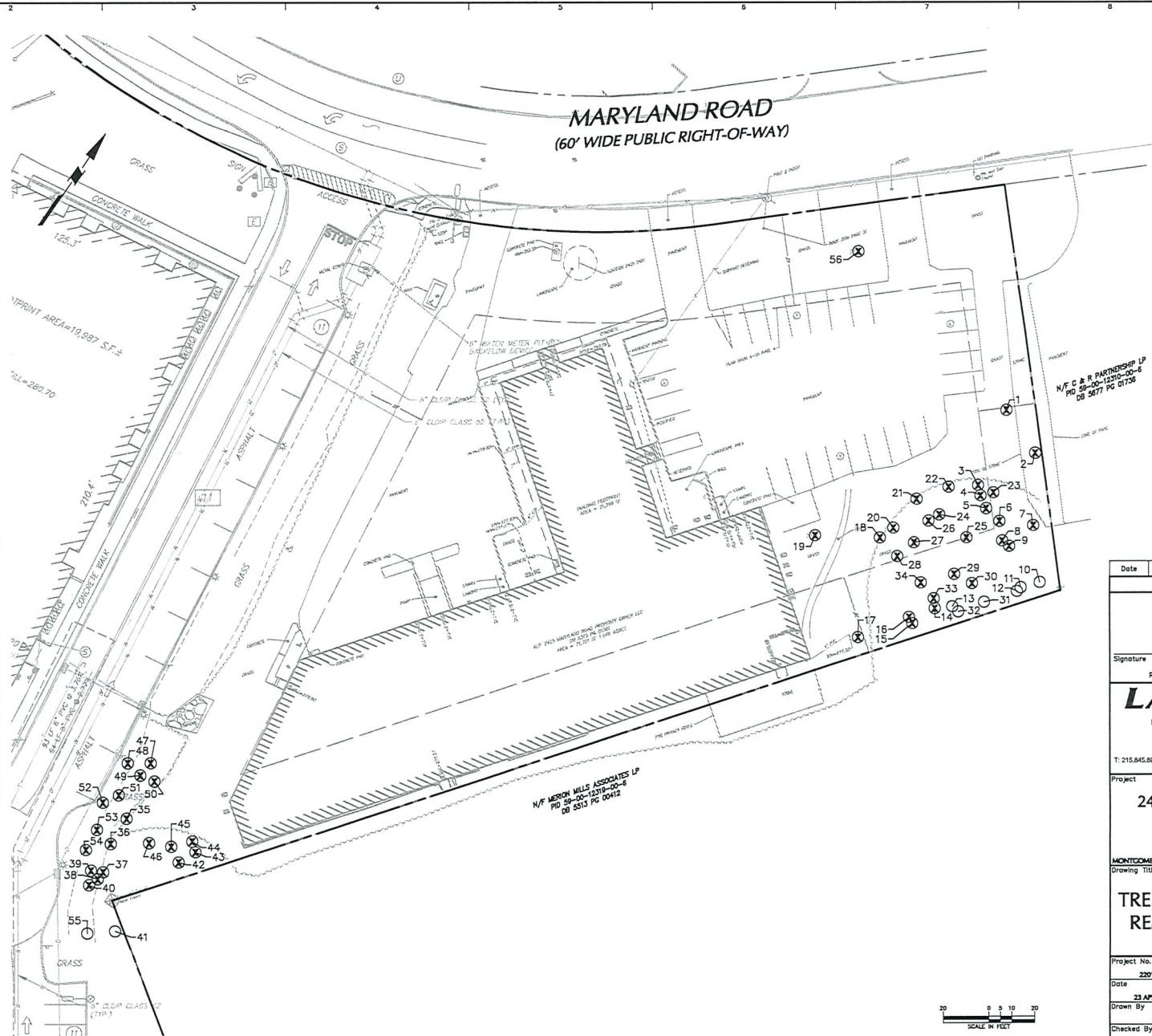
LOCATION MAP

14-0007

TREE SURVEY TABLE					
TREEID	SPECIES	DBH	CONDITION	STATUS	CREDITS
1	Garry Pear	22	FAIR	TO BE REMOVED	-
2	White Ash	9	FAIR	TO BE REMOVED	-
3	Black Locust	3	GOOD	TO BE REMOVED	-
4	Norway Maple	2	GOOD	TO BE REMOVED	-
5	Black Cherry	2	GOOD	TO BE REMOVED	-
6	Black Cherry	2	GOOD	TO BE REMOVED	-
7	Black Cherry	7	FAIR	TO BE REMOVED	-
8	Black Walnut	2	GOOD	TO BE REMOVED	-
9	White Ash	3	GOOD	TO BE REMOVED	-
10	Black Cherry	6	GOOD	TO BE PROTECTED	0
11	Black Cherry	11	GOOD	TO BE PROTECTED	2
12	White Ash	9	DEAD	TO BE PROTECTED	2
13	American Sycamore	30	GOOD	TO BE REMOVED	4
14	American Elm	60	GOOD	TO BE REMOVED	4
15	Black Locust	7	DEAD	TO BE REMOVED	-
16	Black Locust	22	GOOD	TO BE REMOVED	-
17	Black Cherry	6	GOOD	TO BE REMOVED	-
18	White Ash	6	GOOD	TO BE REMOVED	-
19	Silver Maple	58	GOOD	TO BE REMOVED	-
20	White Ash	5	GOOD	TO BE REMOVED	-
21	Black Cherry	5	FAIR	TO BE REMOVED	-
22	Black Cherry	4	GOOD	TO BE REMOVED	-
23	Bur Oak	3	GOOD	TO BE REMOVED	-
24	American Sycamore	24	GOOD	TO BE REMOVED	-
25	Red Oak	2	GOOD	TO BE REMOVED	-
26	Red Oak	5	GOOD	TO BE REMOVED	-
27	Silver Maple	4	GOOD	TO BE REMOVED	-
28	Silver Maple	3	GOOD	TO BE REMOVED	-
29	Red Oak	10	DEAD	TO BE REMOVED	-
30	Red Oak	1	DEAD	TO BE REMOVED	-
31	Hickory	2	FAIR	TO BE PROTECTED	0
32	Black Cherry	6	FAIR	TO BE PROTECTED	0
33	Norway Maple	5	GOOD	TO BE REMOVED	-
34	American Sycamore	28	GOOD	TO BE REMOVED	-
35	White Ash	4	DEAD	TO BE REMOVED	-
36	Red Oak	12	FAIR	TO BE REMOVED	-
37	Red Oak	20	FAIR	TO BE REMOVED	-
38	White Oak	4	GOOD	TO BE REMOVED	-
39	Norway Maple	12	GOOD	TO BE REMOVED	-
40	Red Oak	9	GOOD	TO BE REMOVED	-
41	White Oak	14	GOOD	TO BE PROTECTED	4
42	Red Oak	29	GOOD	TO BE REMOVED	-
43	Red Oak	29	GOOD	TO BE REMOVED	-
44	Norway Maple	7	FAIR	TO BE REMOVED	-
45	Shagbark Hickory	2	GOOD	TO BE REMOVED	-
46	Shagbark Hickory	5	GOOD	TO BE REMOVED	-
47	Red Oak	3	GOOD	TO BE REMOVED	-
48	Eastern Red Cedar	3	GOOD	TO BE REMOVED	-
49	Eastern Red Cedar	2	FAIR	TO BE REMOVED	-
50	Eastern Red Cedar	4	GOOD	TO BE REMOVED	-
51	London Plane Tree	4	GOOD	TO BE REMOVED	-
52	Arborvitae	4	GOOD	TO BE REMOVED	-
53	American Holly	3	GOOD	TO BE REMOVED	-
54	London Plane Tree	4	GOOD	TO BE REMOVED	-
55	London Plane Tree	3	GOOD	TO BE REMOVED	0
56	Silver Maple	24	GOOD	TO BE REMOVED	-

TOTAL 3-INCH CALIPER TREE CREDITS: 12'

\*SEE CODE COMPLIANCE CHART ON SHEET LP01 FOR USE OF 3-INCH CALIPER TREE CREDITS



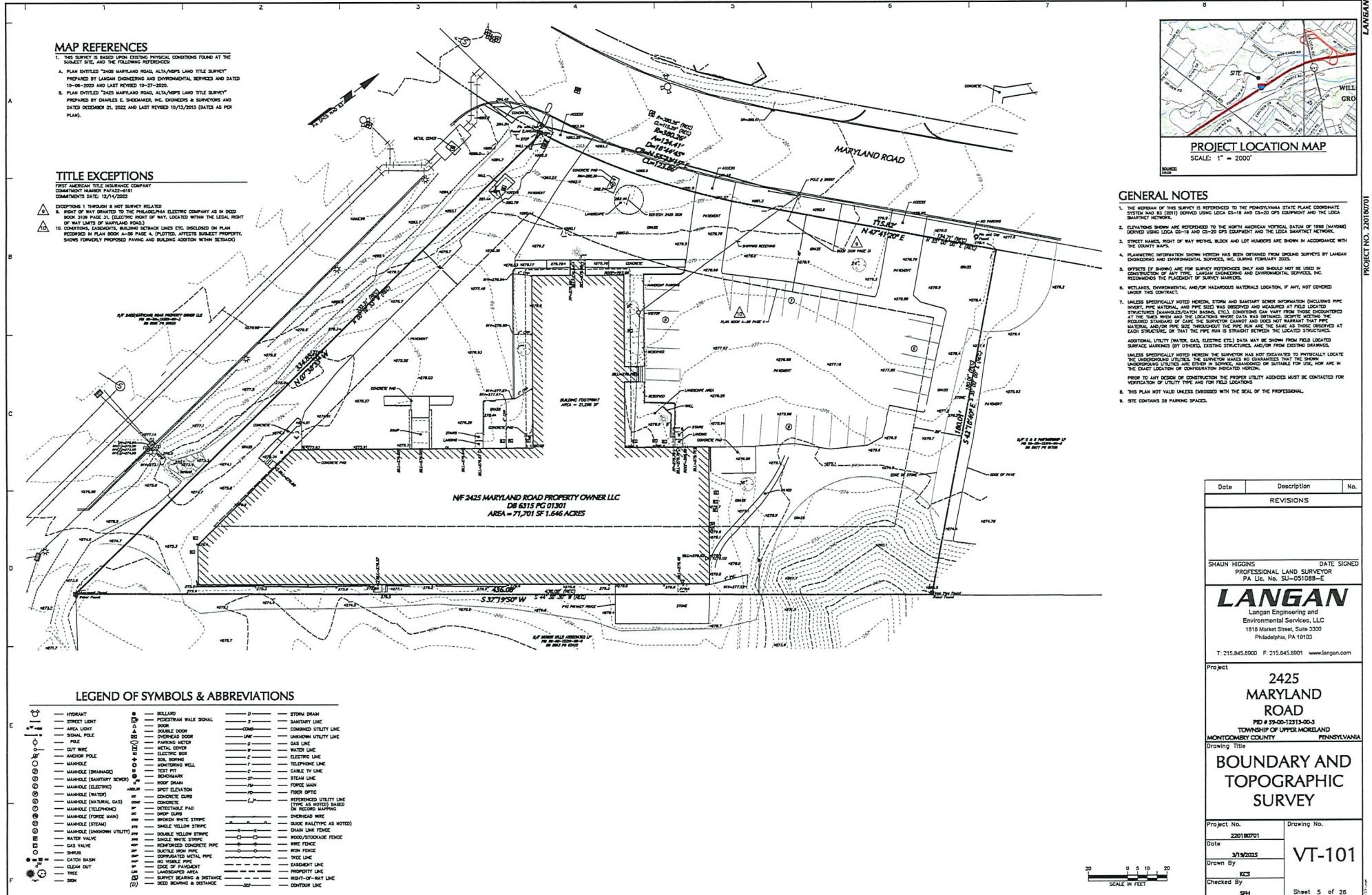
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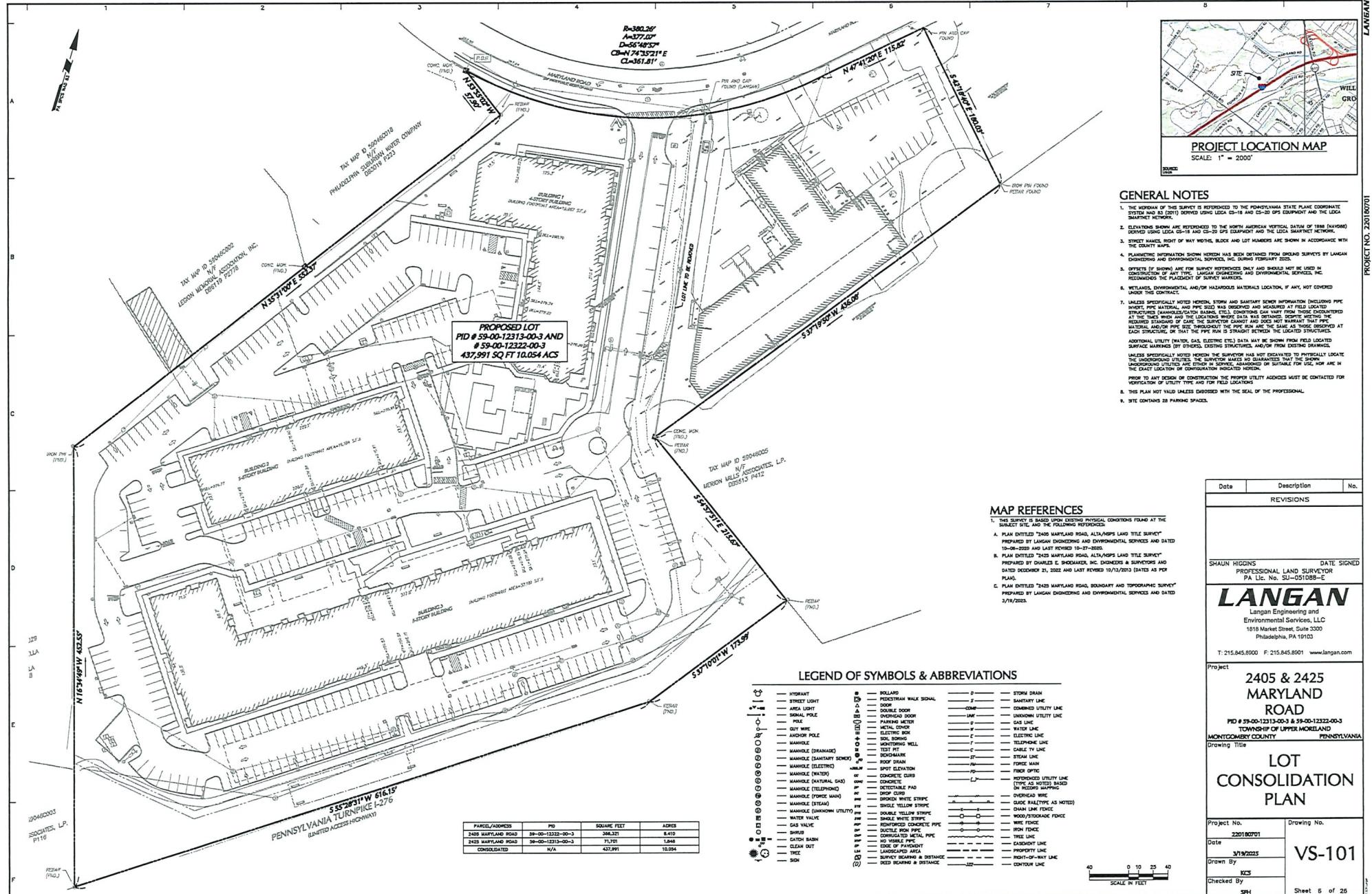
Date      Description      No.  
Revisions  
  
Signature      CAROLYN CAMPBELL      Date  
R.L.A. PA LIC. NO. LA03078  
2425 MARYLAND ROAD  
Langen Engineering and Environmental Services, LLC  
1818 Market Street, Suite 3300  
Philadelphia, PA 19103  
T: 215.845.8900    F: 215.845.8901    www.langen.com

Project      2425 MARYLAND ROAD  
UPPER MORELAND  
MONTGOMERY COUNTY  
Pennsylvania  
Drawing Title

TREE SURVEY AND  
REMOVAL PLAN

Project No.      LP-100  
Date      23 APRIL 2025  
Drawn By      JT  
Checked By      CC  
Sheet 4 of 26

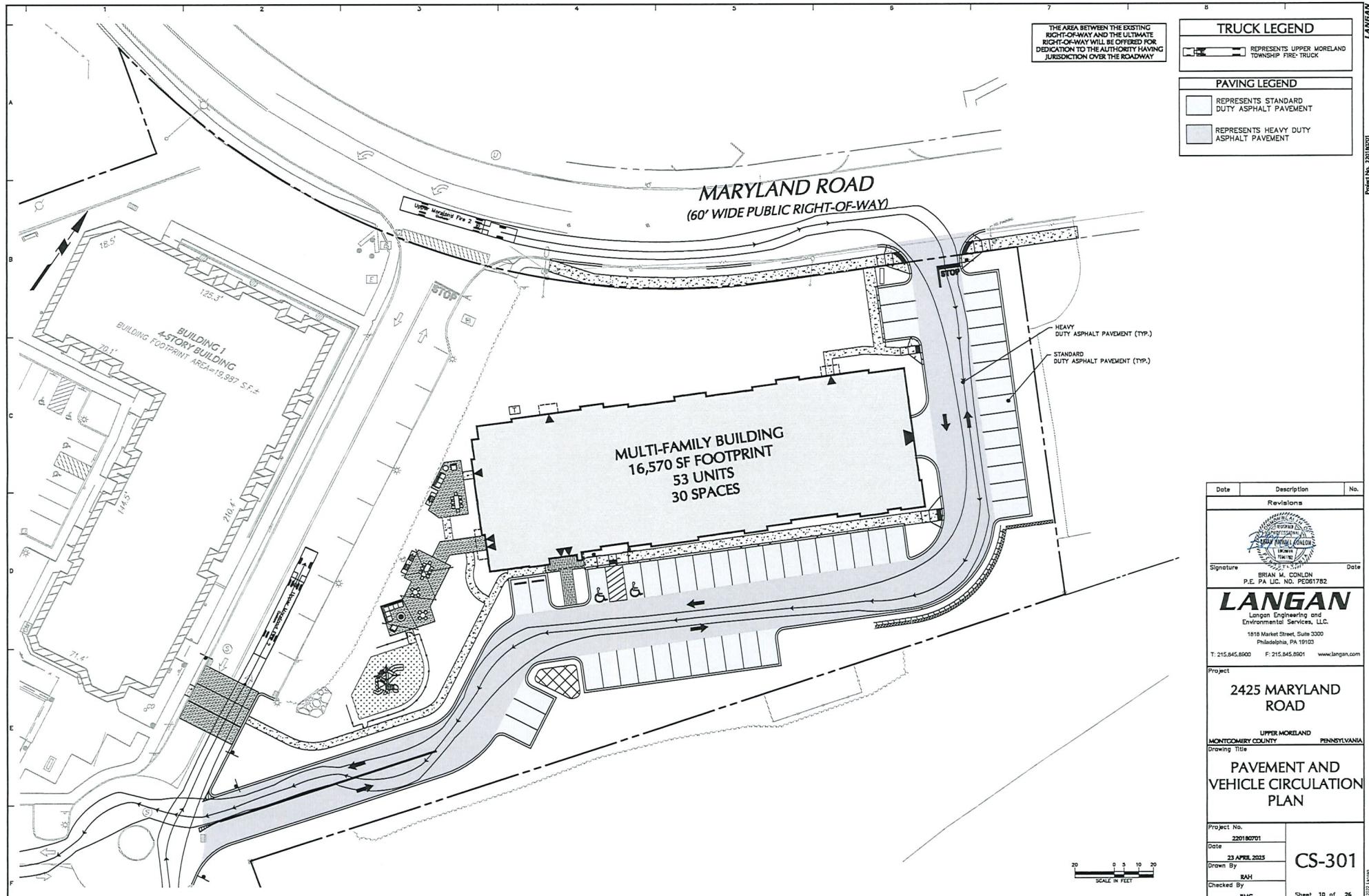


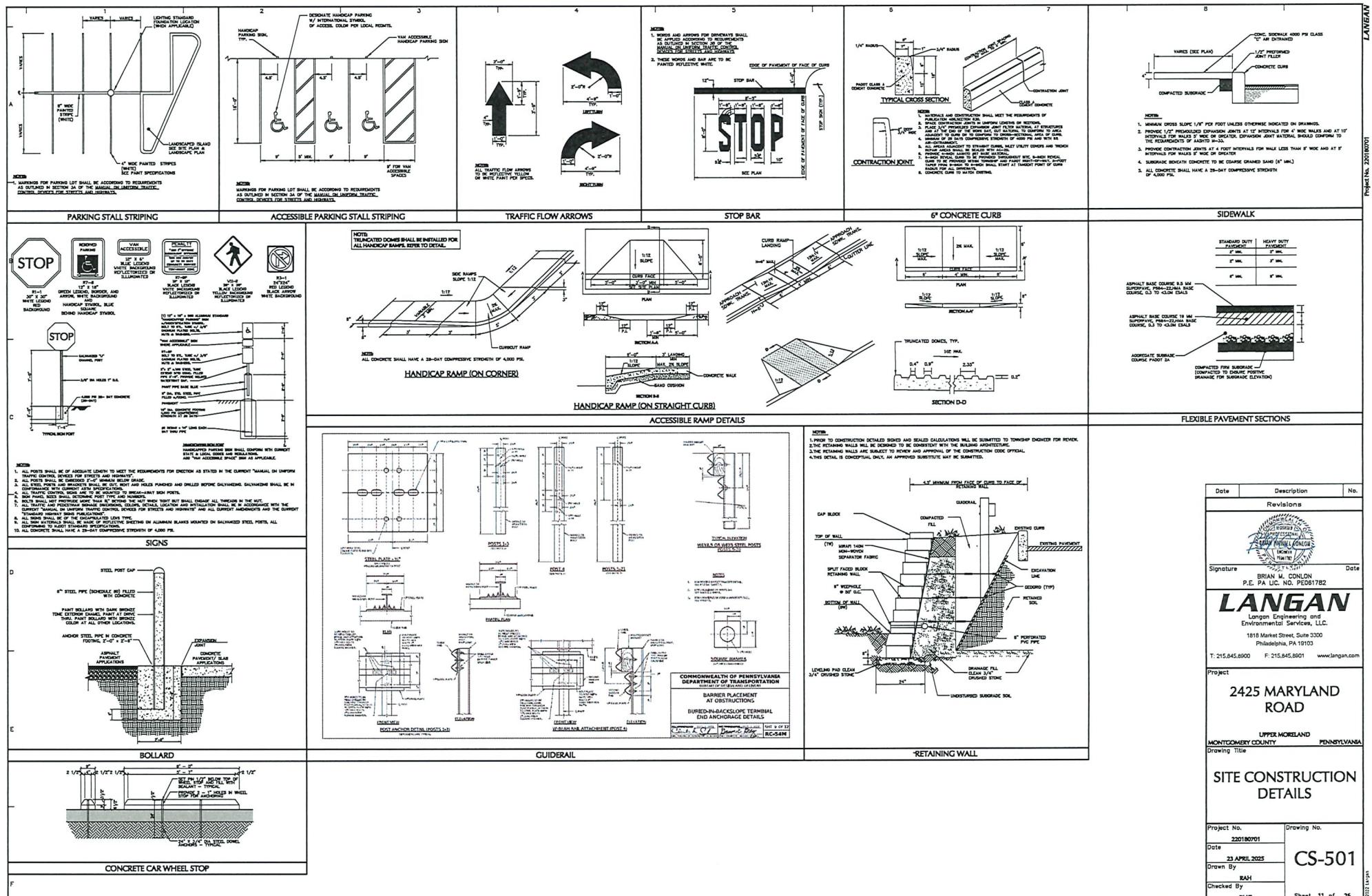




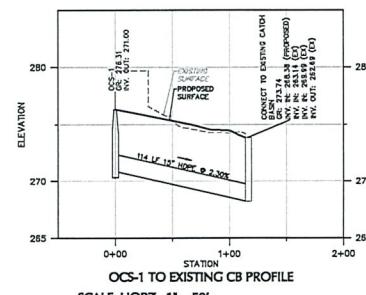
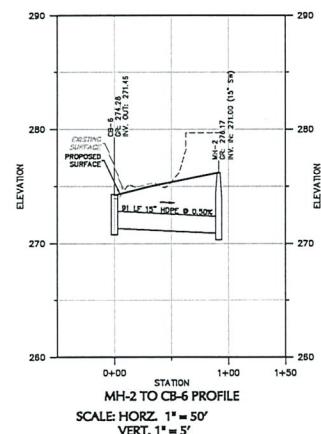
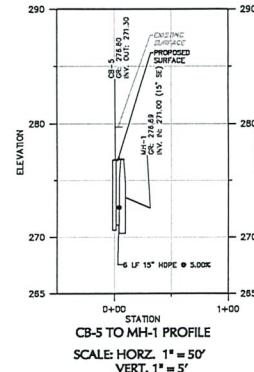
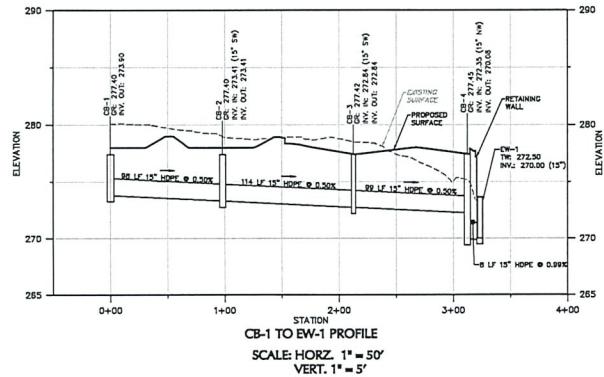












Date	Description	No.
Revisions		
		
Signature		Date
BRIAN M. CONLON P.E. PA. I.C. No. PEG61782		

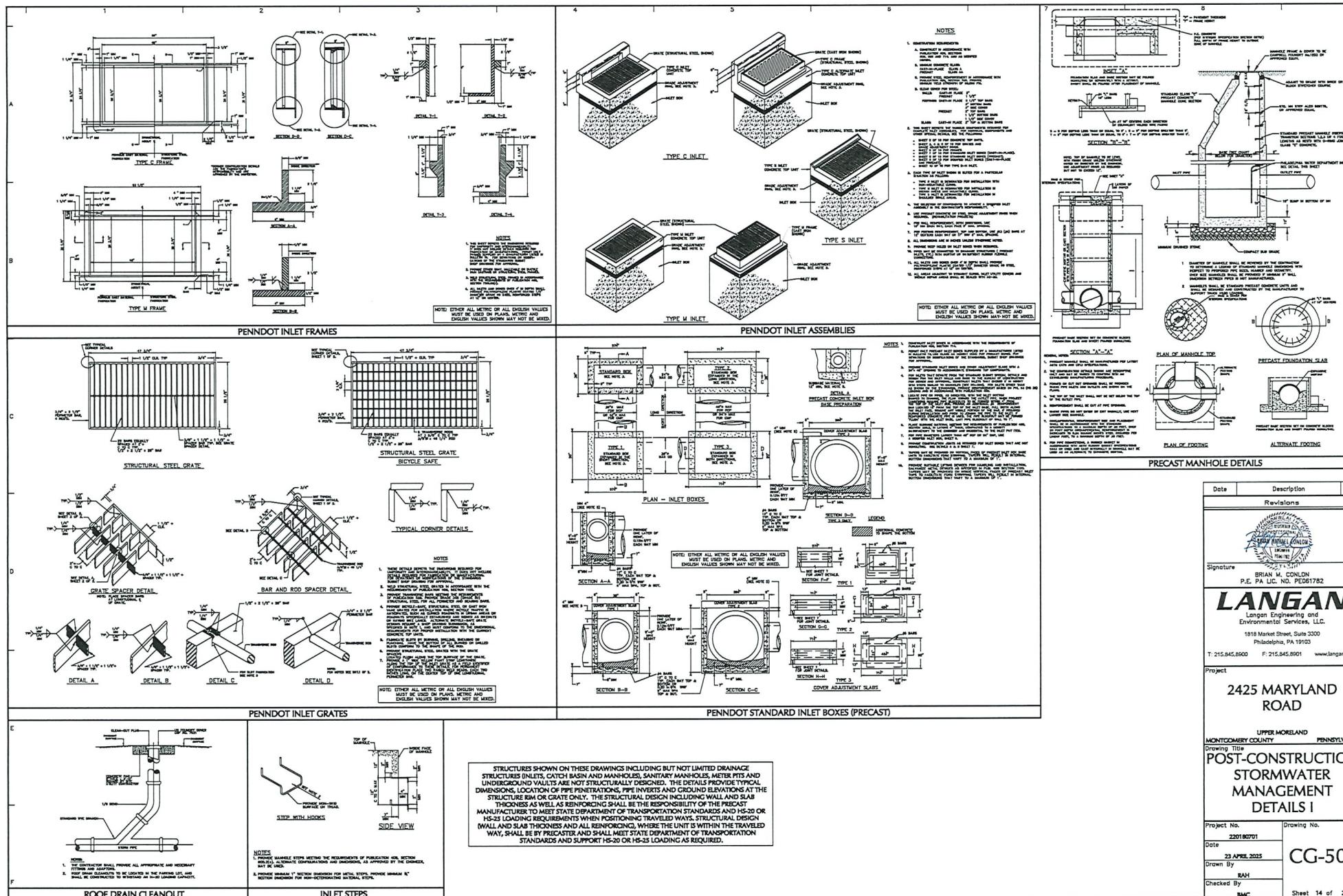
**LANGAN**  
Langen Engineering and  
Environmental Services, LLC.  
1818 Market Street, Suite 3300  
Philadelphia, PA 19103  
T: 215.845.8600 F: 215.845.8601 [www.langan.com](http://www.langan.com)

Project  
**2425 MARYLAND  
ROAD**  
UPPER MORELAND  
MONTGOMERY COUNTY, PENNSYLVANIA

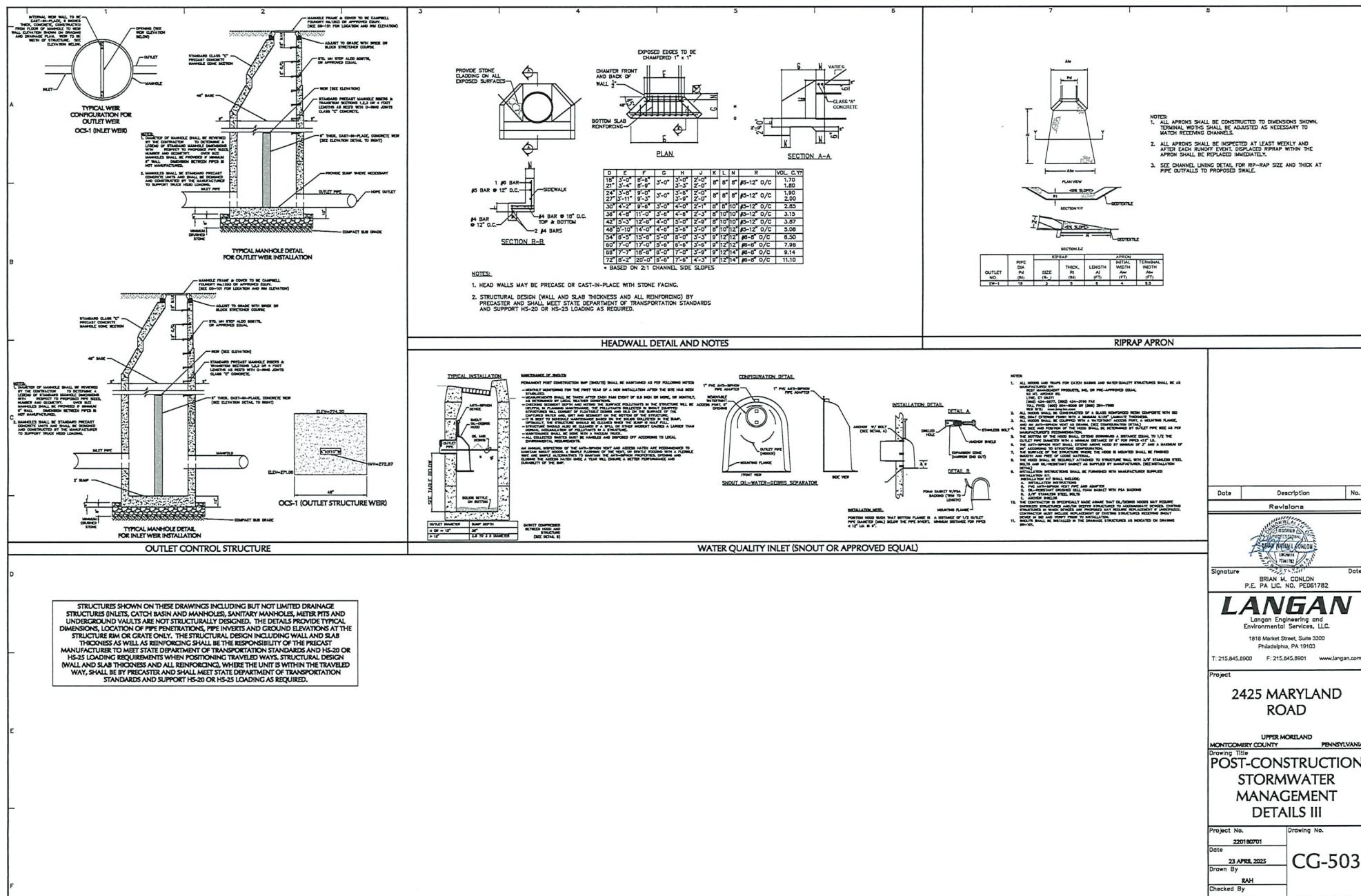
## STORM SEWER PROFILES

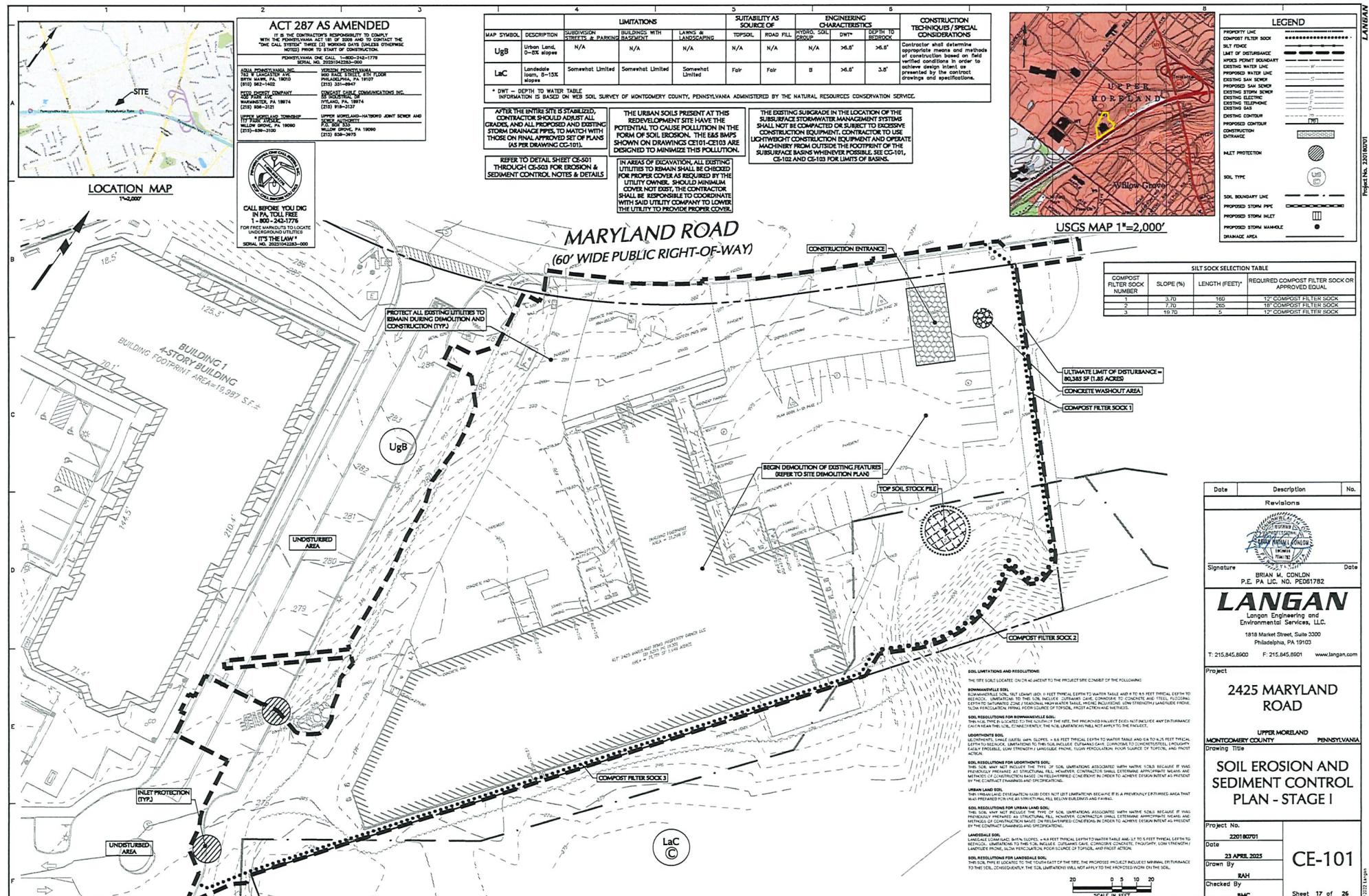
Project No.	
220180701	
Date	23 APRIL 2025
Drawn By	RAH
Checked By	WMC

CG-201



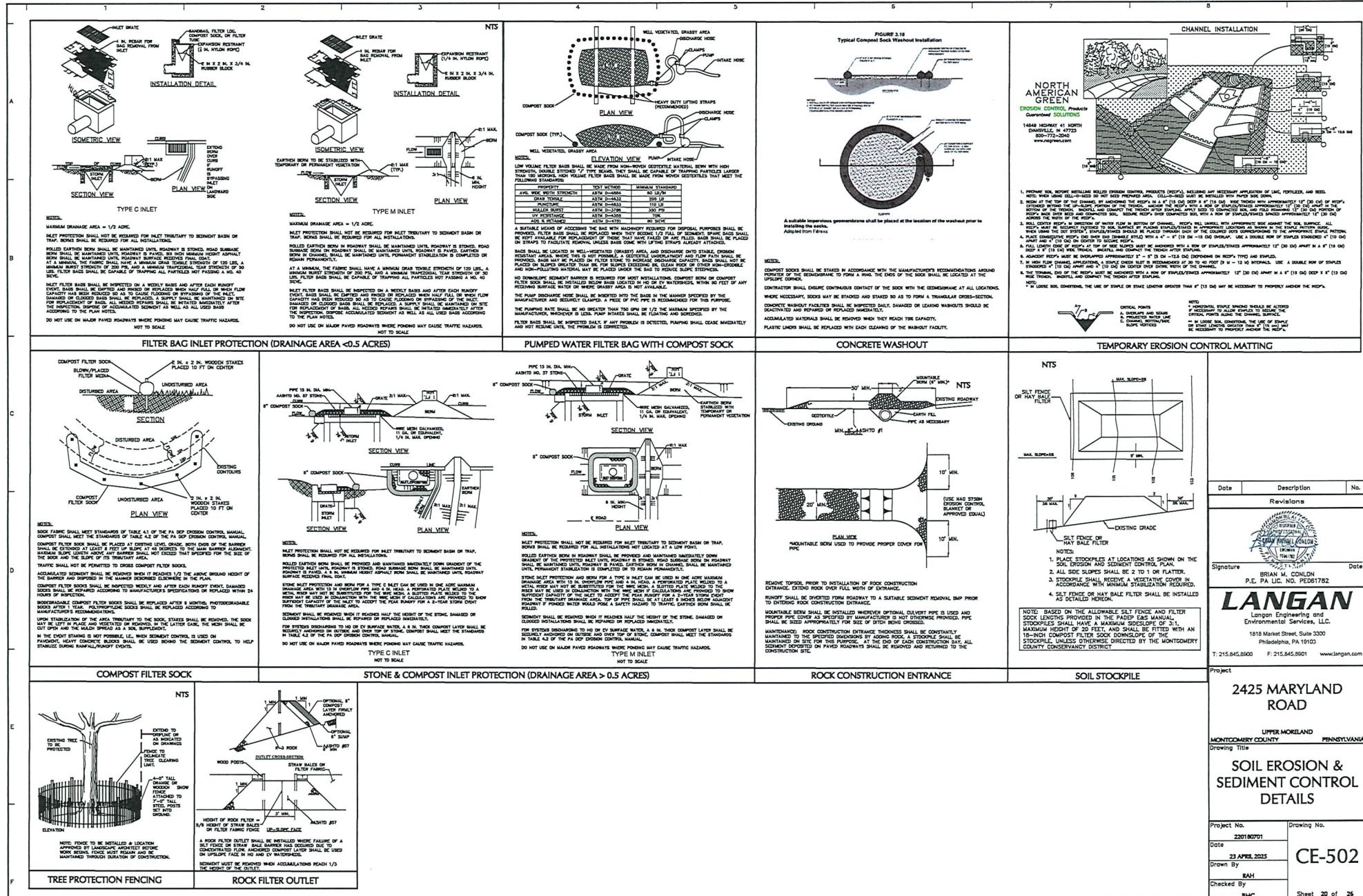












#### GENERAL SITE NOTES

## **UTILITY NOTES:**

**NOTE TO THE CONTRACTOR:**  
THE CONTRACTOR IS RESPONSIBLE TO VERIFY  
THE LOCATIONS OF ALL EXISTING UTILITIES.  
ONCE THE CONTRACTOR HAS LOCATED THE  
UTILITIES, THEY SHALL BE MARKED ON THE  
GROUNDS SURFACE OR ABOVE THE SURFACE OF THE EARTH THAT CAN  
BE REASONABLY LOCATED USING STANDARD SURVEY  
PROCEDURES HAVE BEEN PLOTTED. NO  
CERTIFICATION IS MADE BY LANCAN AS TO THE  
ACCURACY OR COMPLETENESS OF THE ACTUAL  
LOCATION OF ANY UNDERGROUND UTILITIES OR  
STRUCTURES. THE CONTRACTOR IS RESPONSIBLE  
FOR ANY CONSTRUCTION IN THE AREA, A UTILITY  
MARK-OUT IS ORDERED, CALL 1 (800) 242-1776

**IN AREAS OF EXCAVATION, ALL EXISTING  
UTILITIES SHALL BE COVERED FOR  
PROPER COVERAGE AS REQUIRED BY THE UTILITY  
OWNER. SHOULD MINIMUM COVER NOT EXIST,  
THE CONTRACTOR SHALL BE RESPONSIBLE TO  
COORDINATE WITH SAID UTILITY COMPANY TO  
LOWER THE UTILITY TO PROVIDE PROPER COVER.**

REFER TO DETAIL SHEETS CU-501 AND CU-502  
FOR SANITARY SEWER AND WATER DETAILS

ALL UTILITIES ARE UNDERGROUND  
UNLESS NOTED OTHERWISE.

TELEPHONE, GAS, AND ELECTRIC LINES ARE  
SHOWN GRAPHICALLY TO REPRESENT THESE  
UTILITIES. ACTUAL DESIGN, SIZE AND LOCATION  
FOR THESE UTILITIES TO BE PROVIDED BY MEP  
DESIGNER AND/OR UTILITY COMPANY

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## ACT 287 AS AMENDED

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY  
WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE  
"ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE  
NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1778

PENNSYLVANIA, INC.  
 100 LANCASHIRE AVENUE  
 P.O. BOX 1000  
 3423-1402  
 ENERGY COMPANY  
 FIVE AVENUE  
 INNSBRUCK, PA 18974  
 958-3211  
 MOUNTAIN TOWNSHIP  
 P.O. BOX 1000  
 854-3100  
 WILLOW GROVE, PA 19090  
 834-3100

HORIZON, PENNSYLVANIA  
 100 RACE STREET, SUITE 1910  
 P.O. BOX 1000  
 215-381-8847  
 CONCAST CABLE COMMUNICATIONS, INC.  
 45 INDUSTRIAL DR  
 PITTSTON, PA 18974  
 215-918-3137

UPPERS MORELAND-HATFIELD JOINT SEWER AND  
 WASTE WATER AUTHORITY  
 P.O. BOX 835  
 WILLOW GROVE, PA 19090  
 215-588-3675



CALL BEFORE YOU DIG  
IN PA. TOLL FREE  
1-800-242-1776  
OR FREE MARKOUTS TO LOCATE  
UNDERGROUND UTILITIES  
■ IT'S THE LAW ■  
SERIAL NO. 20231042283-000

## UTILITY LEGEND

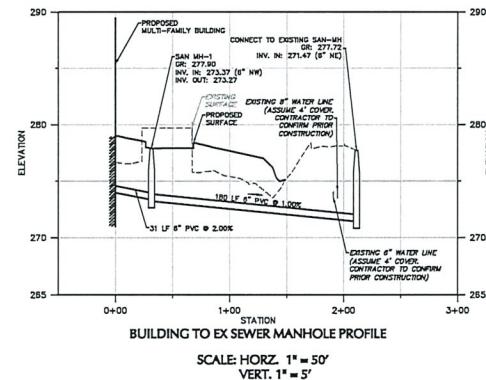
	EXISTING	PROPOSED
SANITARY SEWER MAIN	—	—
WATER MAIN	—	—
WATER BOND	—	—
WATER TEE	—	—
GATE VALVE	WV	—
FIRE HYDRANT	—	—
GAS	—	—
GAS METER	—	—
ELECTRIC	—	—
TELEPHONE	—	—
UNDERGROUND TELE/ELEC	—	—
TRANSFORMER PAD	□	□
STORM PIPE	—	—
SANITARY CLEAUNOUT	CSL	—
SANITARY MANHOLE	○	●

2425 MARYLAND  
ROAD

UPPER MORELAND  
MONTGOMERY COUNTY PENNSYLVANIA

## UTILITY PLAN

Project No.	
220180701	
Date	
23 APRIL 2025	
Drawn By	
RAH	
Checked By	
TMC	

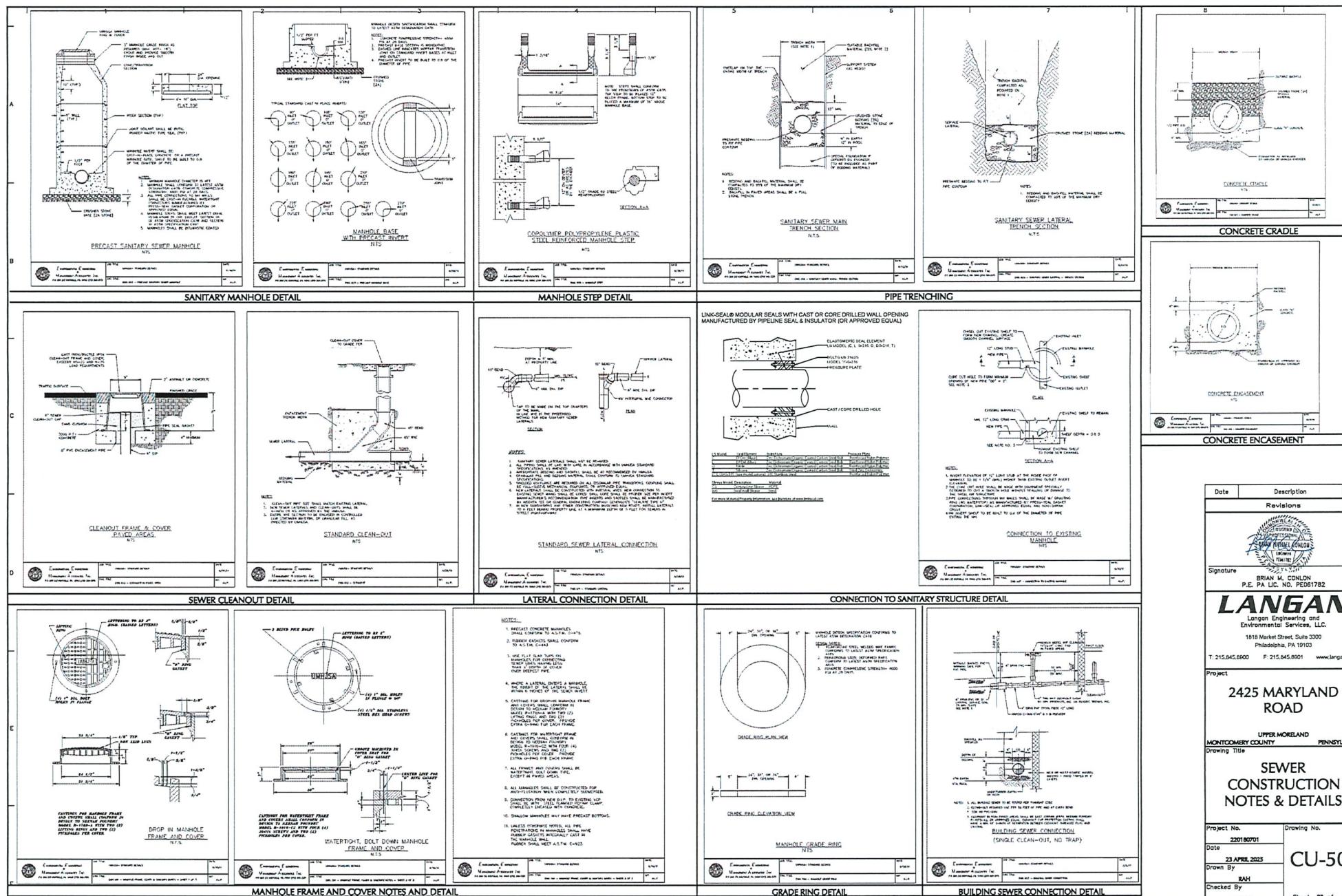


Date	Description	No.
Revisions		
		
Signature		Date
BRIAN M. CONLON P.E. PA LIC. NO. PED61782		5/21/2023
<b>LANGAN</b> Langan Engineering and Environmental Services, LLC. 1819 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.645.6900 F: 215.645.6901 <a href="http://www.langan.com">www.langan.com</a>		

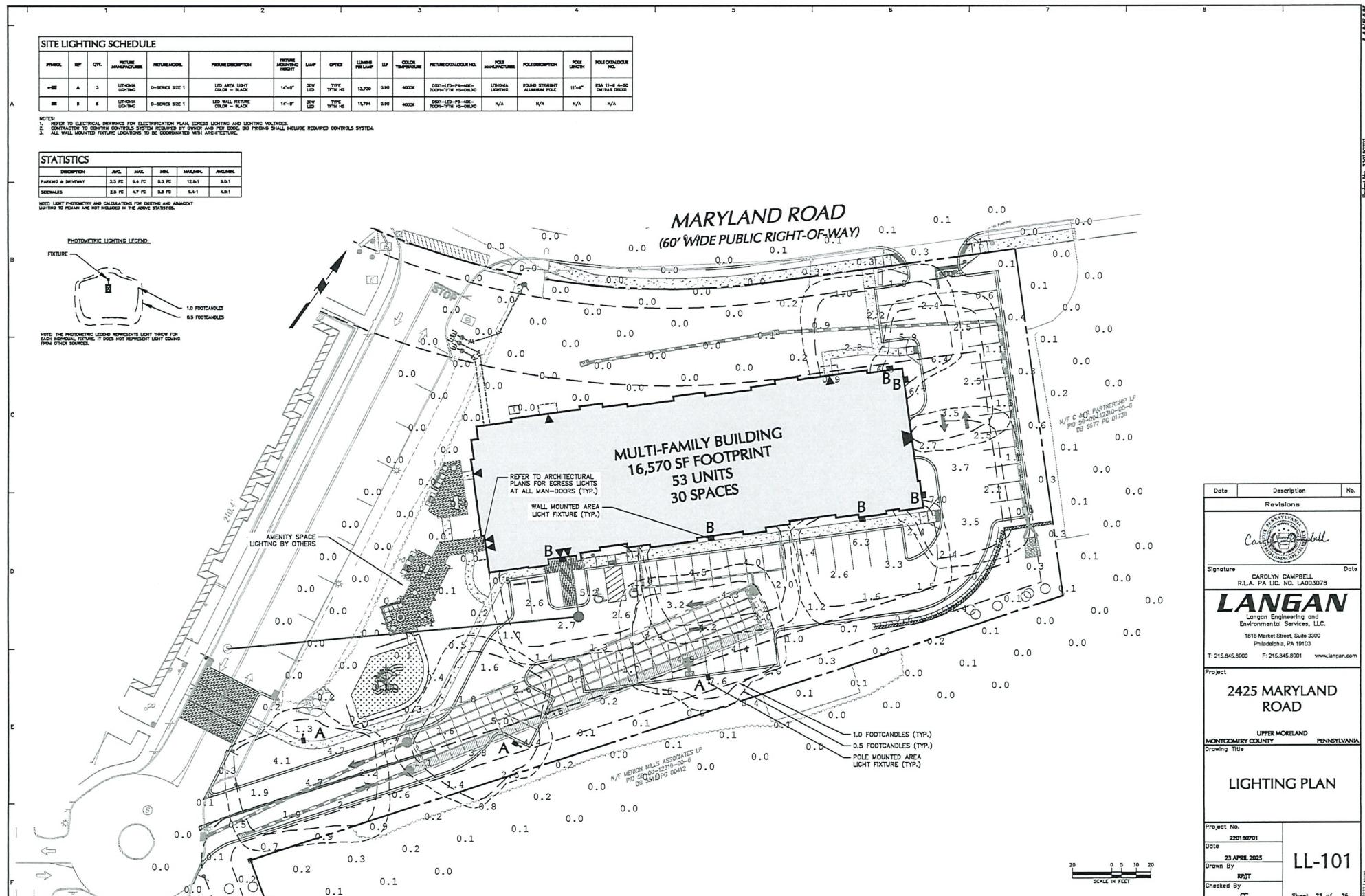
Project: 2425 MARYLAND ROAD  
 UPPER MORELAND MONTGOMERY COUNTY PENNSYLVANIA  
 Drawing Title: SANITARY SEWER PROFILE

Project No.	CU-201
Date	23 APRIL 2023
Drawn By	RAN
Checked By	BMC

50 0 25 50  
SCALE 1 INCH = 50 FEET  
5 0 1 2 3 4 5  
SCALE IN FEET











May 27, 2025

**DRAFT**

File No. 24-00289

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

Reference: 2425 Maryland Road  
Land Development Review 1

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted land development plans for the above-referenced project. Upon review, we offer the following comments for consideration by Upper Moreland Township.

**I. Submission**

- A. Lot Consolidation and Preliminary and Final Land Development Plans, prepared for 2425 Maryland Road, prepared by Langan Engineering, dated April 23, 2025, consisting of Sheets 1 to 26 of 26.
- B. Post Construction Stormwater Management Report, prepared by Langan Engineering, dated April 23, 2025.
- C. 2425 Maryland Road Landscape Plans, prepared by Melillo Bauer Carman Landscape Architecture, dated April 23, 2025, consisting of Sheets 1 to 8 of 8.
- D. 2425 Maryland Road Architectural Plans, prepared by Barton Partners Architects Planners, dated April 23, 2025.

**II. General Information**

The subject properties are located at 2405 and 2425 Maryland Road (TMP #59-00-12322-00-3 & #59-00-12313-00-3) within the Limited Industrial (I) Zoning District. The 10.06 acre property currently contains existing apartment buildings, totaling 236,228 SF, and a 21,310 SF warehouse building with a driveway access to Maryland Road. The Applicant is proposing to demolish the existing warehouse and construct an additional 16,640 SF building, which contains 53 apartment units and 30 parking garage spaces. The plan proposes driveway access and separate emergency vehicle access both off Maryland Road, as well as pedestrian connections to the existing Willow Pointe apartment complex.

**III. Referenced Documentation**

- A. Upper Moreland Township Conditional Use # 24-0007 dated November 13, 2024 granting Conditional Use approval for the construction of a multi-family apartment complex in the I-Limited Industrial Zoning District, subject to the contained conditions.

***Upon review, our only comment related to the CU Conditions of Approval is related to Condition #3 that the Applicant shall work with the Township to provide a trail connection that allows Township residents to access the trail from the Property on Maryland Road to the satisfaction of Township Staff & Consultants. We recommend the Applicant discuss how they plan to comply with this condition and the trail connection should be labeled on the plan.***

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

#### IV. Review Comments

##### A. Zoning Ordinance

We have identified no issues with the proposed plan with respect to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

##### B. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. §300-14.G – The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances. The Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.
2. §300-15 – We defer to the Township's Traffic Engineer (Bowman) for review of the plans related to site access, circulation, and potential Traffic Impact Fee calculations.
3. §300-17.D – A minimum of 20-feet shall be provided between the outside wall of a residential building and the curb line of any parking area. A waiver would be required to provide less than 20-feet of separation between the proposed building and adjacent parking area.
4. §300-17.H – The site plan should label the radii of all proposed curb lines and a waiver is required for any radii less than 5 feet.
5. §300-18 – Site specific grading details should be added to the plans for the proposed ADA ramps at the driveway so that it can be confirmed they can be constructed to ADA requirements.
6. §300-19 & §295-3.B(1) – Note #2 of the 6" Concrete Curb detail on the Site Construction Details Sheet 11 shall be amended to state that space contraction joints should be constructed in 10-foot lengths. Additionally, a waiver to install curbs with 6" reveal in-lieu-of 8" is required, which we have no objection to.
7. §300-25 – A note should be added to the plans stating that retaining wall drawings and calculations shall be provided to the Township Engineer for review and approval prior to the start of construction.
8. §300-32 – We defer to the Township's Fire Marshal for review and approval of the plans. Approval from the Fire Marshal is required prior to recording of the plan.
9. §300-34.F – The Applicant is required to contribute a fee-in-lieu of open space dedication in accordance with this section. We calculate the fee based on 53 new dwelling units within the proposed apartment building and \$500.00 per dwelling unit of required open space, to be \$26,000.00.
10. §300-37 – The project proposes over 1 Acre of disturbance and the Applicant is therefore required to obtain the necessary NPDES permit from then Montgomery County Conservation District. Construction cannot begin until the permit is obtained and the Township should be copied on all future correspondence with MCCD.
11. §300-53.C – The Sheet Index on the Cover Sheet, Sheet 1, should be revised to note which plan sheets are to be considered a part of the Record Plan. The current note states that sheets 1 (cover) and 5 (existing features) will be recorded, but it seems more appropriate to have the Master Site Plan recorded in-lieu-of the Existing Features and the Lot Consolidation Plan should also be added to the Record Plan Set.

12. §300-59 – The Applicant is required to post financial security to guarantee the construction of the proposed improvements. An Engineer's Opinion of Probable Cost should be submitted to our office for review and approval

13. The Applicant is responsible for all other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township

**C. Stormwater Management Ordinance**

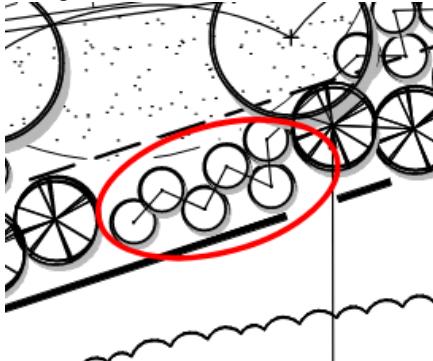
We have identified the following issues with the proposed plan with respect to the requirements and provisions of the current Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. §287-31 – The Record Plan should indicate the maintenance and ownership of the stormwater facilities will be the responsibility of the property owner.
2. §287-33 – A blanket easement shall be provided over the site for inspection by the Township. In addition, a Stormwater Maintenance Agreement will be prepared by the Township Solicitor and executed prior to the plans being recorded.
3. §287-18.Y(6) - The plans propose 15" storm pipe where the minimum allowed by ordinance is 18". As such, a waiver will be required from this section to permit the 15" pipes.
4. The proposed subsurface infiltration basin (BMP-1) shall be protected from sedimentation and compaction during the construction phase, to maintain its maximum infiltration capacity.
5. The location of the infiltration test pit should be added to the Grading & Drainage Plan so that it can be confirmed it is within the footprint of the basin.
6. The Stormtech Chamber cross-section detail should specify that there is to be a minimum of 24" between the bottom of stone and any limiting zones (bedrock or groundwater) below.

**D. Landscaping Comments**

We have identified the following issues with the plan in regard to the landscape requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

1. §300-43.C(1) a "screen buffer" is intended to be an impenetrable visual screen along the southern property line. There are six (6) deciduous shrubs (Winterberry holly) proposed along the southern property line, which typically lose their leaves in the fall. Plans should be revised to include evergreens in this area to demonstrate compliance with the requirements of the ordinance.



2. §300-43.D(1d), a minimum of one shade tree shall be placed in each 300 square feet (15 feet wide x 20 feet long) of planting island. Plans shall be revised to demonstrate compliance with this section of the ordinance or a waiver would be required. A waiver is requested.

3. §300-43.D(2c), no more than six parking spaces in a row shall be provided without a 15' wide landscape island. Plans shall be revised to demonstrate compliance with the requirements of the ordinance, or a waiver would be required. A waiver is requested.
4. §300-44.A.(1), heritage trees, defined per (§300-4) as having a trunk diameter greater than 36 inches, are to be preserved, with the condition of all heritage trees to be assessed by an ISA-certified professional arborist in an arborist's report and submitted for review. A 58" Silver Maple tree, located east of the existing building is proposed for removal. Plans shall include an arborist's report for this tree to demonstrate compliance with the requirements of the ordinance, or a waiver would be required.
5. §300-44.B, during the construction of any site, trees and shrubs shall be protected by a four-foot-high plastic web construction fencing, snow fencing or equivalent, staked every 10 feet to ensure that there is no encroachment within the area of their dripline by changing grade, trenching, stockpiling of building material or stockpile. Plans shall be revised to include tree protection fencing on the landscape plans per §300-42. R., to demonstrate compliance with the requirements of the ordinance or a waiver would be required.
6. §300-45.A, every tree that is alive and reasonably healthy with a trunk diameter of 8 to 36 inches caliper proposed for removal shall be replaced with one or more new shade trees with a trunk diameter of 2-1/2" per the following table:

**Diameter of Existing Tree to be Removed**

<b>(inches)</b>	<b>Number of Replacement Trees</b>
8 to 23	1
24 to 36	2

Plans propose removal of 14 – (8"-23") caliper trees and 7 – (24"-36") caliper trees, which requires a total of twenty-eight (28) replacement trees. A credit of 12 trees is proposed. Plans shall be revised to include sixteen (16) replacement trees in addition to other landscaping requirements to demonstrate compliance with the requirements of the ordinance, or a waiver would be required.

7. §300-45.B, every heritage tree which is irreparably damaged, removed or destroyed shall be replaced with a new shade tree of similar variety with a trunk diameter of not less than four inches. The quantity of replacement trees shall be calculated on a caliper inch basis such that the total caliper inches of replacement trees is equal to or greater than the total caliper inches of existing heritage trees removed. A 58" caliper Silver Maple is proposed for removal which requires 14.5 replacement trees to be planted at 4" caliper. Plans shall be revised to include fifteen (15) replacement trees to demonstrate compliance with the requirement of the ordinance or a waiver is required.
8. The tree survey table (Sheet LP-100) includes one dead white ash (9-inch caliper) that appears to be counted towards the tree credit. The total number of credits shall be revised to only count live trees as credit.
9. The following discrepancies were found on the Plant Schedule that need to be corrected:
  - a. 5 Chamaecyparis thyoides /Atlantic White Cypress were noted on the plant schedule, but none are shown on the plan.
  - b. 26 Ilex opaca/American holly were listed on the schedule but only 5 shown on the plan.
  - c. 24 Juniperus virginiana/Eastern Red Cedar were listed on the schedule but only 14 are shown on the plan.
  - d. 281 Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac were listed on the plant schedule but only 119 were shown on the plan.
  - e. 217 Deschampsia cespitosa/Tufted Hair Grass were listed on the plant schedule but only 42 were shown on the plan.

- f. 196 Schizachyrium scoparium 'Standing Ovation'/ Standing Ovation Little Bluestem were listed on the plant schedule but only 62 were shown on the plan
- 10. Gilmore & Associates has not reviewed the design/details for any of the amenities proposed for the amenity spaces shown on the plans. The applicant shall include sufficient information and notes to ensure that all improvements meet current accessibility and safety requirements and are designed and installed by qualified professionals in accordance with all applicable codes, regulations, and manufacturer's specifications.

To help expedite the review process of the resubmission, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

If you have any questions regarding the above, please do not hesitate to contact this office.

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

JJH/as/

cc: Patrick Stasio, Township Manager  
Sean Kilkenny, Esq., Township Solicitor  
Chad Dixon, P.E., Bowman Consulting  
Noah Chrismer, The KRE Group  
Brian Conlon, P.E., Langan Engineering & Environmental Services, LLC

May 27, 2025

DRAFT

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

RE: **Traffic Review #3 – Preliminary/Final Land Development Plans**  
2425 Maryland Road  
Upper Moreland Township, Montgomery County, PA  
Project No. 314036-01-001

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed our third (3<sup>rd</sup>) traffic engineering review of the proposed development to be located at 2425 Maryland Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted materials, the proposed development will consist of 53 apartment units. Access to the site is proposed via a full-movement driveway to Maryland Road, as well as via the full-movement driveway for 2405 Maryland Road through an internal connection between the two sites.

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

1. Preliminary/Final Land Development Plans – 2425 Maryland Road, prepared by Langan Engineering, dated April 23, 2025.
2. Traffic Statement Memorandum – 2425 Maryland Road, prepared by Langan Engineering, last revised April 23, 2025.

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

1. The land development plans show full-movement access to Maryland Road for the proposed apartments through the existing Willow Pointe Apartments. Therefore, we recommend that the new proposed driveway on Maryland Road be limited to emergency-only access. However, if the Township is agreeable to allowing vehicular access to the proposed apartment building via this driveway, we recommend that movements at this driveway be restricted to right-out only and that it be aligned with the opposite driveway for the 2400 Maryland Road property.
2. Sight distance measurements at the intersections of Maryland Road with both the 2405 and 2425 Maryland Road driveways should be depicted on the plans as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
3. A note should be added to the plans stating the area between the existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road as required in **Section 300-15.C(3)** of the **Subdivision and Land Development Ordinance**.

4. According to **Section 300-17.H** of the **Subdivision and Land Development Ordinance**, no less than a five-foot curb radius shall be permitted in parking areas. It appears as though some of the curb radii located in the proposed parking area are less than five feet, thereby not satisfying the ordinance requirement.
5. The plans should include a sheet that depicts the parking layout in the parking garage underneath the proposed apartment building to confirm that parking area meets requirements in **Section 300-17** of the **Subdivision and Land Development Ordinance**.
6. According to **Section 300-43.D(2)(c)** of the **Subdivision and Land Development Ordinance**, no more than 6 parking spaces may be provided in a row without provision of a 15-foot wide landscaped island. The plans currently show several parking rows with more than 6 parking spaces in a row without a landscaped island throughout the proposed parking area, thereby not satisfying the ordinance requirement.
7. According to **Section 350-102.V(1)(n)** of the **Zoning Ordinance**, the greater of 1.5 parking spaces per unit or 1 parking space per bedroom is the minimum required parking for an apartment complex. The proposed apartment complex will consist of 53 apartment units (26 one-bedroom units and 27 two-bedroom units) resulting in 80 required parking spaces based on both the total number of dwelling units and the number of bedrooms. The plans show 80 parking spaces, thereby satisfying the ordinance requirement.
8. The three parking spaces located along the western side of the proposed driveway to Maryland Road and the three northernmost parking spaces in the row of 14 parking spaces along the eastern side of the proposed driveway to Maryland Road may interfere with vehicles entering the site from Maryland Road. The applicant should consider the feasibility of eliminating these parking spaces or relocating them to another portion of the site if vehicular access is permitted at this driveway, if the driveway will be limited to emergency-only access, these parking spaces can remain.
9. The plans show 2 ADA parking spaces in the surface lot which does not meet current minimum ADA parking requirements for the number of proposed parking spaces for the apartment building. It should be noted that the conditional use plans previously reviewed by our office showed 2 ADA parking spaces in the parking garage underneath the proposed apartment units. With provision of the 2 ADA parking spaces in the parking garage, the total number of ADA parking spaces for the proposed apartment building would meet current ADA standards. As requested in comment #5, future submissions of the land development plans should include a sheet that depicts the parking layout in the parking garage underneath the proposed apartment building to confirm the number of ADA parking spaces for the site meets current ADA requirements.
10. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
11. Turning templates should be provided in future submissions demonstrating the ability of a trash truck and the largest expected delivery truck to maneuver into and out of both driveways along Maryland Road and entirely through the proposed site including through the roundabout located along the driveway for the Willow Pointe Apartments.

12. The proposed driveway connection to the existing internal roundabout intersects at a sharp angle which appears to prevent vehicles from making a direct right turn onto the egress leg of the roundabout. We recommend the geometry be revised to accommodate right-turn movements without requiring vehicles to circulate the roundabout.
13. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Bowman has not reviewed any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards. Separate intersection details at a minimum scale of 1 inch per 5 feet must be added to the plans to better show the proposed ADA curb ramp designs within the Township right-of-way at the proposed site driveway. Details must include all dimensions for construction including widths, lengths, and all slopes pertaining to the curb ramp design. Additionally, although RC-67M indicates an 8.33% maximum slope for most ramps, the applicant should utilize a slope of 7.14% for design purposes to help ensure that the ramp is constructible regardless of potential survey discrepancies and construction methods.
14. A "Stop" sign and stop bar should be shown on the plans on the egress approach of the drive aisle leading to/from the parking area under the apartment building at its intersection with the drive aisle to the west of the apartment building.
15. We recommend that the applicant consider removing the proposed speed table/raised pedestrian crosswalk from the plans due to the very close spacing with the existing roundabout and providing a decorative crosswalk only for the pedestrian crossing.
16. The planned Power Line Trail will cross Maryland Road approximately 300 feet to the east of the proposed apartment development. The applicant should consider participating with the Township in the implementation of the trail by extending the proposed sidewalk across the adjacent 2435 Maryland Road property if there is adequate existing legal right-of-way.
17. The applicant should provide an easement on the property for a future connection to the planned Cross County Trail. The easement should encompass the existing section of trail at the southern limits of the property that borders the Turnpike right-of-way.
18. Based on information provided in the Traffic Statement Memorandum, the proposed apartment building is expected to generate approximately 20 total "new" trips during the weekday morning peak hour and approximately 21 total "new" trips during the weekday afternoon peak hour. The existing 21,310 square-foot manufacturing building is approximately 1/3 vacant. Therefore, based on 14,000 square feet of occupied building space, the existing site would be expected to generate approximately 18 total "new" trips during the weekday morning peak hour and approximately 10 total "new" trips during the weekday afternoon peak hour. Based on this trip generation information, the proposed apartment building is expected to generate 2 additional total "new" trips during the weekday morning peak hour and 11 additional total "new" trips during the weekday afternoon peak hour than the previous manufacturing use of the site.
19. The proposed development will be subject to the Township's Transportation Impact Fee of \$2,238 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. Based on information provided in the Traffic Statement Memorandum, the proposed apartment building is expected to generate approximately 21 total "new" trips during the weekday

afternoon peak hour. Providing a credit of 10 total "new" trips for the existing 14,000 square feet of manufacturing space, the number of trips subject to the transportation impact fee is 11, resulting in a transportation impact fee of \$24,618.

20. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials during the land development process.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

Sincerely,

## DRAFT

Chad Dixson, 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  
Andrew Freimuth, Esquire, Wisler Pearlstine, LLP (Applicant's Attorney)  
AnneMarie Vigilante, P.E., Langan Engineering (Applicant's Engineer)  
Ryan Lothian, P.E., Langan Engineering (Applicant's Engineer)  
Brian Conlon, P.E., Langan Engineering (Applicant's Engineer)

Q:\PA-FTWA-MC\MCM\eng\UPPERMO1\314036-01-001 - 2425 Maryland Road\Project Management\Submissions\2025-04-30 LD Plans\Review\2025-05-27 Review Letter #3 - 2425 Maryland Road.docx

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR

JAMILA H. WINDER, VICE CHAIR

THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722

PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

Date: May 9, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections

Upper Moreland Township

117 Park Avenue

Willow Grove, Pennsylvania 19090-3215

Re: MCPC #24-0041-003

Plan Name: 2425 Maryland Road

(53 dwelling units on 1 parcel comprising approximately 10.05 acres)

Situate: 2425 & 2405 Maryland Road (cross street: Computer Avenue)

Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision and land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 28, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, 2425 Maryland Road Property Owner, LLC, is proposing a new apartment building consisting of 53 dwelling units. The property would be consolidated with the adjacent parcel located at 2405 Maryland Road to allow for the expansion of the Willow Pointe development.

The property is located in the I-Limited Industrial Zoning District and currently contains an existing one-story industrial building, which would be demolished. The proposed apartment building would have a footprint of 16,570 square feet. The development would provide 80 parking spaces, including 50 surface parking spaces and 30 parking spaces on the ground floor of the building. We reviewed a previous submission for this property in a letter dated March 13, 2024 and September 4, 2024.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the proposed area as "Business Area" future land use category. Business Areas are concentrations of employment-oriented land uses. Residential uses in Business Areas should not be placed next to industrial uses that could create nuisances for the residents. The project is also generally consistent with the *Upper*



*Moreland 2040* Comprehensive Plan. The proposal is located in the “Employment Center” future land use category of the township comprehensive plan. The future land use plan states that appropriate uses include industrial, office, research and development, and multifamily residential. Pedestrian connections are important for this area and should support the future expansion of the Power Line and Cross County Trails.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### BUILDING DESIGN

- A. Blank Walls. We recommend increasing the number and size of the openings at ground level to visually break up the façade and for better ventilation. The ground floor of the apartment building is proposed to be used for structured parking and storage. Based on the façade elevations provided, the exterior of the ground floor appears to have limited window and door openings, which detracts from the building’s appearance and can negatively impact air quality in the parking area.

### PEDESTRIAN CONNECTIVITY

- A. Sidewalk. We reiterate the recommendation that the sidewalk be continued along the front of the building (the front facing Maryland Road). There is a walkway directly up the front entrance of the building, but there does not appear to be an easy pedestrian connection from the front to the back of the building, without going through the building or walking in the driveway or parking lot. The addition of a walkway along the western side of the building would have the benefit of activating the side of the building where there is street parking and improving the connections to the amenity area.
- B. Crosswalks. A sidewalk is proposed along Maryland Road, which will greatly improve the pedestrian connectivity in the area. The sidewalk would cross the proposed driveway, where there would be ADA accessible ramps with detectable warning pads. A detectable warning pad is the tactile strip that is meant to guide movement for persons of all levels of mobility. The detectable strips should be installed to be perpendicular to the crosswalk.
  1. *Driveway Apron*. We recommend that the applicant design the sidewalk and driveway apron in such a way that it is accessible and highly visible. We suggest using the same material for the sidewalk across the driveway apron and ensuring that it is level for people walking or rolling. These design strategies will signal a continuation of the pedestrian area. The picture to the right illustrates how a sidewalk can be continued across a driveway entrance. While the paint has faded with use, the pedestrian crossing is still clear and level.



C. Cross County Trail. The Power Line Trail will have a spur located approximately 0.1 mile from the property that will connect to the Cross County Trail East (CCT). A portion of the CCT was constructed as part of the Willow Pointe development and, when constructed, the trail will continue, parallel the turnpike, ultimately connecting to the Pennypack Trail. While the construction of these two regionally significant trails is a long-term project that will not begin for a few years, we suggest that the applicant consider how future residents will best be served by this trail asset. We recommend considering how internal pedestrian connections and wayfinding signage could help to direct people to and promote use of the trail.

## LANDSCAPING

A. Proposed Plant Schedule. The landscape plan proposes 43 Doublefile Viburnum (*Viburnum plicatum tomentosum*) to be planted along the front façade of the building. However, Doublefile Viburnum is considered invasive in Pennsylvania and can spread aggressively, especially in woodland areas. We recommend the applicant consider alternative shrubs, such as other species of Viburnum, for foundation plantings to provide the coverage without the concern of overtaking native plants.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for multifamily residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (24-0041-003) on any plans submitted for final recording.

Sincerely,



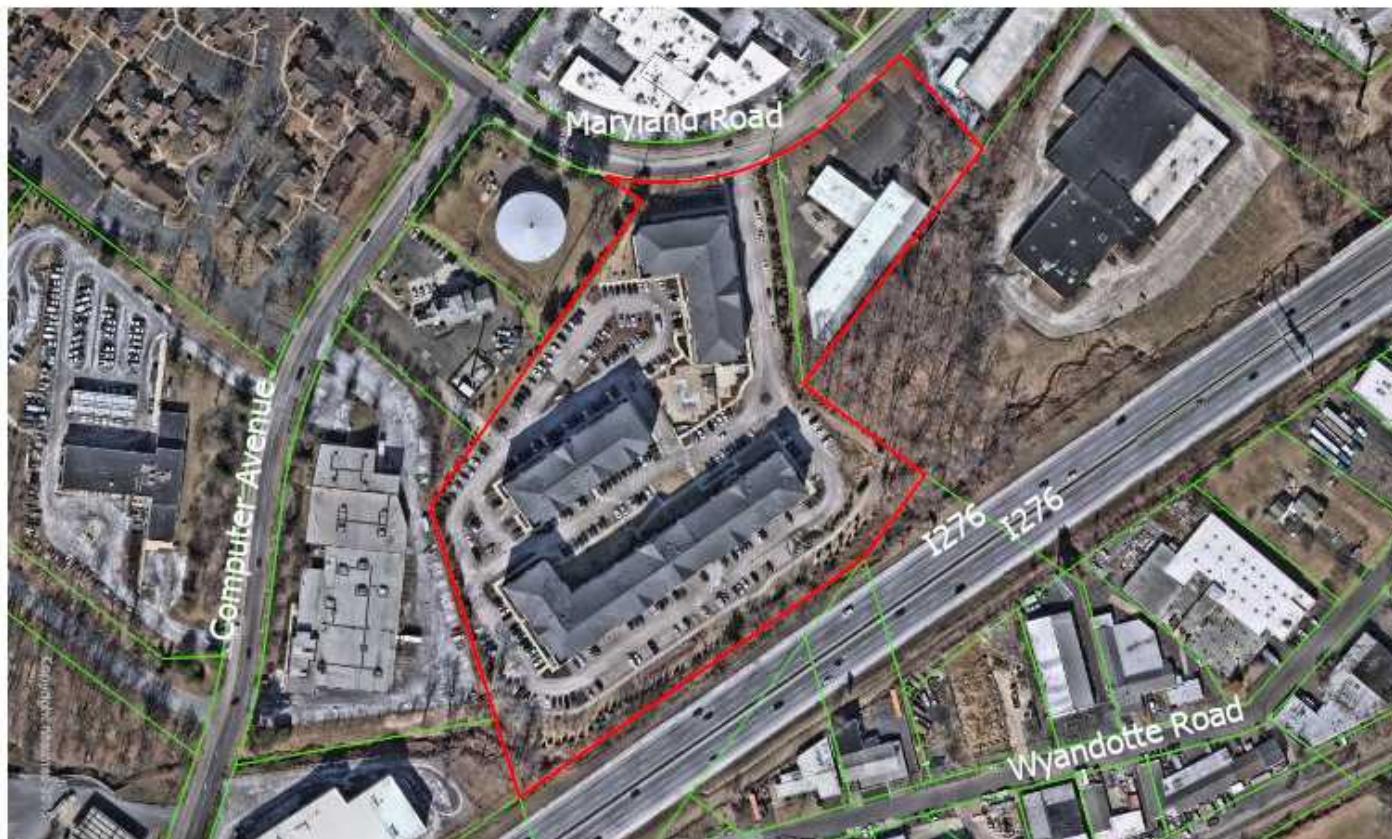
Claire Warner, Senior Community Planner  
[Claire.Warner@montgomerycountypa.gov](mailto:Claire.Warner@montgomerycountypa.gov) – 610-278-3755

c: Christopher Fairfield, Applicant's Representative  
Brian C. Conlon, Applicant's Engineer  
Patrick Stasio, Manager, Upper Moreland Township  
Jennifer Mullen, APA Vice Chair, Upper Moreland Township

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

**ATTACHMENTS A & B**



2425 Maryland Road  
MCPC#240041003

Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311, Norristown PA 19404-0311  
(610) 270-3733 / (610) 270-3841  
[www.mcpc.montgomerycountypa.gov](http://mcpc.montgomerycountypa.gov)  
Aerial photography provided by Noearmap

0 100 200 400 Feet



**LOCATION MAP**

**BUILDING SUMMARY**

**SITE CONSTRUCTION NOTES**

**PARKING SUMMARY**

**DWELLING UNITS SUMMARY**

**APPLICABLE REGULATIONS**

**TAX MAPS**

**MARYLAND ROAD PROPERTY OWNER INFORMATION**

**COMMONWEALTH OF PENNSYLVANIA RECORDS**

**Signature**

**Project**

**MASTER SITE PLAN**

**CS-100**

# 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  
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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 – July 21, 2025

**Agenda Item:** 2875 Terwood Road - Upper Moreland-Hatboro Joint Sewer Authority

**Prepared By:** Paul E. Purtell, Director of Code Enforcement

**Attachments:** None

**Background/Analysis:** The UMHJSA is requesting a waiver of construction permit fees for the 12'x16' expansion of their effluent pump station over existing impervious surface. Estimated construction cost is \$222,673 with a permit fee of \$3,384.

**Fiscal Impact/Source:** Loss of permit fees; business privilege tax would still apply.

**Alternatives:** N/A

**Recommendation:** Consider the request and move for action by full Board.



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2024-06-01 to 2024-06-30 23:59:59

Date Printed: 07/01/2025

### PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	1	\$3,000.00	\$24.50
Bulk Pick Up	52	51	\$0.00	\$1,070.00
Trailer	1	1	\$0.00	\$40.00
Plumbing	8	8	\$59,840.00	\$506.00
Garage Sale	1	1	\$0.00	\$10.00
Public Works	4	4	\$4,870.00	\$113.00
Building	47	59	\$1,114,519.36	\$19,940.50
Commercial Zoning Use	6	3	\$0.00	\$225.00
Fire	4	59	\$50,578.00	\$15,694.00
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	3	2	\$8,773.00	\$55.00
Well	0	0	\$0.00	\$0.00
Electrical	14	8	\$204,887.00	\$5,411.00
Mechanical	7	8	\$248,852.00	\$4,131.00
<b>Totals:</b>	<b>148</b>	<b>205</b>	<b>\$1,695,319.36</b>	<b>\$47,220.00</b>

### CONTRACTORS

#### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	1	1	\$150.00
General Contractor	5	2	\$525.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$75.00
<b>Totals:</b>	<b>9</b>	<b>3</b>	<b>\$900.00</b>

#### Residential

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

#### Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	9	0	\$75.00
Sign Contractor	0	0	\$0.00



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2024-06-01 to 2024-06-30 23:59:59

Date Printed: 07/01/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
<b>Totals:</b>	<b>10</b>	<b>0</b>	<b>\$75.00</b>

### Uncategorized Subtype

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

## PERMIT INSPECTIONS

Total Inspections: 90

## LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	2	4	\$300.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	0	\$5.00
<b>Totals:</b>	<b>3</b>	<b>4</b>	<b>\$305.00</b>

## LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	1	\$275.00
Land Development	0	\$0.00
Public Hearing	1	\$750.00
<b>Totals:</b>	<b>2</b>	<b>\$1,025.00</b>

## CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	2
Misc	7
Exterior Maintenance	1
High Grass	8
Work Without Permit	6
<b>Totals:</b>	<b>24</b>

## CASHIERING

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2024-06-01 to 2024-06-30 23:59:59

Date Printed: 07/01/2025

### OPEN RECORDS

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

**Total Revenue Collected: \$49,525.00**



## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	1	0	\$0.00	\$0.00
Bulk Pick Up	47	47	\$0.00	\$1,023.00
Trailer	1	2	\$0.00	\$60.00
Plumbing	15	17	\$256,038.00	\$2,646.50
Garage Sale	3	3	\$0.00	\$30.00
Public Works	14	13	\$96,992.00	\$2,062.00
Building	52	60	\$1,580,885.71	\$28,566.50
Commercial Zoning Use	10	11	\$0.00	\$775.00
Fire	111	37	\$86,596.52	\$11,192.50
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	4	4	\$8,409.75	\$275.00
Well	0	0	\$0.00	\$0.00
Electrical	17	30	\$607,292.95	\$15,785.00
Mechanical	14	15	\$249,483.00	\$3,792.50
<b>Totals:</b>	<b>289</b>	<b>239</b>	<b>\$2,885,697.93</b>	<b>\$66,208.00</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	4	0	\$300.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	6	1	\$525.00
General Contractor	5	1	\$450.00
Sign Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	2	\$225.00
<b>Totals:</b>	<b>17</b>	<b>4</b>	<b>\$1,575.00</b>

### Residential

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

### Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	3	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	6	0	\$75.00
Sign Contractor	0	0	\$0.00



Upper Moreland  
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## Commissioners Report

For the period of: 2025-06-01 to 2025-06-30 23:59:59

Date Printed: 07/01/2025

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
<b>Totals:</b>	<b>10</b>	<b>0</b>	<b>\$75.00</b>

### Uncategorized Subtype

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

## PERMIT INSPECTIONS

Total Inspections:	90
--------------------	----

## LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	5	\$300.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
<b>Totals:</b>	<b>1</b>	<b>5</b>	<b>\$300.00</b>

## LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	3	\$800.00
<b>Totals:</b>	<b>3</b>	<b>\$800.00</b>

## CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	1
Exterior Maintenance	8
High Grass	6
Work Without Permit	5
<b>Totals:</b>	<b>20</b>

## CASHIERING

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2025-06-01 to 2025-06-30 23:59:59

Date Printed: 07/01/2025

### OPEN RECORDS

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

**Total Revenue Collected: \$68,958.00**

To: Public Works Committee

From: David Elsier, Director of Public Works

Date June 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.
- Replaced deteriorating curbs for 2025 Paving
- **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**

**June 2025**

During the month of June 2025, our Sanitation Division picked up 538 tons of compacted trash. For the same period in 2024 we collected 514 tons of compacted trash

Since the last report period we had 35 bulk pick-ups. For the same period in 2024 we collected 36 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 14 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 20 electronic items.



Public Works Department  
June 2025

Summary of materials handled by Sanitation Division  
(in tons)

Single Stream	167
Curbside Yard Waste	310
<hr/>	
Total recycling tonnage	477
Trash tonnage	538
Tipping fee cost avoidance	\$ 35,288
Cost of Single Stream	\$ 2,630
Percent of waste recycled	47%

	Single Stream	Yard Waste	Trash	
2025	167	310	538	47%
2024	159	185	514	40%
			2024	2025
			36	35
			20	14



PROJECT	WORK PERFORMED LAST PERIOD (June 9 <sup>th</sup> to July 21 <sup>st</sup> )	WORK TO BE PERFORMED THIS PERIOD (July 21 <sup>st</sup> to August 18 <sup>th</sup> )
<b>GENERAL TOWNSHIP PROJECTS</b>		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"><li>• No work performed this period.</li></ul>	<ul style="list-style-type: none"><li>• Monitor project status and perform work as needed.</li></ul>
2. Misc. Consulting Services	<ul style="list-style-type: none"><li>• Coordination re: Farmstead Park Spring House bidding. Start work on specifications.</li><li>• Coordination on Township Building renovation project.</li></ul>	<ul style="list-style-type: none"><li>• Respond to requests and perform work as necessary.</li></ul>
3. Woodlawn Park Redevelopment	<ul style="list-style-type: none"><li>• Revisions to NPDES permit per review by Conservation District.</li><li>• Coordination meeting w/ Township Staff and Simone Collins.</li><li>• Bid specifications and coordination on bid timeline for Mason's Mill Park baseball field improvements.</li></ul>	<ul style="list-style-type: none"><li>• Work on construction plans for Woodlawn Park w/ Simone Collins for late 2025 bid.</li><li>• Bids for Masons Mill Baseball Field improvements to be opened late August for BOC consideration in September.</li><li>• Coordination with Simone Collins and Township Staff.</li></ul>
<b>PRIVATE DEVELOPMENT PROJECTS</b>		
1. Fairhill Commons	<ul style="list-style-type: none"><li>• No work was performed during this period.</li></ul>	<ul style="list-style-type: none"><li>• 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.</li></ul>
2. Federal Realty – Phase 3 Apartments / Retail	<ul style="list-style-type: none"><li>• Coordination w/ Applicant on escrows and conditions of approval.</li></ul>	<ul style="list-style-type: none"><li>• Monitor project status and perform work as needed.</li></ul>
3. Cloud 10 Carwash	<ul style="list-style-type: none"><li>• Construction observation.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>
4. Executive Mews	<ul style="list-style-type: none"><li>• Pre-construction meeting for building demolition.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>
5. 1130 Easton Road (Starbucks)	<ul style="list-style-type: none"><li>• No work completed this period.</li></ul>	<ul style="list-style-type: none"><li>• Work with Applicant on conditions of approval.</li></ul>

PROJECT	WORK PERFORMED LAST PERIOD (June 9 <sup>th</sup> to July 21 <sup>st</sup> )	WORK TO BE PERFORMED THIS PERIOD (July 21 <sup>st</sup> to August 18 <sup>th</sup> )
6. 2005 Pioneer Road	<ul style="list-style-type: none"> <li>• No work completed this period.</li> </ul>	<ul style="list-style-type: none"> <li>• Work with Applicant on conditions of approval.</li> </ul>
7. 2425 Maryland Road	<ul style="list-style-type: none"> <li>• No work completed this period.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor project status and perform work as needed.</li> </ul>



- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 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

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**Date:** July 1, 2025

**From:** Adrienne Blank, R.L.A.

**Reference:** Monthly Project Summary - Upper Moreland Township  
G&A Project No. 999100401

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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 – Review letter issued 5/27/2025.
  - b. **PENDING:** Future plan submissions and reviews.

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. **Complete:** Corrections to the rain garden were made and the project is now complete.

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  
July 15, 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. – Township reimbursed for costs.
- PennDOT is soliciting for Designer for the project.

**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. Morrisey 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.
- Under construction.

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

- Grant Award - \$354,685. Township match \$204,685.
- Property owner sign-off obtained from Jefferson Health
- **Project Advertised with bids due August 5<sup>th</sup>.**

## **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.

## **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.
- In Construction

## **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.
- **Bowman preparing bid package for advertisement August 5<sup>th</sup>. Bids due September 5.**

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

- Improvements to relocate existing overhead utilities. provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstans and Burnbridge, and installation of parking lot per Bonnet Lane Park master plan
- Grant Award \$250,000, for utility relocations.
- Coordination Meeting held 5/2 with utilities to finalize relocation work. PECO, Verizon, and Comcast verifying\updating estimates.
- **Finalizing work schedules with utility companies**

## **GRANT SCHEDULE**

- LSA Statewide – Fall 2025
- PennDOT Multimodal Transportation Fund – November 2025
- Green Light Go – November – December 2025

## July 2025 EAC Report to CDC

The pollinator garden we installed at Masons Mill Park is doing well. We have been weeding and watering it as necessary. We have also weeded the wet meadow at Pileggi Park. We will be weeding in the new native plant beds at the library on Monday morning, July 14.

Due to unfortunate bird strikes on the library doors, we installed Feather Friendly on them.

Thanks to the Public Works Dept., we have storm drain medallions to install. We will select a date, when the weather is a little cooler, to put these on.

We would like to investigate having some type of allowance for meadows in the township. Lawns do not slow stormwater runoff and provide no habitat for native butterflies, bees or birds. Meadows, with native flowers and grasses, do provide the needed habitat, and help slow and absorb stormwater runoff, which can reduce flooding. A three-foot mowed strip of lawn could still be required along the front.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 07/21/2025

MEETING OF 07/01/2025

1. The meeting began with a resident conversation, asking for our support in establishing an owner-only online business, using one of the out-buildings on his historical property, located on Pennypack Road. Jared Jacobs, who with his wife and member-at-large of the UMHC, Gia Montemurro, wanted to discuss his business model prior to working with the township to establish this business. He anticipates having very minimal foot traffic, as this is an online retail "shop" focusing on memorabilia. We affirmed our support, as he goes forward.
2. Conversation continued on the use of historical properties for businesses, whether or not they are on the Inventory.
3. Udo Maron, Vice-President, raised his concern that we did not have sufficient time to work with the owner of the Davisville Road property that was recently demolished. The Commission agreed to approach the Administration for further conversation on how our input about all historical structures – not only those on the Inventory – should be the preuve of the Commission. Putting a "review process" into clear steps was recommended.
4. The Scavenger Hunt that is being developed by Jackie Cherepinsky for the School District to introduce their leadership to the Township was reviewed. The event is planned for early August.
5. Reviewed historical markers: Fountain House and Mineral Springs. Reviewed need for new banners in the downtown.
6. David DeBalko of Ward 6, a photographer, agreed to take pictures of the 34 homes that were here during the Revolutionary War period as part of our 250<sup>th</sup> Anniversary project. This would be a walking tour, accessed from one's phone, with individual pictures and descriptions.
7. Farmstead Report: Alan Sentman. Discussed our participation in the Farmstead event on October 4<sup>th</sup> and were updated on projects.

Our next meeting is August 5, 2025 in the Caucus Room of the Administration Building.

Respectfully submitted,

Susan Worth-LaManna, President UMHC