

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, Hausen, Canale, and Pace; Secretary/Manager Hoffman, Solicitor Rice, Engineer Manai, Planner Meckley, Police Chief Scirrotto, Public Works Director Woerner, Code Enforcement Officer Schadegg, Fire Marshal Scholly, Assistant Manager Lee, Finance Assistant Simmons and twenty citizens. Several citizens joined via Zoom. Commissioner Odhner was absent from the meeting. The Pledge of Allegiance was recited.

COMMUNITY DEVELOPMENT COMMITTEE

LMTSD Bus Garage/Red Lion Road – Conditional Use Hearing Solicitor Rice advised the hearing on the conditional use application submitted by the Lower Moreland Township School District to permit use of the bus garage on the high school property for private charters. The applicant was represented by David Conn, Esq. A court reporter was present to record the hearing's testimony.

At the hearing's conclusion, Solicitor Rice advised the Board expects to render a decision on the conditional use application at their meeting in September.

Final Plan – Concert Philmont LLC/Philmont Country Club All Commissioners, the Solicitor and Engineer received a copy of the proposed resolution, a letter from CKS Engineers dated 5-17-22, a letter from RETTEW dated 6-14-22, a letter from Woodrow & Associates dated 6-6-22, memoranda from the Fire Marshal dated 2-23-22 and 6-14-22, and a copy of the approved preliminary plan resolution dated 9-11-18.

Commissioner Kuritz introduced the procedure for this final plan review. Solicitor Rice then provided substantial background information, beginning with the prior conditional use and preliminary plan approvals from 2018. Since those approvals, the applicant has been working on outside agency permits from entities such as PennDOT and DEP. Solicitor Rice reminded the Board and public that the 2018 approvals included provisions for age-restricting the homes to eliminate School District impacts and significant requirements for road improvements, open space, and future use restrictions. The applicant is now requesting final plan approval consideration by the Board of Commissioners having met their obligations to review the plans with the Lower Moreland and Montgomery County Planning Commissions in accordance with the Municipalities Planning Code.

The applicant was represented by Annie Neamand from Hamburg, Rubin, Mullin, Maxwell & Lupin, PC and Jonathan Grebow from Ridgewood Real Estate Partners. Mr. Grebow explained the developer's intent to begin work in 2023 and that future homeowners will be members of Philmont Country Club. He stated that they are also looking forward to the road improvements that come with this project. Lastly, Mr. Grebow detailed the Tomlinson Road trail to be installed during the project.

Commissioner Kuritz then called for comments by the Township's consultants. Engineer Manai explained that the site engineering has continued since the 2018 preliminary plan approval. He highlighted the progress on outside agency permits, creation of the HOA documents, preparation of the housing renderings, the trail and open space maintenance obligations, and the form of ownership for all involved parcels.

Planner Meckley stated that there were no more comments beyond the administrative commentary in their review letter. He reiterated the need to finalize details regarding amenities supporting the trail on the Tomlinson Road open space.

Fire Marshal Scholly indicated the only outstanding item was in relation to the fire department connection at the clubhouse. Otherwise, all comments from his reviews have been addressed.

Commissioner Kuritz highlighted the CKS Engineer's sewer review and McMahon Associates' traffic review. There is adequate sewer capacity for the project and traffic improvements will be incorporated into the project.

Commissioner Kuritz then opened the floor for Board questions and comments. Commissioner Pace asked Solicitor Rice to clarify how the age-restriction worked and whether it could be changed. Commissioner Hausen asked how much traffic is expected from this development and whether there was sufficient overflow parking. Commissioner Kuritz asked if they have exterior renderings and what their expected timeframe is to break ground and ultimately complete the project. The project's engineer then gave an update on each of the outside agency permits. Lastly, Commissioner Kuritz asked the applicant to highlight the stormwater management requirements for the project.

Commissioner Kuritz then invited public comment. Ostap Lewyckyj of 2983 Pine Road asked if the intersection project will be done before the construction of the houses.

Laura Calfayan of 3231 Maple Road asked about the phases of construction and the proposed length of time in relation to the intersection project.

Commissioner Kuritz asked for a clarification on the blasting activities which will take place during the site improvement work.

Commissioner Hausen asked the developer to follow the noise ordinance and prevent dust issues. She also asked how possible invasive species will be managed in the Tomlinson Road open space.

There were no further questions from the Board or public. On motion and second by Commissioners Kuritz and Canale, the Board of Commissioners approved the following resolution, with Commissioner Hausen voting nay:

Resolution No. 22-32

A resolution approving the final land development application of Concert Philmont LLC for an active adult housing development consisting of 176 dwelling units and 22 acres of open space

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

Waiver of Land Development – James/2373 Huntingdon Pike All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 8-1-22, the waiver request from the applicant dated 7-9-22, and a letter from Woodrow & Associates dated 8-2-22.

Commissioner Kuritz introduced the waiver request submitted by Karen James for the conversion of this business location to a salon. She highlighted a review letter from Woodrow & Associates. Engineer Manai emphasized recommendations related to frontage improvements, parking and stormwater management. Commissioner Kuritz also added a recommendation.

Commissioner Hausen asked how the waiver request process works and how conditions are memorialized. Commissioner Kuritz gave a recommendation regarding parking, given the parking area configuration in relation to Anne Street.

There were no further questions from the Board or public. Commissioner Kuritz made a motion to grant the waiver of land development, conditioned upon the Township Engineer ensuring adequate solutions for parking, signage, sidewalk and stormwater management. The motion was seconded by Commissioner Canale and the Board of Commissioners unanimously approved the land development waiver request.

Building Official's Report All Commissioners, the Solicitor and Engineer received a copy of the Building Official's Report for the month of July 2022. Commissioner Kuritz reported on the Code/Building department's activities, highlighting specific permit and inspection activity from the report. She added that there have been numerous calls and site visits. There were no additional comments from the Board or public and the report was accepted as submitted.

Liaison Report Commissioner Kuritz reported that there is no Planning Commission meeting in August and highlighted recent and upcoming community events such as the annual Halloween event scheduled for October 22nd.

INTERNAL AFFAIRS COMMITTEE

Minutes All Commissioners, the Solicitor and Engineer received a copy of the Minutes of July 12 and 21, 2022. There were no 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 July 2022.

Bill List All Commissioners, the Solicitor and Engineer received a copy of the July Bill List in the amount of \$ 1,577,084.08. There were no questions or comments and on motion and second by Commissioners Sirken and Hausen, the Board of Commissioners unanimously approved the Bill List for the month of July 2022.

Ward Restricting Consultant Proposal All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 8-1-22 and a proposal from Amanda Holt dated 7-7-22.

Commissioner Sirken reviewed this agenda item, stating that the Municipal Reapportionment Act requires the Board of Commissioners to review each ward's population for compliance with equal population requirements. Solicitor Rice explained this process further stating that it is based on the most recent census. He has previously worked with Amanda Holt on ward realignment projects and had received a proposal from her to perform this task for Lower Moreland. Ms. Holt confirmed Solicitor Rice's overview.

Commissioner Hausen inquired about how recent development would impact this process. Solicitor Rice stated this would be accommodated in the next census, though it would be helpful for Ms. Holt to know where new development is planned.

Commissioner Sirken asked how long the process takes. Ms. Holt stated that it may take a few weeks to a few months based on the feedback provided. A written summary of initial recommendations will be presented to the Board within a few weeks. After the Board of Commissioners selects an option to balance the ward populations, then it is submitted to the Board of Elections. Solicitor Rice suggested early communication with the Board of Elections to confirm their procedures.

Laura Calfayan asked if the consultant or Board will suggest the new ward configuration. Solicitor Rice explained there are standards to be followed and the initial recommendations will be made by Ms. Holt. Ms. Calfayan then asked whether a recommendation could include having an odd number of wards.

There were no additional questions from the Board or public. On motion and second by Commissioners Sirken and Kuritz, the Board of Commissioners unanimously accepted the proposal from Amanda Holt for the ward redistricting project.

Auditor RFP Authorization All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Assistant Township Manager dated 8-1-22.

Assistant Manager Lee stated that staff is recommending the Township issue a Request for Proposals for the annual independent audit in accordance with past practice. There were no questions from the Board or public. On motion and second by Commissioners Sirken and Canale, the Board of Commissioners unanimously authorized the issuance of the RFP for audit services.

Administration Report All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 8-1-22 and a memorandum from the Assistant Manager.

Manager Hoffman announced that the 2023 budget process will begin the following month. Once the budget meeting schedule is set, it will establish the timeline for all the items which must be complete for the budget to be considered by the Board in November.

Assistant Manager Lee reported that the Summer Recreation program was completed last Friday and was a big success. Bids for the 2019 Green Light Go grant project will be received soon and a bid award recommendation will be prepared for the September meeting.

Commissioner Sirken asked for an estimated number of participants in the Summer Rec program. Assistant Manager Lee stated that there were about 103 participants which was the target amount.

Tax Collector's report All Commissioners, the Solicitor and Engineer received a copy of the Tax Collector's Report for the month ending July 31, 2022. Tax Collector Jane Saile reviewed her report which was accepted as submitted.

Liaison Report Commissioner Sirken had nothing further to report

PUBLIC PROPERTY COMMITTEE

Inverness Lane Permanent Closure All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 8-1-22.

Commissioner Hausen stated that after discussions with the Traffic Safety Unit and PennDOT during the temporary closure of Inverness Lane at Terwood Road have resulted in the recommendation to permanently close the intersection. There are no immediately practical projects which would allow the required sight distance to be accomplished for any of the possible turn movements.

Commissioner Sirken asked what modifications would be made if the intersection is closed. Commissioner Hausen stated the current barricades would remain and a turnaround would be installed on the property owned by the Pennypack Trust. Manager Hoffman clarified that the barricades would be removed and a berm installed.

Vincent Carpino of 2166 Lincoln Drive asked whether PennDOT would shave the hump in Terwood Road or if the Township could acquire land from the Pennypack Trust to realign Inverness Lane to allow the required sight distance.

John Givinish of 2283 Deerpath asked if the current temporary barriers will remain.

Chief Scirrotto added that there have been many serious accidents so the road is dangerous and needs to be closed.

There were no further comments from the Board or public. On motion and second by Commissioners Hausen and Canale, the Board of Commissioners unanimously authorized the closure of Inverness Lane at Terwood Road.

Liaison Report Commissioner Hausen had nothing to report.

PUBLIC SAFETY COMMITTEE

Police Pension Ordinance All Commissioners, the Solicitor and Engineer received a copy of a memorandum from the Township Manager dated 8-1-22 and a draft ordinance.

Commissioner Canale stated that the recently approved collective bargaining agreement with the Police Benevolent Association included a provision to increase the pension service increment as permitted by Act 600. Pension plan modifications must be adopted by ordinance. There were no questions from the Board or public. On motion and second by Commissioners Canale and Hausen, the Board of Commissioners unanimously authorized advertising an ordinance amending the police pension plan as described.

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

Chief Scirrotto detailed local crime activity encountered over the past month and provided updates on various cases being investigated. He highlighted the intern program and the educational videos they have been making. Commissioner Hausen stated residents are wondering how to prevent Catalytic converter thefts. Chief Scirrotto recommended residents utilize cameras and motion sensor lights. Laura Calfayan recommended putting a motion detector in the catalytic converter.

Fire Marshal Scholly provide updates from his monthly report. He noted fire response activities by the Huntingdon Valley Fire Company. On July 1, 2022 they were called to assist the Jenkintown Fire Company with a fatal house fire as well as a few other smaller fires in the community. Mr. Scholly also acknowledged the recent passing of longtime HVFC member Bob Wood.

Liaison Report Commissioner Canale provided monthly updates for HVAA and the Huntingdon Valley Library.

PUBLIC WORKS COMMITTEE

Public Works Department Report All Commissioners, the Solicitor and Engineer received a copy of the Public Works Department monthly report.

Public Works Director Woerner gave his monthly report, stating that they are still in the process of painting street markings. He informed the Board that the sewer department was relining between County Line Road and the Chapel Hill Treatment Plant. Mr. Woerner and Manager Hoffman met with Aqua officials and their contractor concerning the Buck Road water main replacement project. After some discussion, Aqua agreed to pave the entire length of the roadway, curb to curb, at their expense. Commissioner Sirken asked about Republic's holiday collection schedule.

Liaison Report Commissioner Pace had nothing to report.

ORDINANCE COMMITTEE

Zoning Hearing Board Agenda & Decisions Commissioner Hausen reviewed the agenda item as the alternate for the Ordinance Committee. She announced the applications to be heard at the August Zoning Hearing Board meeting and the decisions made at the July hearing.

Liaison Report Commissioner Hausen had nothing more to report.

PUBLIC PARTICIPATION

Chuck McDade of 2472 Dale Road asked the Township Engineer about dust control obligations at the Westrum Development site and OSHA violations. He also said a street sweeper was sent to Dale Road from the development sight.

Leslie Bruno of 1484 Grasshopper Road expressed concerns regarding possible code violations by neighboring property owners.

Adjournment There being no further business to come before the Board, adjournment was in order at 9:36 PM.

Christopher R. Hoffman, Secretary