

The stated monthly meeting of the Board of Commissioners of Lower Moreland Township was conducted on the above date in the Township Building. The meeting was also streamed via Zoom.

President Sirken called the meeting to order at 7:00 p.m. Present were Commissioners Kuritz, Canale, Odhner and Pace; Secretary/Manager Hoffman, Solicitor Rice, Engineer Woodrow, Planner Chlebnikow, Police Chief Scirrotto, Public Works Director Woerner, Code Enforcement Officer Schadegg, Fire Marshal Scholly, Assistant Manager Lee, Finance Assistant Simmons, and 9 citizens. Commissioner Hausen and several citizens joined via Zoom. The Pledge of Allegiance was recited.

Presentation of Commendation – Summer Recreation Program The Board of Commissioners thanked Jason and Dawn Magee for their 24 years of service running the summer recreational program. Assistant Manager Lee introduced the new director Matt Gallagher. Matt shared a few things about himself and that he is looking forward to taking on this new role.

INTERNAL AFFAIRS COMMITTEE

Minutes All Commissioners, the Solicitor and Engineer received a copy of the Minutes of February 8, 2022. There were no additional questions or comments and on motion and second by Commissioners Sirken and Canale, the Board of Commissioners unanimously approved the minutes for the month of February 2022.

Bill List All Commissioners, the Solicitor and Engineer received a copy of the March Bill list in the amount of \$1,269,060.11. There were no additional questions or comments and on motion and second by Commissioners Sirken and Kuritz, the Board of Commissioners unanimously approved the Bill list for the month of March 2022.

Administration Report All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 2-25-22 and a memorandum from the Assistant Manager dated 3-8-22.

Manager Hoffman requested Engineer Woodrow provide an update on the stormwater pipe located at 2507 Philmont Avenue. Mr. Woodrow advised that the water carried by this pipe was not an obligation of the developer's NPDES permit. He reviewed a plan to replace it prepared by the developer's engineer which he found satisfactory. Commissioner Sirken asked if any regulatory approval was needed which Engineer Woodrow stated was not necessary since the existing condition would remain.

Manager Hoffman reported that a Ward 3 resident reached out to Public Works Director Steve Woerner to request a permit to prepare Elkins Field to use as a cricket field. This would require Public Works to mow the back end of the field more frequently to allow for the minimum 160' radius from a center point in the field. The board did not have any questions or concerns. Manager Hoffman will be in touch with the resident to finalize the permit.

Assistant Manager Lee reported that the Summer Recreation Program registration is finalized and there would be a small fee increase from prior years. The additional funds will help cover the bump in counselor salaries, increases in bus transportation costs for field trips, and the need for replacement equipment. Commissioner Sirken asked if program participants are limited to Lower Moreland residents.

Tax Collector's Report All Commissioners, the Solicitor and Engineer received a copy of the Tax Collector's Report for the month ending February 28, 2022. Manager Hoffman reported that the township is at 9% collection which is standard for this time of year.

Resident Ara Moomjian of 2177 Washington Lane asked if the Commissioners have considered a senior discount for real estate taxes. Solicitor Rice advised this likely could not be done with specific legislation from the state. He also suggested the resident attend a school board meeting since they collect more than 80% of local real estate taxes.

Liaison Report Commissioner Sirken reported that he continues to attend school board meetings and recently attended the Civil Service Commission reorganization meeting.

COMMUNITY DEVELOPMENT COMMITTEE

Extensions of Land Development/Conditional Use – Ridgewood/Philmont CC #17-04 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-25-22 and letters dated 1-24-22 and 3-7-22 from the applicant's attorney.

Commissioner Kuritz stated that the Board was in receipt of a letter from Christen Pionzio, Esquire on behalf of Concert Philmont LLC requesting an extension of the conditional use decision by one year. Solicitor Rice added they received preliminary plan approval, so this is done with an abundance of caution. He recommended the Board make a motion to extend the conditional use decision by one year to March 31, 2023. There were no questions from the Board or public. On motion and second by Commissioners Kuritz and Canale, the Board of Commissioners unanimously approved an extension of the Conditional Use Decision through March 31, 2023.

Commissioner Kuritz then advised that the land development review period was set to expire prior to the Board's April meeting. Ms. Pionzio provided a letter granting the Board an extension of this review period through June 5, 2022. There were no question or comments from the Board or public.

Preliminary/Final Plan – Marino/1355 Grasshopper #21-01 All Commissioners, the Solicitor and Engineer received a copy of a proposed resolution, review letters from the Township Engineer dated 1-21-21, the Township Planner dated 1-29-21, the Fire Marshal dated 1-11-22, and the Authority Engineer dated 1-12-21.

Bryce McGuigan, Esq. presented on behalf of the applicant Michael Marino who submitted a minor subdivision plan in December 2020 for 1355 Grasshopper Road. Mr. McGuigan described the plan to subdivide the property in the RSD-1 zoning district into two lots, with Lot 1 to be occupied by the existing dwelling under construction and lot 2 with no immediate improvements proposed. He advised the plan was reviewed by the Planning Commission in February and that the applicant intended to comply with all comments in the consultants' review letters. Mr. McGuigan finally detailed the subdivision ordinance waivers requested and their agreement to reinvest the funds saved through those waivers to implement a landscaping plan which was prepared by the Township Engineer. He told the Board that he and his client are agreeable to the proposed conditions in the draft approval resolution.

Commissioner Kuritz requested comments from the Township consultants at this time. Engineer Woodrow stated that this is a simple application from a review perspective, as it adds a lot line to create two compliant lots. He agrees it makes sense to hold off on defining improvements necessary to develop lot 2 until it is known what will be constructed. He stated that he waits to review a plan until a buyer comes forward. Regarding the requested waivers, Mr. Woodrow suggested that widening the road and installing curb and sidewalk could diminish the rural character of the neighborhood. He then detailed the improvements recommended for a reforestation plan based on what had been removed by the property owner earlier in the development process. He also noted the plan includes a level spreader berm to protect the rear neighbor from drainage impacts of future home construction on lot 2. This is in addition to any stormwater management requirements for that future home.

Planner Chlebnikow confirmed that the planning comments have all been or will be addressed satisfactorily.

Commissioner Kuritz then opened questioning from her fellow Commissioners. Commissioner Hausen stated her estimate that 300 trees were taken down on this property created environmental distress in the neighborhood. While she wants to welcome the applicant to the neighborhood, she noted that he needs to be sensitive to the destruction that the tree removal has caused. She said 70 trees on the landscaping plan are great and hopes they will be considerate to the neighborhood. Mr. McGuigan stated his client looks forward to implementing the plan and understands these comments.

Solicitor Rice summarized the conditions of the resolution and how financial security would be posted to guarantee the implementation of the landscaping plan.

Ara Moomjian of 2177 Washington Lane asked if there is a minimum lot acreage required to subdivide in Lower Moreland. Engineer Woodrow explained that each residential zoning district does include a minimum lot size.

Christopher McMonagle, Esq. representing Carl Voellm of 2173 Paper Mill Road, expressed his concerns about stormwater issues which he asserts began with construction of the existing new home two years ago. He inquired what the stormwater management proposals are for the subdivided lot and what may be required when a new lot would be sold.

Leslie Bruno of 1484 Grasshopper Road stated her concerns with the construction of the existing new home and spoke of her perception of challenging site issues for lot 2. She is opposed to the subdivision application.

Mr. McGuigan reiterated that the applicant is committed to working with the Township moving forward and will attempt to continue to address the concerns raised during the meeting. Commissioner Hausen asked when the required berm would be placed in the property's rear corner to protect the Paper Mill neighbor's lot. Mr. McGuigan advised it would happen before construction of a new home.

There were no additional comments or questions from the Board or public. On motion and second by Commissioners Kuritz and Canale, the Board of Commissioners approved the following resolution. Commissioner Hausen opposed.

Resolution No. 22-19

A resolution approving the preliminary/final minor subdivision plan for Michael Marino for the property located at 1355 Grasshopper Road.

A complete copy of this resolution is attached hereto and made part of the minutes of this meeting.

Escrow Release – Westrum/2507 Philmont Ave #19-03 All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 2-25-22 and a letter from the Engineer dated 2-8-22.

Commissioner Kuritz detailed the recommended escrow release for this project. Engineer Woodrow stated there was sufficient progress on site and public improvement work at the Westrum development site and recommended an escrow release for \$322,897.35. Commissioner Kuritz invited questions from the Board and public. Chuck McDade 2247 of Dale Rd inquired whether the escrow release was appropriate when the pipe from the neighboring property had not yet been addressed. Solicitor Rice advised that it was.

On motion and second by Commissioners Kuritz and Canale, the Board of Commissioners unanimously approved escrow release #3 in the amount of \$322,897.35.

Building Official's Report All Commissioners, the Solicitor and Engineer received a copy of the Building Official's Report for the month of February 2022. Commissioner Kuritz reported on the Code/Building department's activities, highlighting specific permit and inspection activity from the report. There were no additional comments from the Board or public and the report was accepted as submitted.

Liaison Report Commissioner Kuritz reported on her attendance to the February Planning Commission meeting and the next is scheduled for March 24. She also reported on Community Events. The MLK Day event organized by Lower Moreland High School was held on Saturday, February 12th and student volunteers did a phenomenal job. She proceeded to announce the upcoming Spring Egg Hunt, Earth Day, Fire Prevention and Township Open House, Movie Night and Trunk or Treat events. Commissioner Kuritz concluded with a report on a recent Zoom meeting held for Huntingdon Pike corridor businesses with the Valley Forge Tourism & Convention Board.

PUBLIC WORKS COMMITTEE

Lower Welsh Road Sidewalk Bids All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Engineer dated 2-23-22.

Commissioner Pace reported the lower Welsh Road sidewalk project received three bids. The low bid was received from Associated Paving Contractors, Inc. in the amount of \$57,750. There were no questions from the Board or public. Engineer Woodrow commented that Assistant Manager Lee did a great job communicating to neighbors about this project. On motion and second by Commissioners Pace and Kuritz, the Board of Commissioners awarded Associated Paving Contractors, Inc. this project in the amount of \$57,750.

Local Share Account Grant Resolution All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Assistant Township Manager.

Assistant Manager Lee stated that staff was informed of the opening of the application period for the local share account grant program. Based on feedback from the Montgomery County Planning Commission and local representatives, staff decided that specific Valley Center Park improvements will be most suitable for this application. Projects include replacing the woodchips with porous paving on the trail and replacing the bridge which spans the wetlands.

Commissioner Canale asked if the improvements would expand ADA access to the trail, which it does. There were no further questions from the Board or public. On motion and second by Commissioners Pace and Canale, the Board of Commissioners unanimously approved the following resolution:

Resolution No. 22-20

A resolution requesting a Statewide Local Share Assessment grant of \$240,000 from the Commonwealth Financing Authority for the Valley Center Park Bridge Replacement and Trail Construction and designating Commissioner Sirken and Manager Hoffman to execute all documents and agreements to facilitate obtaining the requested grant.

A complete copy of this resolution is attached hereto and made part of the minutes of this meeting.

Public Works Department Report All Commissioners, the Solicitor and Engineer received a copy of the Public Works Department monthly report. Public Works Director Woerner highlighted his concern regarding pricing for the upcoming paving bid based on current gas prices. He also reminded the Board and residents to report potholes to Public Works, who can either repair them on local roads or report them to PennDOT on state roads. The Yard Waste program will resume in April, though it is possible to drop off material at Public Works in February and March. Director Woerner also advised the Board that he proactively ordered supplies in 2022 to get ahead of supply chain and pricing issues. Lastly, he provided the Board with details of monthly sewer flows through Bethayres pump station. Commissioner Kuritz advised of another LMHS service project later in March which would place woodchips at the Valley Center Park playground.

Address Statement of Financial Interest Comments Commissioner Pace read a statement in response to comments from prior meetings regarding the annual filing of the statement of financial interest. Commissioner Hausen and Chuck McDade of 2247 Dale Road both responded to the statement.

Liaison Report Commissioner Pace had nothing more to report.

PUBLIC SAFETY COMMITTEE

HVFC Purchase Request – Water Rescue Boat All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 3-3-22.

Manager Hoffman reminded the Board of prior notification from Huntingdon Valley Fire Company of their need for a new water rescue boat. HVFC had received several proposals for the boat, with the low quote being \$13,500. Manager Hoffman said the boat would work in support of the water rescue vehicle purchased a few years ago. He recommended the Board authorize a purchase not to exceed \$14,000 to allow a small buffer to make the purchase. Code Enforcement Officer and Fire Chief Bob Schadegg added that the boat is coast guard approved and would be an important part of the Fire Company's water rescue response. Commissioner Sirken asked if the boat served both independently and in tandem with the water rescue vehicle, which Mr. Schadegg confirmed. There being no further questions from the Board or public, on motion and second by Commissioners Canale and Kuritz, the Commissioners unanimously approved the purchase of a new water rescue boat for a price not to exceed \$14,000.

Police and Fire Marshal Reports All Commissioners, the Solicitor and Engineer received a copy of the police report for the month of February 2022 and the Fire Marshal's report for the month of February 2022.

Chief Scirrotto detailed local crime activity encountered over the past month and provided updates on various cases being investigated. He then stated that the Lower Moreland Police Department is planning a press release regarding an assault which occurred in the beginning of February. There have been several frauds in the past month and an officer recently participated in a SWAT response in Warwick Township. The Department also had its first full department meeting since Chief Scirrotto's appointment.

Fire Marshal Bob Scholly reported that the Huntingdon Valley Fire Company added three new members for volunteer force and three new members for daytime shift crew. Additionally, he reported on several regional emergency management initiatives.

Liaison Report Commissioner Canale reported that the Library now has a new reading buddy program. They were also awarded a grant to buy eight new laptops and adjustable desks for computer classes. He also announced HVAA's upcoming registrations and tryouts.

ORDINANCE COMMITTEE

Zoning Hearing Board Agenda & Decisions Commissioner Odhner announced the applications to be heard at the March Zoning Hearing Board meeting and the decisions made at the February hearing. The March meeting will also include a discussion of modifications to the ZHB rules.

Liaison Report Commissioner Odhner advised that along with Commissioner Sirken and Manager Hoffman, he had met with Chris Mendel and Gil High from the Pennypack Ecological Restoration Trust to discuss collaborative opportunities moving forward.

PUBLIC PROPERTY COMMITTEE

Liaison Report Commissioner Hausen had nothing to report as the Lower Moreland Township Authority does not meet until next month.

PUBLIC PARTICIPATION

Mark DeGeorge of 2414 Dale Road said that based on last month's feedback, he did call 9-1-1 to report work beginning too early on a weekend at 2507 Philmont Avenue. He requested an update on what was done since that notification. He also commented on the recent Red Lion Road closure following a fatal accident, noting his happiness that detoured vehicles did not use Dale Road.

Adjournment There being no further business to come before the Board adjournment was in order at 9:07 PM.

Christopher R. Hoffman, Secretary