

**UPPER MORELAND TOWNSHIP**  
**Community Development Committee Meeting**  
**October 20, 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. Call to Order**

**II. Announcements**

**III. Roll Call**

**IV. Presentation**

**V. Public Comments – Non-Agenda Items Only**

**VI. Approval of Minutes** – September 22, 2025 (attachment)

**VII. Land Development/Subdivision**

A. Subdivision Application for the property located at 2400 Pioneer Road

**VIII. New Business**

A. Mill Creek Dam Repairs (attachment)

**IX. Old Business**

**X. Redevelopment**

**XI. 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

**XII. Other**

**XIII. Commissioner Comments**

**XIV. Adjournment**

UPPER MORELAND TOWNSHIP  
Community Development Committee  
September 22, 2025 - Meeting Minutes

**Community Development Committee Members** - Commissioner and Committee Chair Demond Mullen, Commissioner and Board President Kip McFatridge, and Commissioner Nicholas Scull. Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

- I. **Call to Order** - The meeting was called to order by Commissioner and Committee Chair Mullen.
- II. **Roll Call:** Commissioner and Committee Chair Mullen, Commissioners McFatridge and Scull, Mr. Elsier, and Mr. Purtell. Also present: James Hersh, Gilmore & Associates, Patrick T. Stasio, Township Manager, and Sean Kilkenny, Township Solicitor.
- III. **Announcements/Presentations** – Nothing to report.
- IV. **Public Comments – Non-Agenda Items Only** – Nothing to report.
- V. **Approval of Minutes** – July 21, 2025:  
The Committee unanimously approved the minutes.
- VI. **Land Development/Subdivision** – Nothing to report.
- VII. **New Business:**
  - A. Pennsylvania Department of Transportation's 5-year Winter **Service Agreement** – Mr. Elsier discussed:
    - A five-year agreement to salt, plow and maintain the State highways within the Township.
    - The contract includes five additional one-year renewals.
    - The Committee recommends the Board of Commissioners approve a resolution at the October 6, 2025 Regular Meeting.
  - B. **Bid Award** for Traffic Signal Equipment Improvements – Mr. Stasio discussed:
    - New traffic signal controllers that are UCCC compatible will connect to PennDOT's TMC MaxView System and will be installed along the corridors of York Road and Easton Road. A grant for \$513,000 with a 20% match was received about two years ago. The bids received were for \$395,718 and this item has already been budgeted.
    - The Committee recommends the Board of Commissioners approve at the October 6, 2025 Regular Meeting.
  - C. **Authorization to advertise** a Public Hearing – Conditional Use application for Kachel Associates, LP for 601 Davisville Road:
    - The Committee approved the authorization to advertise a Public Hearing.
  - D. **Request from Walmart** for Holiday/Seasonal Trailers:
    - The Committee recommends the Board of Commissioners approve at the October 6, 2025 Regular Meeting.

VIII. **Old Business:**

- A. Downtown Parking Lot – Verbal Update – Mr. Stasio and Mr. Hersh discussed:
  - The parking lot at the southwest corner of Davisville Road, improvements would include a seating area, a knee wall with enhanced landscaping and the remainder of the parking area paved, striped and have four public parking spaces.
  - Awaiting a decision on grant funding, which has been delayed possibly to mid-winter.
  - Funding is available from the most recent Bond Issue, but starting work before receiving

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
September 22, 2025 - Meeting Minutes**

grant contracts would make reimbursement ineligible.

- No action is required at this time.

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

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

- A. Code Enforcement Department Report – Nothing further to add to the report.
- B. Public Works Department Report and Recycling Report – Nothing further to add to the report.
- C. Township Engineer and Landscape Architect Reports – Nothing further to add to the report.
- D. Traffic Engineer's Report – Included in meeting materials and nothing further to discuss.
- E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed:
  - 50 storm drain medallions were installed around the Township Building, Library and in Ward 1, thanks to the Public Works Department for providing materials.
  - A pollinator garden was installed at Mason's Mill Park.
  - Requested the Board of Commissioners consider a meadow ordinance.
  - Volunteers removed invasive plants from the rain garden along the stream at Veterans Memorial Park. Thanked Parks and Recreation crew for picking up the plant debris.
  - An EAC information table will be stationed during the Farmstead Park's October 4<sup>th</sup> event.
  - Dead plants have been replaced at the pollinator garden in the Environmental Education Center at the Library.
  - Working with the Shade Tree Commission to give away 50 trees to residents in the Spring.
  - Pennsylvania Bat Rescue & Rehabilitation will give a talk at the Library on Tuesday, September 23<sup>rd</sup>.
- F. Upper Moreland Historical Commission – Udo Maron, Vice-President, in the absence of Dr. Sue Worth-LaManna, Chair, discussed the following:
  - The School District sponsored a successful scavenger hunt in August to help educate leadership and teachers on the historical relevance of properties in the Township.
  - A Spooky Haunt event will be held at Farmstead Park on October 25<sup>th</sup> from 3 to 7 p.m.
  - Historical site markers are being reviewed for installation at the Fountain House and at the Mineral Springs.
  - Conducting an inventory of damaged and missing historical street banners that will need to be replaced.
  - A photographer will photograph revolutionary period houses for the upcoming 250<sup>th</sup> Anniversary of America.
  - Farmstead On Tap will be held on October 4<sup>th</sup> at Farmstead Park.
  - The next Historical Commission meeting will be held on October 7<sup>th</sup> in the Township's Caucus Room and the public is welcome to attend.

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

**XII. Other Items** – Nothing to report.

**XIII. Commissioner Comments:**

- Commissioner Scull shared constituents' concerns about timing of the light at Davisville Road and York Road, the light in front of the park and the light at the railroad. Mr. Elsier explained that a traffic signal technician had made adjustments to the timers.
- Commissioner Scull commented about the airbase project, traffic and water issues. Mr. Hersh will follow up regarding a possible discussion with Horsham Township. Mr. Stasio explained

**UPPER MORELAND TOWNSHIP  
Community Development Committee  
September 22, 2025 - Meeting Minutes**

that there have been meetings to review the design and traffic effects on local roads; the project is gaining momentum but development is not expected for a few years.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 7:45 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*  
JARED S. JACOBS  
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 – October 20, 2025

<b>Agenda Item:</b>	<b>2400 Pioneer Road 3-lot Subdivision</b>
<b>Prepared By:</b>	Paul Purtell, Director of Code Enforcement
<b>Attachments:</b>	Application, subdivision plan, consultant reviews and waiver request letter.
<b>Background/Analysis:</b>	Applicants proposed to subdivide the existing lot which contains a single-family dwelling and create 2 additional building lots.
<b>Fiscal Impact/Source:</b>	Permit fees, earned income tax.
<b>Alternatives:</b>	N/A
<b>Recommended Action:</b>	The Committee recommends conditional preliminary/final approval by the Board of Commissioners at the November 10, 2025 Regular Meeting.

# Municipal Request for Review

This request must be submitted by the municipality to our office with the appropriate plans/information and fee.



MONTGOMERY COUNTY PLANNING COMMISSION  
**MCPC**  
 P.O. Box 311, Norristown, PA 19404-0311  
 Phone: 610-278-3722  
 Business Hours: 8:30 A.M. to 4:15 P.M.  
[www.planning.montcopa.org](http://www.planning.montcopa.org)

## To Be Completed By Municipality

Date: \_\_\_\_\_

Municipality: \_\_\_\_\_

Official's Name: \_\_\_\_\_

Municipal Official's Signature: \_\_\_\_\_

*(Only applications with original signature will be accepted)*

Position: \_\_\_\_\_

MCPC File Number (If Known): \_\_\_\_\_

Review Fee: \_\_\_\_\_ Fee Attached \$ \_\_\_\_\_  Fee Not Applicable

## Meeting Dates:

Municipal Planning Commission Date: \_\_\_\_\_

Governing Body Date: \_\_\_\_\_

No Meeting Scheduled

## To Be Completed By Applicant

Development Name: 2400 Pioneer Road \_\_\_\_\_

Applicant Name: Kristopher M. and Kathleen T. Griffith \_\_\_\_\_

Applicant Address: 2400 Pioneer Road, Hatboro, PA 19040 \_\_\_\_\_

Applicant's Representative: Holmes Cunningham LLC \_\_\_\_\_

Business Phone: 215-586-3330 \_\_\_\_\_

Business Email: rob@hcengineering.net \_\_\_\_\_

### Zoning:

Existing District

Proposed District

Special Exception Granted  Yes  No

Variance Granted  Yes  No For \_\_\_\_\_

### Type of Review Requested: (Check All Appropriate Boxes)

Unofficial Sketch Plan (No Fee)

Subdivision Plan

Land Development Plan

### Zoning Ordinance or Map Amendment

Municipal (No Fee)  Private Petitions (Fee)

Subdivision Ordinance Amendment (No Fee)

### Curative Amendment

Municipal (No Fee)  Private Petitions (Fee)

Conditional Use (Fee)

Other: \_\_\_\_\_

### Plan Information:

Tax Parcel Number 59-00-14372-00-5

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Tract Area 3.563 acres

Total Tract Area Impacted By Development 0.00

Land Use(s)	Number of New		Senior Housing		Open Space Acres	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	2	0		<input checked="" type="checkbox"/>	0	
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

### Plan Submission (Subdivision/Land Development Plans):

#### PLANS SUBMITTED AS (Check Appropriate Box):

Paper Copies

Digital PDF Format on CD

Digital PDF Format e-mailed to MCPC

### Proposed Utilities:

Type		Capacity	
Water	Sewer	Water	Sewer
<input type="checkbox"/> Public	<input type="checkbox"/> Public	Available	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Individual Well	On-Lot: <input type="checkbox"/> Individual	Not Available	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Community System	<input type="checkbox"/> Centralized	Unknown	<input type="checkbox"/> <input type="checkbox"/>

### Additional Information:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

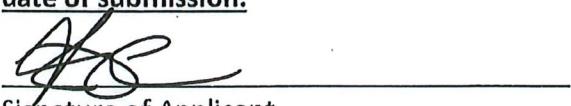
**Upper Moreland Township**  
**APPLICATION FOR APPROVAL OF PLAN**

Submission date: 9/17/25 Application number SD-33

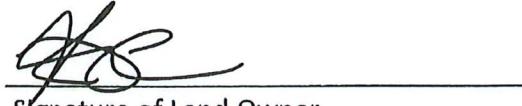
To the Board of Commissioners of Upper Moreland Township:

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

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



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: 2400 Pioneer Road

A. Plan Type:

<input checked="" 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 type="checkbox"/> Preliminary Major SD&LD	<input type="checkbox"/> Final Major SD&LD

B. Plan Identification

Plan Dated: 07/18/2025 Engineer: Robert T. Cunningham

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:

The plan proposes the subdivision of one existing lot with an existing single-family detached dwelling, to remain, into three (3) lots, with single-family detached dwellings.

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C. Property Identification:

Address/Location 2400 Pioneer Road, Hatboro, PA 19040

**(Continued on next page)**

TPN: 59-00-14372-00-5 Block # 2 Unit # 7

D. Applicant Identification:

Applicant: Kristopher M. and Kathleen T. Griffith

Address: 2400 Pioneer Road, Hatboro, PA 19040

Phone: (267)549-8704 Email (required): kris@g Griffithexteriors.com

Land Owner: Kristopher M. and Kathleen T. Griffith

Address: 2400 Pioneer Road, Hatboro, PA 19040

Phone: (267)549-8704 Email (required): kris@g Griffithexteriors.com

Engineer: Robert T. Cunningham

Address: 409 E. Butler Ave, Unit 5, Doylestown, PA 18901

Phone: 215-568-330 Email (required): rob@hcengineering.net

Attorney: \_\_\_\_\_

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

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

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Office Use Only

Fees received from applicant:

Application fee: 175.00

Review Escrow: 2500.00

Total: 2675.00

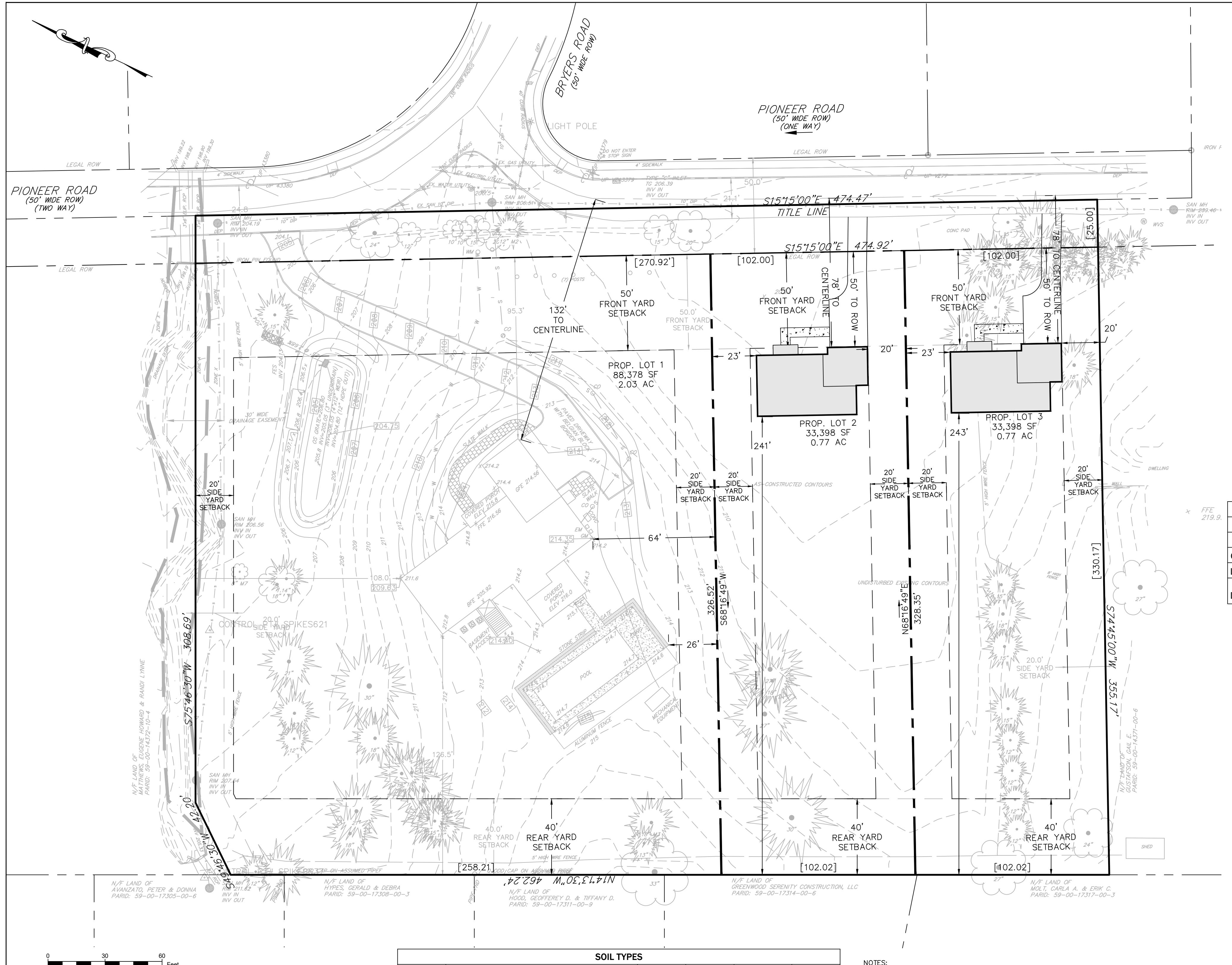
Fees acknowledged and application accepted as complete:

Elda Mlaggo

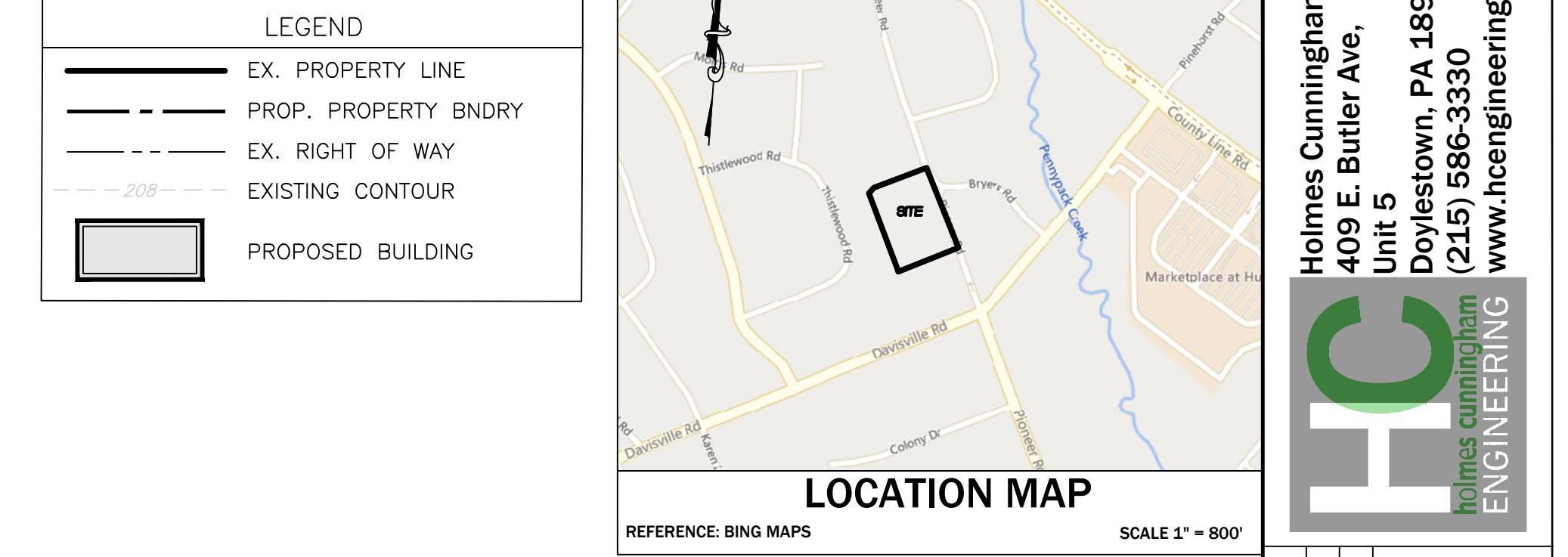
Staff signature

9/17/25

Date



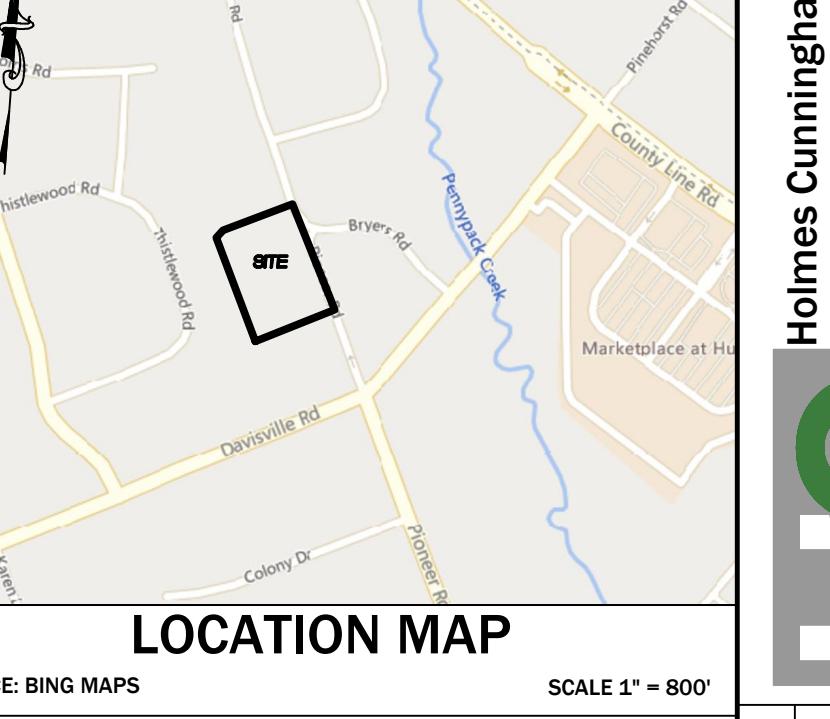
RESOURCE PROTECTION STANDARDS					
Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land	Actual Resource Protection Land	Actual Protection Ratio
Floodplain	100%	0.00	0.00	0.00	N/A
Wetlands/Watercourses	100%	0.00	0.00	0.00	N/A
Lakes and Ponds	100%	0.00	0.00	0.00	N/A
Pond Shorelines	100%	0.00	0.00	0.00	N/A
Steep Slopes 25%+	85%	0.00	0.00	0.00	N/A
Steep Slopes 15-25%	70%	0.00	0.00	0.00	N/A
Steep Slopes 8-15%	60%	0.00	0.00	0.00	N/A
Forest	70%	0.00	0.00	0.00	N/A



ZONING TABLE					
Zone: R-2 RESIDENCE DISTRICT					
ITEM	PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	ORDINANCE SECTION
Permitted Principal Uses	Single Family Detached Dwelling	350-24			
Single Family Detached Principal Use Regulations					
Min. Lot Area	20,000 SF	88,378 SF	33,398 SF	33,398 SF	350-25
Min. Lot Width	100 FT	270 FT	102 FT	102 FT	350-25
Min. Front Yard Setback	50 FT	95 FT	50 FT	50 FT	350-27
Min. Side Yard Setback (each)	20 FT	64 FT	20 FT	20 FT	350-28
Min. Rear Yard Setback	40 FT	127 FT	241 FT	243 FT	350-29
Max. Impervious Surface Coverage	30%	14.7%	12.2%	12.2%	350-26
Max. Building Coverage	20%	5.8%	5.9%	5.9%	350-26
Max. Building Height	40 FT	< 40 FT	< 40 FT	< 40 FT	350-168
Min. Pool Setback	20 FT	26 FT	N/A	N/A	350-182

LOT AREA CALCULATIONS					
	LOT 1	LOT 2	LOT 3	Existing Lot	
	S.F.	S.F.	S.F.	S.F.	Acres
Gross Lot Area	88,378	2,029	33,398	0.767	33,398
Land Within R.O.W.	0	0.000	0	0.000	0
Developable Acreage	88,378	2,029	33,398	0.767	155,174
					3.562

IMPERVIOUS COVERAGE CALCULATIONS		
Impervious Area (LOT 1)		
Ex. Dwelling	5,117	0.117
Ex. Driveway	4,078	0.094
Ex. Sidewalk & Walkway	2,998	0.069
Future Impervious	770	0.018
Total Impervious	12,963	0.298
Impervious Coverage	14.7%	
Building Coverage	5.8%	
Impervious Area (LOT 2)		
Prop. Dwelling	1,960	0.045
Prop. Driveway	772	0.018
Prop. Walkway	149	0.003
Future Impervious	1,200	0.028
Total Impervious	4,081	0.094
Impervious Coverage	12.2%	
Building Coverage	5.9%	
Impervious Area (LOT 3)		
Prop. Dwelling	1,960	0.045
Prop. Driveway	772	0.018
Prop. Walkway	149	0.003
Future Impervious	1,200	0.028
Total Impervious	4,081	0.094
Impervious Coverage	12.2%	
Building Coverage	5.9%	



## 2400 PIONEER ROAD

TMP # 59-00-14372-00-5  
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA

### MINOR SUBDIVISION PLAN

REVISIONS

REVISIONS	DESCRIPTION

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF MONTGOMERY COUNTY, NORRISTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PRESIDENT

ATTEST: \_\_\_\_\_

TOWNSHIP SECRETARY

TOWNSHIP ENGINEER

ROBERT T. CUNNINGHAM, P.E.  
PA Lic. No. PA076424

File No. 1625\_C1.0\_Site Plan.dwg

Date 7/18/2025  
Scale 1"=30'  
Hc Job 1025  
Designed RC  
Drawing No. C1.0

# Bowman

October 14, 2025

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

RE: **Traffic Review – Minor Subdivision Plan**  
2400 Pioneer Road  
Upper Moreland Township, Montgomery County, PA  
Project No. 310016-25-006

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review of the proposed subdivision to be located at 2400 Pioneer Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted materials, it is our understanding that the proposed subdivision involves subdividing Parcel 59-00-14372-00-5 into three (3) lots with the existing single-family home proposed to remain on Lot 1 and a single-family home proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the existing driveway connection to Pioneer Road while access to Lots 2 and 3 is proposed via individual driveway connections to Pioneer Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Minor Subdivision Plan – 2400 Pioneer Road, prepared by Holmes Cunningham, LLC, dated July 18, 2025.

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

1. The ultimate right-of-way lines along the Pioneer Road site frontage for Lots 1 to 3 should be clearly labeled on the plan and be in accordance with **Section 300-15.B** of the **Subdivision and Land Development Ordinance**.
2. According to **Section 300-15.B** of the **Subdivision and Land Development Ordinance**, Pioneer Road is classified as secondary street and should have a minimum cartway width of 40 feet. The plan currently shows an approximate 21 to 25-foot cartway width along the Lot 1 site frontage of Pioneer Road and an approximate 21-foot cartway width along the Lots 2 and 3 site frontages of Pioneer Road.
3. Sight distance measurements should be depicted on the plan in future submissions for the existing driveway to Lot 1 along Pioneer Road, as well as for the proposed driveways to Lots 2 and 3 along Pioneer Road, as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
4. The widths for the proposed driveways to Lots 2 and 3 must be added to the plan and be in accordance with **Section 295-15.B** of the **Subdivision and Land Development Ordinance**.
5. A note should be added to the plan 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**.

6. According to **Section 300-18** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along all streets. The plan currently does not show any sidewalk along Pioneer Road site frontages for Lots 1 to 3.
7. According to **Section 300-19** of the **Subdivision and Land Development Ordinance**, curbing should be provided along each side of every residential, secondary, or primary street. The plan currently shows curbing along only a portion of the Lot 1 site frontage and does not show any curbing along the Lot 2 and Lot 3 site frontages of Pioneer Road.
8. The Township Fire Marshal should review the plan for the accessibility and circulation needs of emergency apparatus.
9. The Township and the applicant should consider relocating the existing Stop and Do Not Enter signs on the northbound (one-way) approach of Pioneer Road closer to the intersection with Bryers Road, modifying the existing chevron signing at the intersection, and providing one-way signing as needed on Pioneer Road along the site frontage.
10. The proposed subdivision 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 Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers Publication, *Trip Generation, 12<sup>th</sup> Edition*, the proposed two single-family homes will generate approximately 2 total "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$4,476.
11. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when the application advances through the land development process. Additional comments could be raised at that time.
12. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review 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,



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  
Kristopher M. and Kathleen T. Griffith (Applicants)  
Robert Cunningham, P.E., Holmes Cunningham, LLC (Applicant's Engineer)

V:\310016 - Upper Moreland\310016-25-006 (TRN) - 2400 Pioneer Road\Engineering\Submissions\2025-09-30 Subdivision\Review\2025-10-14 Review Letter - 2400 Pioneer Road.docx



October 9, 2025

File No. 25-01063

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

Reference: 2400 Pioneer Road  
Preliminary/Final Subdivision and Land Development Review

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final subdivision and land development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Minor Subdivision Plan for 2400 Pioneer Road prepared by Holmes Cunningham, LLC consisting of one sheet dated July 18, 2025.

II. General Information

The subject property consists of one parcel (TMP #59-00-14372-00-5) located within the R-2 Residential Zoning District. The subject property contains 3.87 acres with a recently constructed single-family dwelling, driveway, pool, and associated stormwater management improvements.

The Applicant proposes to subdivide the property into 3 lots. Lot 1 would contain the existing dwelling, and all improvements and Lots 2 & 3 would become building lots for the future construction of a single-family dwelling on each lot. The lots will be accessed from Pioneer Road. All proposed lots will be served by both public water and sewer.

I. 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 additional 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 any additional waivers, applicable section numbers, and the date granted as applicable, including any conditions.

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

2. §300-15.B(1)[2]— Pioneer Road is classified as a Secondary Street requiring a 40' cartway (20' half width), curbing, and sidewalk. Currently, the plans depict a 10.5' half width cartway with no curb or sidewalks. Waivers from the pertinent public road improvement sections of the Ordinance would be required to construct as currently proposed. We note required improvements are 20' half width, curbing, and sidewalk.
3. The plan contains a note stating that proposed building footprints are depicted as conceptual and actual footprints will be proposed at the time of building permit approval. We have no objection to this approach; however, we recommend the note be expanded upon to note that a plot plan submission will be required to accompany the building permit application. Said plot plan will need to address site grading, stormwater management, E&S, and landscaping.
4. §300-16.A(6) -- The plans shall be reviewed and approved by the Township Fire Marshal prior to being acted on by the Board of Commissioners.
5. §300-18.B --The sidewalks to be added shall not be less than four feet in width in residential areas and they shall be constructed in accordance with the standards.
6. §300-26 – The plans should be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Authority for review and signature if additional sewage flows are proposed as part of the project.
7. §300-27 – The plans should be submitted to Aqua PA for review and a copy of the agreement with Aqua PA provided upon receipt.
8. §300-29 – Streetlighting shall be installed along each street in each subdivision and along each street front abutting a public street in each land development by the developer and at the expense of the developer. The developer shall submit a plan showing the type and location of each streetlight to be installed, which plan shall also specify the supplier and installer of such lights. The plan will be submitted for review and approval by the Township, and no streetlights shall be installed prior to such review and approval. We note that streetlights exist in the adjacent Byers Road subdivision but not along Pioneer Road in the immediate vicinity of the proposed subdivision. A waiver would be required from this section to not install streetlights along the frontage of this proposed project.
9. We defer to the Township's Traffic Engineer (Bowman) to determine if a traffic impact fee is applicable for this development.
10. §300-52(C)(1) – The location of all existing and proposed utilities, sanitary sewers, and water lines within 400 feet if property lines should be added to the plans or a waiver requested.
11. §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.
12. UMT Grading Ordinance Section 175-10.A states that any existing tree with a trunk 8" or more caliper, which is destroyed because of grading, building placement, or otherwise, shall be replaced with one new tree (3" caliper minimum) of a type specified by the Township. We note that several existing trees will likely need to be removed to construct the driveway and associated improvements on Lot 3. As such, we recommend that the size of existing trees to be removed are called out on the plan along with the corresponding location for required replacement trees.
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 should be forwarded to the Township.

To expedite the review process of the resubmission of the plan, 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. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

If you have any questions regarding the above, please contact this office.

Sincerely,



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

JJH/

cc: Patrick Stasio, Township Manager  
Sean Kilkenny, Esq., Township Solicitor  
Robert Cunningham, P.E., Holmes Cunningham, LLC  
Chad Dixson, AICP, Bowman  
2400 Pioneer, Applicant

MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR  
JAMILA H. WINDER, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

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MONTGOMERY COUNTY  
PLANNING COMMISSION

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

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

September 30, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #25-0198-001  
Plan Name: 2400 Pioneer Road  
(1 lot comprising approximately 3.56 acres)  
Situate: 2400 Pioneer Road (cross street: Davisville Road (east))  
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision and land development or in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 18, 2025. We forward this letter as a report of our review.

#### BACKGROUND

The applicants, Kristopher M. and Kathleen T. Griffith, are proposing to subdivide one existing lot that contains an existing single-family detached dwelling into three lots and to construct two single-family dwellings on the proposed new lots. The existing dwelling and driveway would remain.

The property is located within the R-2 Residence District, where the required minimum lot size is 20,000 square feet. The existing lot is approximately 3.56 acres (155,174 square feet). The proposed lots resulting from the subdivision would all meet the required 20,000-square foot minimum and would meet all other yard dimensional requirements. The two proposed dwellings would each have driveway access from Pioneer Road. The property is currently served by public sewer and water.

#### COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Suburban Residential Area" future land use category. Suburban Residential Areas are residential areas that often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent. Residential development should match the character and type of housing found in the immediate neighborhood. The property is in the Suburban Residential future land use area identified in the Upper Moreland 2040 Comprehensive Plan. The comprehensive plan states that these areas are predominantly comprised of single-family homes and is generally well-served by sidewalks.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to subdivide the property with the intent to develop it in the future. However, in the course of our review we have identified the following issues that the applicant and the township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### PRELIMINARY PLAN REQUIREMENTS

The preliminary plan submission includes one plan sheet for the proposed subdivision and development and appears to be missing some of the required information for a preliminary plan. We recommend that the applicant provides the township with additional information, as required per Section 300-52 of the Subdivision and Land Development Ordinance (SALDO).

### LANDSCAPING

- A. Landscape Plan. A landscape plan is required for all subdivisions and land developments, and is required as part of a preliminary plan submission. Based on our interpretation of the SALDO requirements, the proposed residential subdivision and development would be required to submit a landscape plan because the subdivision would result in three lots (§ 300-41).
- B. Street Trees. We recommend that the applicant plant street trees along Pioneer Road. Street trees are required and must meet the requirements of Section 300-43.A. Per Section 300-41.A(1), street trees are required along existing streets and sidewalks "when they abut or lie within the subdivision or land development." There are currently no street trees along the Pioneer Road property frontage.

### GARAGE DESIGN STANDARDS

We recommend that the applicant consider alternate designs for the front façade of the house to adhere to the garage requirements. The two proposed single-family detached dwellings would have front-entrance two-car garages that face Pioneer Road. The R-2 Residence District requires that garages and driveways be designed in a manner that contributes to the character of the neighborhood. Locating the garage behind the façade of the house emphasizes the front door and creates a more welcoming presence.

The R-2 District requires garages that are front-entry, meaning that the garage door and the front façade of the primary building face the same street, to be set back a minimum of 10 feet behind the front façade of the primary building (§ 350-37.B.(1)(a)) or be set back behind the rear façade of the primary building in a detached structure (§ 350-37.B.(1)(b)). Other orientation and design options are provided for side-entry and rear-entry garages in Section 350-37.

### PEDESTRIAN CONNECTIVITY

- A. Sidewalks. We recommend the applicant install sidewalks along the Pioneer Road property frontage. The SALDO requires sidewalks to be provided along all streets (§ 300-18.A(1)). We believe that land developments are opportunities to contribute to the pedestrian network throughout the township and

suggest that the applicant and township consider the importance of sidewalks in the residential districts. There are sidewalks on the other side of the street, and it is best practice in neighborhoods to have sidewalks along both sides of the street to improve walkability and safety.

We support the continued planning for improved pedestrian connectivity in the Upper Moreland, and encourage the applicant install sidewalks along the property frontage, which would contribute to the sidewalk network as it develops over time. Any sidewalks constructed at the time of land development should be planned to accommodate new street trees.

B. Driveways across the Sidewalk. If the applicant provides a sidewalk across the frontage of the property, which we recommend, consideration should be given to how the driveway crosses the sidewalk. The sidewalk material should continue across the driveway, and the surface should maintain a level grade across the driveway for better accessibility. The SALDO requires that sidewalks "be continuous across driveways except in certain cases where heavy traffic volume dictates special treatment" (§ 300-18.C).

## 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 residential development in the R-2 District.

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 (25-0198-001) on any plans submitted for final recording.

Sincerely,

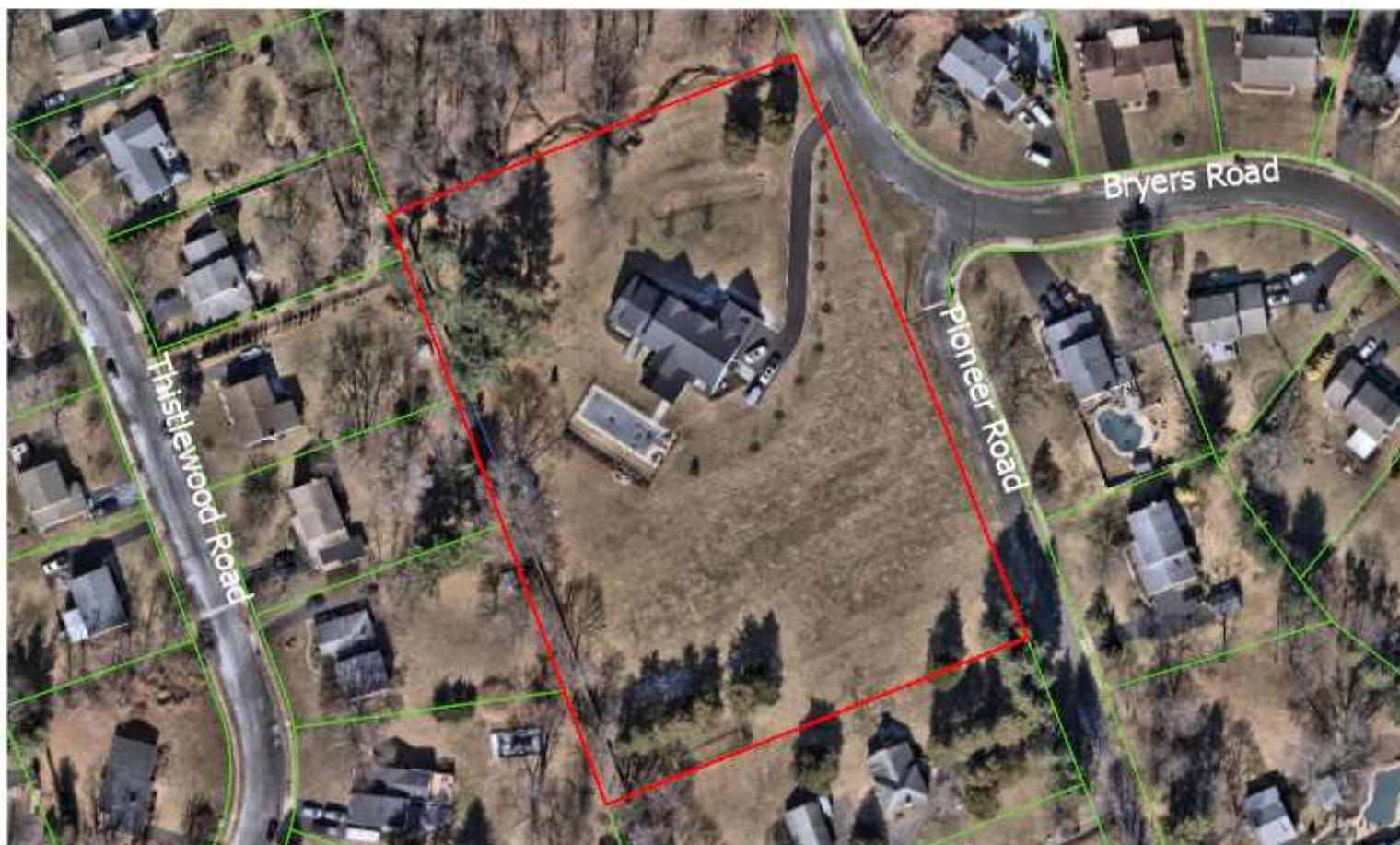


Claire Warner, Principal Community Planner I  
[Claire.Warner@montgomerycountypa.gov](mailto:Claire.Warner@montgomerycountypa.gov) – 610-278-3755

c: Kristopher M. and Kathleen T. Griffith, Applicant  
Robert Cunningham, Applicant's Representative  
Patrick Stasio, Township Manager, Upper Moreland Township  
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township  
Alex Baumler, Township Solicitor

Attachment A: Aerial Image of Site

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

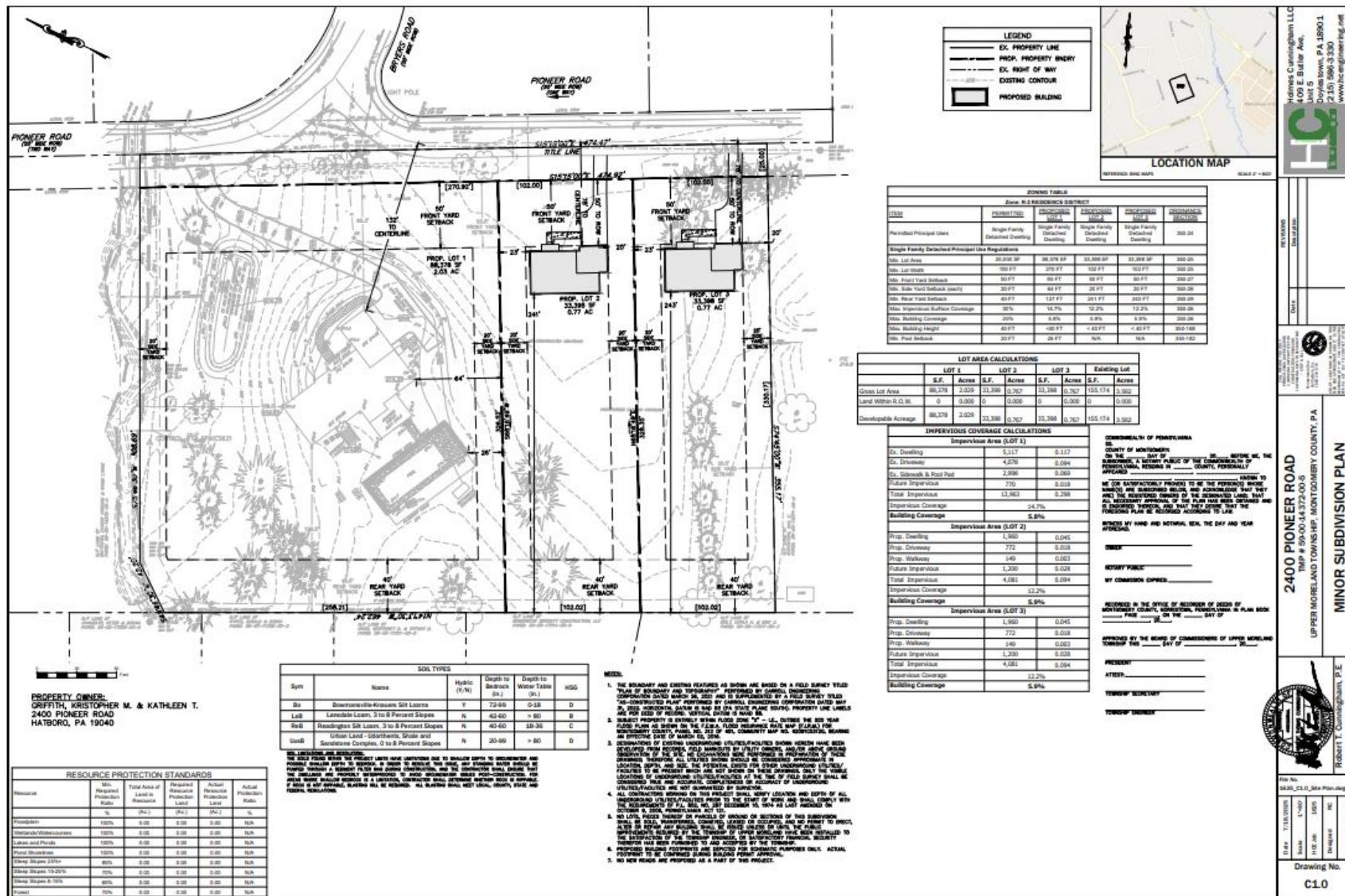


2400 Pioneer Road  
MCPC#250198001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 Norristown PA 19404-0311  
(610) 278-3723 (610) 278-3841  
[www.montcopa.org/lancom](http://www.montcopa.org/lancom)  
Aerial photography provided by Nextmap

0 50 100 200 Feet





Advisory Planning Agency  
October 16, 2025

Minutes

A meeting of the APA was held on October 16, 2025 at 5:00 PM in the UMT Building. Members present included Chair Jennifer Mullen, Vice Chair George Hartman, Jay Silverman, Landon Synnestvedt & Claire Warner from the MCPC. Absent: Arlene Rubin, Christian Henderson & Fred Standaert.

**Subdivision**

2400 Pioneer Road. Chris Griffith, property owner and applicant, along with project engineer, Jason Korczak, PE, were present to discuss the proposed 3-lot subdivision application. The property currently has an existing dwelling on the property and applicant seeks to create 2 additional building lots. Waivers being sought include installation of sidewalks, curbs, streetlight and right-of-way width. Applicant explained that the installation of sidewalks would be difficult due to existing topography and they would not connect to existing. There are existing sidewalks across the street. Curb installation will also channel water rather than sheet flow through the existing swales. Discussion was held on the MCPC 247 review by Claire Warner, dated 9/30/25. The APA would support the waiver of sidewalks due to existing conditions along with curbing and required right-of-way width. They would defer the streetlight installation to Twp consultants.

A motion was made by George Hartman to recommend approval of the subdivision application with above conditions; seconded by Landon Synnestvedt. All in favor.

**Zoning**

Conditional Use application by Fred Beans Management Group for property located at 601 Davisville Road. Rob Lewis, Esq., attorney for applicant, gave an overview of application. Also, in attendance were Anthony Geonnotti from Fred Beans and project architect, James Necker. Attorney Lewis explained that Fred Beans are proposing to operate a automotive collision repair and parts facility with administration offices. The current K9 training facility will remain as tenants. The zoning permits such use by Conditional Use. There is an agreement of sale on the property with expected closing at end of year. Applicants propose to expand the existing parking lot in the rear by 10,000 square feet complete with retaining wall and landscaping. Their building and parking lot setbacks from a residential district currently exceed what is allowed under the CC-commercial core zoning. All parts deliveries will take place on the Davisville Road side of the building where the current loading docks are located. Claire Warner from the MCPC discussed her 247 review, dated 10/7/25. The MCPC is recommending buffer plantings along top of the wall consisting of evergreens to screen the abutting residences. Such evergreens shall also contain shrubs and other plantings to enhance the buffer. A recommendation was also made to possibly install a pedestrian crossing from the property to

other side of Davisville Road. This could be beneficial with more development on properties in this corridor. Attorney Lewis commented that they would be installing security lighting at rear of building. Fixtures will be modern design which include anti-glare features to prevent spill-over onto adjacent properties. Applicants expect to go through land development or request a waiver of.

A motion was made by George Hartman to recommend approval of the Conditional Use application; seconded by Jay Silverman. All in favor

#### **Old Business**

Walkability Audit: Claire Warner of MCPC reviewed the draft walkability audit with a PowerPoint presentation. Discussion was held on areas located in the Town Center district which were challenging to navigate through due to utility obstructions, topography issues and existing roadway conditions. Claire commented that the audit is still in draft form as there is still information needed on the audit. A final audit should be completed in a few months. Paul Purtell suggested that they present the draft audit at a future Community Development Committee meeting to keep the Board informed of the audit along with feedback that could be included in a final audit report. Paul will discuss further with Claire about a presentation to the CDC.

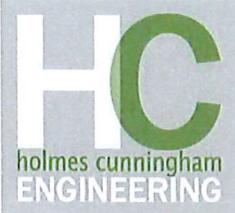
No further business.

Meeting adjourned at 6:30 PM.

Respectfully submitted,



Paul E. Purtell  
Director, Code Enforcement



Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

October 14, 2025

Paul Purtell, – Director of Planning, Zoning & Inspections  
Upper Moreland Township  
117 Park Avenue  
Willow Grove, PA 19090

**RE: 2400 Pioneer Road Minor Subdivision  
Upper Moreland Township, Montgomery County, PA  
HCE Project No.: 1625**

Dear Paul:

With regard to the above referenced project, the following waivers are requested from the Subdivision and Land Development Ordinance:

1. **§300-15.B.(1)(b)[2]** – A waiver is requested to allow a secondary street (Pioneer Road) to have right-of-way width and paved width to be less than sixty (60) feet and forty (40) feet respectively. The existing right-of-way width and paved cartway width of Pioneer Road is adequate since the portion of Pioneer Road the new proposed building lots will front on is one-way.
2. **§300-18** – A waiver is requested to exclude the installation of additional sidewalk along Pioneer Road. A four (4) foot wide sidewalk is located along the opposite (east) side of Pioneer Road and the existing sidewalk is connected to the network of sidewalk on the adjacent streets. Installation of sidewalk along the property frontage would not be practical since there isn't sidewalk along the west side of Pioneer Road and there are relatively steep embankments along Pioneer Road near the northern and southern ends of the property.
3. **300-19** – A waiver is requested to exclude the installation of additional concrete curb along Pioneer Road. Concrete curb is not provided along the west side of Pioneer Road beyond the intersection with Bryers Road. It appears there is a shallow roadside swale along the west side of Pioneer Road that manages runoff from the paved cartway and the installation of concrete curb would block runoff from draining into the shallow roadside swale.
4. **300-29** – A waiver is requested to exclude the installation of additional streetlights along Pioneer Road. There are existing street lights located at the intersection with Bryers Road and another street light on a utility pole across from the common property line between proposed Lots 2 and 3.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or [jason@hcengineering.net](mailto:jason@hcengineering.net).

Very truly yours,  
Holmes Cunningham Engineering



A handwritten signature in blue ink that reads 'Jason Korczak, P.E.'

cc: James Hersh, P.E. – Gilmore & Associates, Inc.  
Kris Griffith – Applicant

O:\1625 - 2500 Pioneer Road\Outbound\2025-10-14 Waiver Request Letter.docx

# 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*  
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BENJAMIN W. OLSZEWSKI  
NICHOLAS O. SCULL  
CHARLES M. WHITING



## OFFICIALS

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

## Agenda Summary

### Community Development Committee Meeting – October 20, 2025

**Agenda Item:** **Mill Creek Dam Repairs**

**Prepared by:** Jim Hersh, Township Engineer

**Attachments:** None

**Background/Analysis:** During the required yearly inspection of the Mill Creek Dam, deficiencies were identified that need to be addressed. The required repairs include: reinforcement at the toe of the low flow channel, remove/replacement of several gabion baskets, and removal of accumulated debris. The cost of repairs will exceed the bidding threshold and the project will need to be publicly bid.

**Fiscal Impact/Source:** Budget cost for repairs, including soft costs for design and bid administration is \$125,000.

**Alternatives:** I do not see a viable alternative to performing the necessary maintenance.

**Recommended Action:** The Committee recommends the Board of Commissioners approve the authorization to advertise bids for the repairs at the Regular Meeting on November 10, 2025.



**PERMITS**

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	\$0.00	\$0.00
Commercial Zoning Use	8	11	\$0.00	\$825.00
Plumbing	11	11	\$71,325.00	\$784.50
Trailer	3	2	\$0.00	\$80.00
Building	67	60	\$1,026,978.35	\$17,980.50
Well	0	0	\$0.00	\$0.00
Electrical	24	17	\$433,686.13	\$11,151.50
Mechanical	12	10	\$126,515.50	\$2,440.00
Public Works	21	21	\$480,322.00	\$290.00
Fire	7	54	\$33,306.00	\$12,819.00
Garage Sale	1	1	\$0.00	\$10.00
Bulk Pick Up	61	59	\$0.00	\$1,374.00
Grading	4	0	\$0.00	\$0.00
Sign	2	2	\$1,769.09	\$265.00
Miscellaneous	0	2	\$0.00	\$200.00
<b>Totals:</b>	<b>221</b>	<b>250</b>	<b>\$2,173,902.07</b>	<b>\$48,219.50</b>

**CONTRACTORS**

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	\$0.00
Fire Sprinkler Contractor	0	0	\$0.00
Plumbing Contractor	2	1	\$225.00
Mechanical Contractor	3	0	\$225.00
General Contractor - Under \$30,000	0	0	\$0.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Electrical Contractor	2	1	\$225.00
General Contractor	15	6	\$1,575.00
<b>Totals:</b>	<b>23</b>	<b>8</b>	<b>\$2,325.00</b>

Residential

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

Home Improvement

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2025-09-01 to 2025-09-30 23:59:59

Date Printed: 10/01/2025

Electrical Contractor	1	0	\$75.00
General Contractor	5	0	\$0.00
<b>Totals:</b>	<b>6</b>	<b>0</b>	<b>\$75.00</b>

### Uncategorized Subtype

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

### **PERMIT INSPECTIONS**

Total Inspections:	108
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### **LICENSING**

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Home Occupancy Zoning Use	1	1	\$100.00
Amusement License	0	0	\$0.00
<b>Totals:</b>	<b>1</b>	<b>1</b>	<b>\$100.00</b>

### **LAND DEVELOPMENT**

Type	# of Apps. Created	Revenue Collected
Conditional Use	1	\$1,000.00
Zoning Change	0	\$0.00
Land Development	0	\$0.00
Public Hearing	7	\$3,500.00
Subdivision	1	\$175.00
<b>Totals:</b>	<b>9</b>	<b>\$4,675.00</b>

### **CODE ENFORCEMENT**

Type	# of Complaints
Work Without Permit	7
Exterior Maintenance	4
Trash and Debris	3
High Grass	2
Misc	11
<b>Totals:</b>	<b>27</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: 2025-09-01 to 2025-09-30 23:59:59

Date Printed: 10/01/2025

### 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: \$55,394.50**



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

# Commissioners Report

For the period of: 2024-09-01 to 2024-09-30 23:59:59

Date Printed: 10/01/2025

## PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	\$0.00	\$0.00
Commercial Zoning Use	5	5	\$0.00	\$450.00
Plumbing	15	14	\$158,108.00	\$1,178.00
Trailer	2	2	\$0.00	\$80.00
Building	52	48	\$1,046,150.17	\$18,136.00
Well	0	0	\$0.00	\$0.00
Electrical	18	14	\$194,148.22	\$4,713.00
Mechanical	10	7	\$196,034.00	\$3,921.50
Public Works	15	15	\$20,532,303.00	\$3,269.20
Fire	11	44	\$128,665.00	\$11,463.50
Garage Sale	4	4	\$0.00	\$40.00
Bulk Pick Up	31	30	\$0.00	\$640.00
Grading	3	1	\$30,000.00	\$24.50
Sign	6	3	\$21,097.00	\$285.00
Miscellaneous	1	1	\$0.00	\$120.00
<b>Totals:</b>	<b>173</b>	<b>188</b>	<b>\$22,306,505.39</b>	<b>\$44,320.70</b>

## CONTRACTORS

### Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	1	0	\$75.00
Fire Sprinkler Contractor	1	1	\$150.00
Plumbing Contractor	5	1	\$450.00
Mechanical Contractor	1	0	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Demolition Contractor	1	0	\$75.00
House Moving Contractor	0	0	\$0.00
Electrical Contractor	2	1	\$225.00
General Contractor	9	2	\$825.00
<b>Totals:</b>	<b>20</b>	<b>5</b>	<b>\$1,875.00</b>

### Residential

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

### Home Improvement

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



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2024-09-01 to 2024-09-30 23:59:59

Date Printed: 10/01/2025

Electrical Contractor	1	0	\$0.00
General Contractor	6	0	\$0.00
<b>Totals:</b>	<b>7</b>	<b>0</b>	<b>\$0.00</b>

### Uncategorized Subtype

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

### **PERMIT INSPECTIONS**

Total Inspections: 110

### **LICENSING**

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Recreational Trailer	0	0	\$0.00
Home Occupancy Zoning Use	3	0	\$150.00
Amusement License	0	0	\$0.00
<b>Totals:</b>	<b>3</b>	<b>0</b>	<b>\$150.00</b>

### **LAND DEVELOPMENT**

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	\$0.00
Zoning Change	0	\$0.00
Land Development	0	\$0.00
Public Hearing	1	\$400.00
Subdivision	0	\$0.00
<b>Totals:</b>	<b>1</b>	<b>\$400.00</b>

### **CODE ENFORCEMENT**

Type	# of Complaints
Work Without Permit	3
Exterior Maintenance	2
Trash and Debris	2
High Grass	5
Misc	11
<b>Totals:</b>	<b>23</b>

### **CASHIERING**

Type	# of Transactions	Revenue Collected
Total Transactions	1	\$0.00
<b>Totals:</b>	<b>1</b>	<b>\$0.00</b>



Upper Moreland  
Township  
117 Park Avenue  
Willow Grove, PA  
19090

## Commissioners Report

For the period of: 2024-09-01 to 2024-09-30 23:59:59

Date Printed: 10/01/2025

### 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: \$46,745.70**

To: Public Works Committee

From: David Elsier, Director of Public Works

Date: September 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.
- Completed seal coating of the paved roads and began painting stop bars
- Replaced 200 feet of storm pipe on Ball road.
- Paved veteran Memorial Park's Basketball court
- **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**

### **September 2025**

During the month of September 2025, our Sanitation Division picked up 520 tons of compacted trash. For the same period in 2024 we collected 482 tons of compacted trash

Since the last report period we had 36 bulk pick-ups. For the same period in 2024 we collected 27 bulk items

We collected 202 tons of yard waste since the last report period. For the same period in 2024, we collected 198 tons of yard waste.

We collected 16 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 7 electronic items.



Public Works Department  
September 2025

Summary of materials handled by Sanitation Division  
(in tons)

Single Stream	237
Curbside Yard Waste	202
<b>Total recycling tonnage</b>	<b>439</b>

Trash tonnage	520	
Tipping fee cost avoidance	\$ 32,477	\$73.98
Cost of Single Stream	\$ 5,853	\$24.70
Percent of waste recycled		46%

	Single Stream	Yard Waste	Trash	
2025	237	202	520	46%
2024	153	198	482	42%
			2024	2025
Bulk metal items			27	36
E-cycling items			7	16



PROJECT	WORK PERFORMED LAST PERIOD (September 22 <sup>nd</sup> to October 20 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (October 20 <sup>th</sup> to November 17 <sup>th</sup> )
<b>GENERAL TOWNSHIP PROJECTS</b>		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"><li>Work on final report for latest 5-year permit term to be submitted to DEP.</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, site, and grading design for Township Building addition / renovation project. NPDES permit and Land Development Submissions made in early October.</li><li>Coordination re: Mill Creek Dam repairs (authorization to advertise is on CDC agenda for 10/20)</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>Coordination w/ Township Staff and Simone Collins re: Woodlawn Park project.</li><li>NPDES review letter issued on 10/7/25.</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>Revise NPDES plans for resubmission by November 7<sup>th</sup>.</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><b>Project is in 18-month maintenance period which was set to expire in May 2025. Applicant is finishing up 12-month wall monitoring program. Review data / report once submitted.</b></li></ul>
2. Federal Realty – Phase 3 Apartments / Retail	<ul style="list-style-type: none"><li>Issue check set review letter.</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><li>Construction is complete.</li></ul>	<ul style="list-style-type: none"><li>Work with Applicant on project closeout and return of escrow.</li></ul>
4. Executive Mews	<ul style="list-style-type: none"><li>No work completed this period.</li></ul>	<ul style="list-style-type: none"><li>Work with Applicant on conditions of approval.</li></ul>
5. 1130 Easton Road (Starbucks)	<ul style="list-style-type: none"><li>No work completed this period.</li></ul>	<ul style="list-style-type: none"><li>Work with Applicant on conditions of approval.</li></ul>

PROJECT	WORK PERFORMED LAST PERIOD (September 22 <sup>nd</sup> to October 20 <sup>th</sup> )	WORK TO BE PERFORMED THIS PERIOD (October 20 <sup>th</sup> to November 17 <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>
8. 2400 Pioneer Road	<ul style="list-style-type: none"> <li>• Review submitted subdivision plans.</li> </ul>	<ul style="list-style-type: none"> <li>• Project is on 10/20 CDC Agenda for discussion.</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

**Date:** October 1, 2025  
**From:** Adrienne Blank, R.L.A.  
**Reference:** Monthly Project Summary - Upper Moreland Township  
G&A Project No. 999100401

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

**A. Landscape Architectural Plan Reviews**

1. Willow Grove Shopping Center Redevelopment – Federal Realty
  - a. Phase 3 (Multi-Family) Land Development Landscape Review 2–5/30/2024.
  - b. **PENDING:** Future plan submissions and reviews.
2. 1130 Easton Road – Starbucks
  - a. Review of waivers requested 6/27/2024.
  - b. **PENDING:** Future plan submissions and reviews.
3. 2005 Pioneer Road
  - a. Preliminary Subdivision Review 2 – Review letter issued 9/11/2024.
  - b. **PENDING:** Future plan submissions and reviews.
4. 2425 Maryland Road (Willow Pointe II)
  - a. Land Development Landscape Review – 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  
October 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**

- 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.
- **Construction complete. Final punch list items being addressed.**
- **Coordination with Township for reimbursement**

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

- Grant Award - \$354,685. Township match \$204,685.
- **Project canceled. Grant returned to County**

# Bowman

## **POWER LINE TRAIL**

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Project selected for TASA grant (\$2.4 million).
- **Design Started.**

## **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. Controller replacements completed. Awaiting cellular modems from PennDOT

## **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.
- Awarded to Armour Electric lower Bidder for \$395,718.00

## **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.
- **Utility work started. New Poles installed. Overhead wires to be relocated to poles**

## **GRANT SCHEDULE**

- LSA Statewide – Applications due November 30
- PennDOT Multimodal Transportation Fund – Opening in November 2025
- Green Light Go – Applications Open. Scoping Forms Due Jan 2, 2026. Final Applications due March 31, 2026

October 2025 EAC Report to CDC

We made final plans for our participation at the Farmstead event on October 4<sup>th</sup>. The event went well. We had information on native plants, lights out for birds, leave the leaves, the importance of insects and more.

We removed invasive plants from the Pileggi Park wet meadow on October 9<sup>th</sup>. The meadow is doing well with a diversity of native plants and insects.

We plan on removing invasives from the wetland at the dog park on October 20<sup>th</sup>.

The native plants at the Library Outdoor Environmental Education Center pollinator garden are doing well.

UPPER MORELAND HISTORICAL COMMISSION

REPORT TO THE CDC: 10/20/2025

Meeting of 10/07/2025

1. 1. The Commission has done a review of the banners in the downtown and will be replacing those that are missing/worn under this year's budget. It was discussed that missing hardware would also need to be replaced, which has been ordered and funded in the past by the Public Works Department. We will confirm. It is expected that new banners will be placed in the Spring of 2026 to coincide with Community events involving the 250<sup>th</sup> Birthday of the USA.
2. It was brought to our attention by the UMHA that a building on Welsh Road, that had been one of our first schoolhouses, may be sold by the owners of the North Crossing Apartments. We will reach out to the management to ask for the opportunity to discuss this asset and to take photographs prior to any change of ownership.
3. Reviewed historical markers: Fountain House (paid for in our 2024 budget, but yet to be fabricated) will be completed and submitted this month.
4. Discussed photographer, David DeBalko of Ward 6, who will photograph 20 homes that were here during the Revolutionary War period as part of our 250<sup>th</sup> Anniversary project. Udo Maron will review this list to ascertain if there are any homes we have forgotten.
5. Farmstead Report: Alan Sentman reviewed the Oct 4<sup>th</sup> "Farmstead on Tap," which had nearly 300 guests. A roundtable conversation on the expanded uses of the property for Community events ensued. We spoke of grants and the key projects, particularly the Springhouse.
6. There is an interest in sponsoring a 2026 event for our younger residents. The initial idea was to have a mural arts project for grades 7-12. One proposal is to have permission to paint the blank wall of the Ehrenpfort Building with the theme "What does America Mean to Me." Reach out will be to District Superintendent, Dr. Susan Elliot, with this idea, and with coordination through Katie Kohler. Current renter of that building has expressed interest in such projects, as well.
7. Final review of our 4<sup>th</sup> annual Historical Haunts on October 28th—vendors, speaker, donations, parking, security and staffing. We will meet for setup. Additional lighting was discussed. Sunset is 6:06 p.m.
8. 2026 Budget was proposed to include line items for: research, historical signs, banners, plaques, 20 Revolutionary War home identification markers, events to include Historical Haunts and Historical Scavenger Hunt.

Our next meeting is moved to November 11, 2025 at 7:00 p.m. at Farmstead Park. All residents are welcome to attend. Respectfully submitted,

Susan Worth-LaManna, President UMHC