

The first public meeting of the newly formed Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, February 24, 1998, in the Township Building; Jules Mermelstein presiding.

In attendance were Commissioners Mermelstein, Goettner and Cassidy.

Paul Leonard, Richard Barton, Jeff Wert, Mary Buckman, Susan Lohoefer, and Mary Lou Troy were also present.

Mr. Mermelstein convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the January, 1998 Meetings of the Parks, Recreation and Library Committee as well as the Planning, Environment and Economic Development Committee Without Reading:

Mr. Cassidy motioned, with Mrs. Goettner seconding, to accept the Minutes of the January, 1998 meetings without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ANNOUNCEMENTS:

- Mr. Mermelstein announced that the Commonwealth of Pennsylvania has bestowed 27 state-wide awards on various Parks and Recreation Departments. Upper Dublin was the recipient of three such awards for (1) Storybook Eggstravaganza; (2) Summer Stage; and (3) Super Sleuth Trip Series.

Mrs. Lohoefer was pleased to report that several Summer Stage students will perform at the awards banquet. She also proudly informed that the Summer Stage male lead as been asked to audition for the part of the teenage Simba in the Broadway production of "The Lion King."

- A public meeting on the Wissahickon Creek Conservation Plan will be held at the Township Building on March 5th at 7:00 p.m.

REPORTS:

Report of the Library Director:

Mary Lou Troy reported the following activity of the Upper Dublin Library for the month of January, 1998:

- Story hours are now in session with 132 children registered. A "Read Across America" celebration of Dr. Seuss' birthday will take place at the library on March 2. Teachers from Ft. Washington Elementary School will be reading Dr. Seuss stories, and a number of Dr. Seuss activities will be available.
- The automatic doors have been installed in the lobby of the library. While there have been some concerns from the parents of small children, public reaction is generally favorable. The staff developed a flyer reminding parents to watch their young children.
- The library has filed with the FCC for the 40% discounts on telephone service under the Telecommunications Act of 1996. MCLINC has filed is application for discounts on Internet Service and the wide area network telecommunications.

- MCLINC has applied for an \$81,000 Library Services and Technology Act grant through the state library.
- The MCLINC Union Catalog containing all MCLINC libraries' holdings is now available for searching from our library workstations.
- Re-registering of patrons is about to begin. Each patron will fill out a new application form and receive a new red and white Upper Dublin Public Library card with a barcode. The staff will then enter all information from the application forms into the database.
 - The library is now in the process of filling out the approximately 150 tables necessary to define operational parameters and privileges for the cataloging, circulation and public subsystems.
 - The Polaris Staff Client has been successfully installed on staff workstations. This will allow the staff to add patron records and to add to the library catalog. The Staff Client will be tested over the next few weeks.
 - The staff and the Library Board have discussed goals for 1998. The major goals include:
 - Completing the first phase of the MCLINC project with circulation up and running smoothly.
 - Starting the project to catalog the North Hills Community Library.
 - Improving reference service through training and collection improvement.
 - Analyzing workflow and facilities in the circulation area once the circulation function is automated in order to optimize the process.

The Governor has announced that his library budget for the next fiscal year will include \$11 million in new funding for libraries. Seven million of this is to fund a new Technologies for Libraries program facilitating library connections to the Pennsylvania Education Network and the Internet. The Access Pennsylvania Program will receive an additional \$2 million in funding. This might double Upper Dublin Public Library's Access Pennsylvania payment from \$7,000 to \$14,000. State Aid to Public Libraries would increase by a few percentage points under the plan.

Mr. Leonard suggested the Board of Commissioners consider passage of a resolution petitioning Governor Ridge to allow some of the money to be applied to Upper Dublin's recent investment in MCLINC. This topic will be an agenda item at the March Stated Meeting.

- The Pennsylvania Library Association has developed a new funding proposal. The Board of Commissioners will be kept informed of progress made thereon.

Report of the Parks and Recreation Director:

Susan Lohoefer reported the following activity of the Upper Dublin Parks and Recreation Department for the month of January, 1998:

- Department staff was trained to use automated registration software (RecWare). The recreation staff is assigning codes to programs that will then be entered into the system. Manual registration will continue through the spring, using this data to practice generating lists and running reports. It is the department's

intent to switch to fully automated registration on May 4th with Summer Playground registration, followed by Summer Program registration beginning on May 18th.

Discussions were held with Mary Buckman to review the potential for having a lifetime participation program. In the future, it is hoped that technology will permit push button registration from resident's homes as well as e-mail registration.

- The 1998 Spring Programs Brochure was delivered to homes with only very few complaints about or problems caused by names on labels. To reduce confusion, the Department is discussing placing "Current Resident" on the label instead of the actual owner's surname.
- The Director reviewed the final draft of the Comprehensive Parks and Recreation Plan and communicated with the consultant, Manager and various Commissioners regarding changes.
- Mowing bids were opened on February 12th. A recommendation will be made to the Board of Commissioners for consideration at the March 10th Stated Meeting.
- The Dannenberg Landscape Management Proposals were accepted through February 20th. A contractor will be recommended to the Board of Commissioners.
- Playground equipment quotes were accepted through February 20th.
- The Director attended a pre-proposal meeting at Robbins Park to discuss concrete work required at Creepy Pond dam before dredging takes place in the spring.
- The Friends of Robbins Park By-Laws were finalized with Ken Croney from the Solicitor's Office.
- A meeting was held with the School District to discuss the Edwards Property and future playing fields.
- A meeting with officials from the School District and Township was held to discuss field permit/field use supervision.
- Requests for seasonal ballfield permits were accepted through February 20th. Assignments will be made in March. All permits for School District ballfields are on hold while community use of their fields is evaluated.
- The Director attended a meeting hosted by Montgomery County regarding the process to apply for 1998 CDBG grant funding. Monies obtained through said funding will be earmarked for replacing the guttering system at the Upper Dublin Community Swimming Pool.
- Ed Dearden and Frank Isabella, parks crew members, recently attended and successfully passed a two-day Certified Pool Operators course conducted at Ardsley Community Center in Abington.
- Frank Isabella also successfully passed the Certified Pesticide Applicator's exam.

- Joe Rocco met with various contractors to generate competitive proposals and price quotes for capital improvements: tennis courts, sand volleyball courts, basketball court improvements, underground electric at Mondauk Common; drainage correction at Mondauk Common and Veterans Memorial Park.
 - A new Parks Crew Laborer's position was posted.
 - A Parks Foreman position was posted. When filled, this position will replace the Parks Group Leader position.
 - The new Customer Service Representatives were trained.
 - Winter programs continued through the month.
 - Spring program registration began February 17th. Mrs. Lohoefer reported that registrations are going well and programs will begin in March.
 - The staff is working on setting up RecWare with program information and registration codes.
 - Summer programs, trips and special events are being worked on by department staff.
 - As a courtesy to the Sandy Run Middle School, the Parks and Recreation Department is selling tickets to the "Sound of Music." Performances are scheduled March 5th through 8th.
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- Discount Flower Show tickets are on sale.
 - Discount ski tickets remain on sale.
 - The Director was pleased with the response to the cooperative efforts with the School District in terms of the planetarium and technology lab programs.

Report of the Environmental Protection Advisory Board:

No report. No discussion.

DISCUSSION ITEMS:

Discussion of Recreation Compliment to the Open Space Plan:

The Board of Commissioners has received a copy of the final draft of the Compliment to the Open Space Plan. Said plan was developed in accordance with the criteria of the Montgomery County Open Space Board. It is hoped that the Commissioners will approve the plan at the March Stated Meeting. When adopted, the plan will put the Township in line for greater consideration for Keystone Grant money.

Responding to concerns raised by various residents, it was emphatically noted that no trails in the Open Space Plan will be permitted to traverse anyone's private property.

Mr. Cassidy motioned, with Mrs. Goettner seconding, to recommend that the Board of Commissioners approve the Compliment to the Open Space Plan via a resolution.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Discuss Edwards Tract Property Opportunities:

Debbie Goldstein, J. R. Schrader and Bob Dannaher, representing community youth sports associations, were present to lend their support to the provision of community playing fields on the Edwards tract when plans for a new school are considered which could take place as early as April or May of 1998.

Mr. Leonard stated that the tract will be subject to a number of reviews including basic zoning of the property, state legislation, land development plan submittal to the Township, traffic reviews and storm water reviews. In addition, the Township will also have the opportunity to compare the plans for the Edwards tract to some of the other School District's existing plans.

Mrs. Lohoefer informed that the Township has control of the piece of the Edwards tract being considered for public fields for a minimum of 25 years. That was the only way the Township could acquire state monies for the tract.

Phil Schaller, who attended the most recent School Board Meeting, informed that there are no plans at the moment to put playing fields on this property due to lack of funds.

Mr. Dannaher explained that the athletic associations have been attempting to help pay their own way in this community for the past 7-8 years because they felt it was unfair for the School District to make every taxpayer pay for every enhancement. They are already setting aside funds for the preparation of public playing fields on the Edwards tract

Two areas on the Edwards tract are designated for potential playing fields: one adjacent to the proposed new school which will be used for school athletics and a second area across the street surrounding the proposed administration buildings for public fields. The sports associations favored the public fields being prepared during construction of the school so that equipment and top soil can be used efficiently and thus keeping costs down rather than a stand alone project in the future. They asked for the support of the Board of Commissioners to help meet the needs of the community.

Mr. Dannaher performed a field analysis for the Upper Dublin Soccer Club. He feels that while there are enough baseball and softball fields in the community, the problem is there are not enough adequate baseball and softball fields. In his opinion, it is much better to have more facilities to allow several fields as one time to "rest" once every four years (take out of play at least three growing seasons). The proposal for the Edwards track include two baseball/softball diamonds which will be constructed/created correctly for the purpose for which they will be used.

In addition, this plan would bring four new soccer areas to the Township by the fall of 1999.

Two parking areas consisting of 80 and 45 parking places respectively are recommended on the Edwards tract making them an integral part of the concept. Overflow parking will also be available on the school side of the property.

Mary Buckman was asked to determine if it would be legal to have an open space or recreation zoning district designated.

Mr. Dannaher in conjunction with Mr. Schroder and Ms. Goldstein were asked to set their ideas and concepts down in writing for the perusal and possible approval of the Board of Commissioners.

Mr. Leonard cautioned that if the Board of Commissioners approve the concept, everyone involved must understand that it is not an immediate "go ahead."

Friends of Robbins Park By-Laws:

The by-laws drawn up by the Solicitor's Office reflect how the Friends of Robbins Park organization has been operating for the past years although they have not operated under any by-laws thus far. The Friends' mission, under the auspices of Upper Dublin Township and the Upper Dublin School District, is to protect and preserve the unique character and resources of Robbins Park and to serve as a focal point for Upper Dublin environmental awareness both in the preservation of natural resources and the prevention of pollution.

Mary Buckman was asked to prepare a resolution for consideration by the Board of Commissioners at the March Stated Meeting.

Expo Center Application - General Purpose Foreign Trade Zone:

The definition of a foreign trade zone is as follows:

"A foreign trade zone is a specifically defined, secured area located within the United States, but for U. S. Customs purposes is considered to be outside the U.S. Customs territory. Both foreign and domestic merchandise may be brought into the zone. Foreign goods may be admitted to the zone and are not subject to duty until the goods are withdrawn from the zone and enter the U. S. Commerce. Foreign Trade Zones operate paralleling a public utility and may be applied for by state, country, or municipal entities, political sub-divisions (such as a port authority, or a not for profit corporation").

Mr. Leonard suggested that this issue be listed as a discussion item for the Board of at the March Stated Meeting.

Mr. Mermelstein asked that the Solicitor write to all the other businesses in the Fort Washington Office Park to determine if they wish to be a part of this proposed zoning or not.

Mr. Leonard's initial concern was that the only way to approach the Expo Center is over concrete. He was concerned that many trucks will want to come to the Expo Center with cheap foreign goods aboard.

It was also noted that the Expo Center has approached the Port Authority of Philadelphia to piggy-back on their license.

Update on Steep Slope Ordinance:

Richard Barton, representing the Montgomery County Planning Commission, is in the process of developing a Steep Slope Ordinance for Upper Dublin Township. To that end, he has obtain a fairly recent steep slope ordinance adopted by Lower Pottsgrove. He will provide copies for Mary Buckman and Jeff Wert and use said ordinance to tailor it to Upper Dublin's needs.

Update on Stormwater Management:

Jeff Wert is working on a stormwater management ordinance and wants it to closely fit with that of Montgomery County.

ADJOURNMENT:

There being no further business to discussion, Mr. Cassidy motioned, with Mrs. Goettner seconding, to adjourn the meeting at 8:20 p.m.

VOTE ON MOTION


ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:


Jules Mermelstein, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, February 22, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento. Commissioner Herold participated as part of the audience.

Paul Leonard, Township Manager; Richard Barton, Township Code Enforcement Director; Susan Lohoefer, Township Director of Parks and Recreation; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; John Cover, Eric Jarrell and Teresa Mancini, Montgomery County Planning Commission; Charles Haering, Planning Agency Advisory Board; and Israel Milner and Wayne Zachary, Environmental Protection Advisory Board; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the November 1999 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to accept the Minutes of the November 1999 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Parks and Recreation Director:

Susan Lohoefer discussed the following activities of the Parks and Recreation Department:

2000 Budget:

- Ms. Lohoefer thanked the Board of Commissioners for its support of the departmental objectives during the budget process.
- Programs and projects are well underway for the new year.

Camp Hill and Highland Athletic Complex (CHAC):

- The bidding process is scheduled to begin in mid-May. Recommendation to the Board of Commissioners will take place on June 13th.

Upper Dublin Community Pool Gutter Replacement Project:

- The project will be bid during the summer months with work to begin in September.
- The architect has indicated that the department would not get a good response to the project bid at this time, and that the condition of the pool is such that it can be open this summer.
- This is a \$200,000 project supported by CDBG funding.

Friends of Robbins Park:

- The year-end report was submitted by Judy Groben, President of the Friends of Robbins Park.
- It was noted that the Friends of Robbins Park membership year extends from September 1st through August 31st of each year.

Park and Facility Maps:

- In response to a request from Mr. Pesavento, several pieces of information as well as a map of parks and recreation facilities were provided to the Committee for its review.

Parks Crew:

- Work has begun on clearing pines and underbrush at Mondauk Common. Thirty of the 300 tagged trees have already been removed.
- The purchase of a brush hog and stump grinder has made work easier for the parks crews. The Department has also borrowed a chipper from Horsham Township to assist in this effort.
- Various inventories have been updated to indicate the department's status as of 2000 including:
 1. Picnic tables (how many, location and condition)
 2. Park benches (how many, location, and condition)
 3. Ballfields and backstops
 4. Maintenance equipment
- The crew has been busy with winter storm clean-up during the past six weeks.
- Personnel changes have led to orientation of new maintenance staff at both Robbins Park and within the park crew.
- Equipment and supplies are being prepared for spring maintenance and facility openings.
- Two seasonal crew members will be brought on board by mid-March.

Winter Brochure:

- The Township's first Winter Brochure was sent to residents in late December and received a very positive response. This brochure and those in the future will use a similar format, but be printed on a higher grade of paper.

Winter Programs:

- 65 programs of varying types were initially offered for the period of January through March. At least 75% of those activities are a "go" as of this time.
- Program status reports took a new format as of the January monthly report. The new format provides statistical information in a more concise fashion.
- Seasonal summaries will continue to be provided four times each year as well as a year-end financial summary.

Spring Brochure:

- The department's 28-page spring programs brochure, now entitled "UDP&R Leisure Guide to Spring 2000," is on its way to the printer.
- The brochure will be mailed to Township homes by the end of next week.

Spring Programs:

- More than 80 programs, special events, trips and general services will be offered to the community beginning the end of March.
- Spring program registration begins March 13th.
- Of greatest note this spring is the introduction of a new line of programs for mature adults (those ages 55+) better addressing the leisure needs of senior adults (an objective set forth in the Comprehensive Plan). To that end, the department is working with members of the Senior Adults Center to provide leadership for a number of programs; and, most programs for this age group are offered at the Senior Center.

- The department is also working cooperatively with four other agencies to provide programs for mature adults as follows:
 1. Computer Programs in conjunction with the Upper Dublin School District
 2. 55 Alive Driver Refresher in conjunction with AARP
 3. Bowling Club in conjunction with Thunderbird Lanes
 4. Book Discussion Group in conjunction with the Upper Dublin Public Library.
- SITEWATCH has been covering youth sports registrations held in the Township Building. Regular patrols will begin in March.
- Requests for seasonal ballfield permits have been received. The schedule will be developed in the next week, and permits will be sent out to team and league organizers.
- Mondauk Common reservations will be taken beginning March 1st.

Summer Brochure:

- With the spring brochure just completed, staff will begin working on developing the summer brochure that will be available by mid-May.

Summer Programs:

- An Information Guide for Summer Playgrounds will be available in the Township Building lobby as of April 1st.
- Applications are currently being accepted for seasonal employment for various staffs: general summer programs, Mondauk Common park attendants, Robbins Park, and the Upper Dublin Community Pool.

Mr. Pesavento asked that the department create a database of users of parks and recreation programs. He asked that the database be broken out into monthly and year-end reports.

Mr. Cassidy requested documentation as to how many people from other municipalities use Upper Dublin's programs.

Report of the Library Director:

In the absence of the Library Director, Paul Leonard reported the following activities during the past month:

Public Services and Statistics:

- Circulation statistics show a modest decline for January, but the number of people using the library continues to show an increase over previous years. The average number of people using the library per day was 370 in January 2000 and 334.4 in January 1999.
- Gaylord has just completed its work on the Polaris statistical reporting process. Complete corrected reports for 1999 will be available next month along with the full annual report.

Answering a question raised by Mr. Bryers about the Pennsylvania Access Program, Mr. Leonard explained that the program entitles everyone in the Commonwealth of Pennsylvania to use the Upper Dublin Public Library.

Mary Lou Troy will be asked to determine how staffing will be affected if other new libraries come on line.

Report of the Environmental Protection Advisory Board (EPAB):

Wayne Zachary addressed the Township-wide water management issue. He noted the flooding problems that frequently occur in the Fort Washington Office Park (two recent large-scale floods and many smaller floods) related to the extensive development within the Office Center (much of it done before the impact would be

known). The EPAB feels that the original flood maps may not be accurate. Flooding is a major safety and economic issue for the Township, and the EPAB sees a clear need for the Township government to address the problem. Suggestions made by the EPAB include:

- Taking every possible opportunity to act aggressively to provide remedies on a step-by-step basis.
- The Township should immediately implement a plan for managing stormwater runoff and abatement. The Township Engineer should develop an analysis of the situation and develop a strategy.

Answering Mr. Pesavento, Mr. Zachary informed that the EPAB has studied the Sandy Run Conservation Plan.

Mr. Cassidy observed that if all existing businesses and those that will be developing in the Office Park in the future would take appropriate conservation steps, it would aid the Township in the long run.

Mr. Leonard commented that the Department of Environmental Protection (DEP) used a series of meetings three years ago to encourage the Township and Montgomery County to develop such a program. As a result of the DEP's efforts, Upper Dublin Township enacted a full-scale stormwater comprehensive ordinance two years ago. The Township has gone on record with PennDOT regarding its position on Route 309 and the Pennsylvania Turnpike interchange to add detention and storage. Developers have been encouraged to control more water than they are required to do.

The Township is taking a hard look at the one major constraint – the R5 line in Whitmarsh Township. It is hoped that the line will be opened up in the near future.

The initial Sandy Run Study was parlayed for region-wide watershed studies.

Mr. Milner informed that drainage pipes from the slip ramps on the Turnpike will feed down to the Sandy Run.

Mr. Milner announced that the Environmental Advisory Council will hold a regional conference in March. At this conference during which awards will be presented, Upper Dublin Township has been recommended for two.

The EPAB is planning to be a participant in Community Day 2000 which is slated to take place on September 24th.

The EPAB submitted their concerns regarding stormwater management in connection with the Jarrettown United Methodist Church Preliminary Land Development Plan.

The Board reviewed the Upper Dublin street map and submitted comments thereon.

PRESENTATION:

Sandy Run Conservation Plan:

Eric Jarrell of the Montgomery County Planning Commission prepared the following presentation with additional comments italicized and bolded.

Planning History:

- Sandy Run Coalition established 1995.
- September 1996 flooding:
 - Redesignation of Sandy Run Creek as a separate watershed.
 - Apply for Rivers Conservation Planning Grant.
 - ***The state in conjunction with Montgomery County will create a stormwater management plan for the Sandy Run Creek sometime in April.***
 - ***A draft plan will be developed by the Montgomery County Planning Commission sometime in April. A resolution of support from the Board of Commissioners will sent to the Commonwealth of Pennsylvania at that time.***
- January 1999 public informational meeting.
- October 1999 public meetings to review plan implementation strategies.
- November 1999 release of Preliminary Findings Report.

Planning Goals:

- Identify opportunities and provide guidance for greenway development and riparian buffer protection.
- Identify the potential for trails and possible alignments.
- Establish guidance for good watershed management considering:
 - a) Stormwater management and Act 167.
 - ***Responding to Mr. Leonard, Mr. Jarrell said much of the work the Montgomery County Planning Commission will be doing will provide information to enact Act 167. When enacted, stormwater modeling can be done. (The state will only fund new modeling). Water can be traced as it travels downstream. A determination can be made as to how quickly the water moves and when/how the waters converge. It will be possible to identify how the timing can be changed to mitigate some of the problems. Information can be gathered regarding land uses, geology, etc.***
 - b) Water quality and best management practices.
 - c) Identification of significant areas of flooding.
 - d) Coordination with other studies (Wissahickon Partnership, NEIR date, Wissahickon Creek Watershed Conservation Plan).
- Identify opportunities for public outreach and education.
- Identify significant open space to be preserved.

Significant Plan Strategies:

- Employ a watershed manager in cooperation with Wissahickon Valley Watershed Association to follow through with plan implementation activities.
 - ***Mr. Pesavento stressed the importance of funding.***
- Apply for grants to support Cross County Trail development.
- Develop a recreational walking trail along the Pine Run Creek within Fort Washington Office Center.
- Secure preservation of vacant parcels within greenway. Focus initially on vacant land between Manufacturers Country Club and Fort Washington State Park.
- Implement Best Management Practices for stream bank restoration as identified in the Wissahickon Watershed Conservation Plan.
- Implement flood warning procedures, including signage, for historically low-lying areas and inter-municipal coordination.

- Establish a database of detention basins, including an assessment of their effectiveness and retrofit opportunities.
- Institute land stewardship workshops for golf courses and large institutions within the watershed.
- Institute a landowner stewardship program for on-lot stormwater management and alternative land management techniques.
- Publish a report of indicators for watershed health to monitor water quality progress within the watershed.

Plan Implementation:

- Gain support of local governing bodies for inclusion in the Pennsylvania Rivers Registry.
- Continue Sandy Run Coalition Meetings:
 - Pursue watershed manager position.
 - Coordinate projects between townships, Wissahickon Valley Watershed Authority and the county.

Mr. Jarrell offered the following statistics.

- 12.6 sq. miles.
- 38,000 people.
- 37% open land including golf courses.
- 50% regional development land.
- 12% commercial and institutional land.
- Largest tributary to the Wissahickon Watershed.
- All open space plans identify the Sandy Run Creek as a critical property.

After reading Metz Engineers review letter dated January 20, 2000, Mr. Pesavento asked why pedestrian and bicycle paths are part of a water conservation plan, and the answer was the impact they would make on stormwater runoff. Mr. Pesavento suggested that Mr. Jarrell incorporate the Township Engineer's comments into the plan.

Mr. Bryers asked the Township staff to develop a comprehensive response to the Preliminary Findings Report from the Montgomery County Planning Commission. He doubted whether the plan can be ready by April.

ACTION ITEMS:

Cannon Preliminary Subdivision Plan:

The plan proposes to subdivide an existing 2.263 acre (gross area) lot into two lots. Easements are provided to allow future shared access to the lots via the flag portion of Lot 1 adjacent to Gentry Manor. The sites contain sanitary and storm sewer easements which were created as part of the Gentry Manor Subdivision. Zoning data given indicates that both sewer and water supplies will be provided for both lots. Since wetlands and flood plain areas exist, the tract does not qualify as a minor subdivision.

The following were discussed by Joseph Benyo, representing the applicants, and are in response to the review of the EPAB:

- Flood plain concerns have been addressed on the plan.
- A landscape plan should be provided.
- A Storm Water Management Plan will be provided after building permits are submitted.

- Cross-sections and center lines profile for sanitary sewers, storm drains, etc. are not shown because they were installed by Gentry Manor.
- A sediment control plan will be submitted at the time building permits are submitted.

All concerns raised by the Montgomery County Planning Commission have been addressed.

Carroll Engineering's February 14, 2000 review letter was discussed as follows:

- Note 15 on Plan Sheet 1 should be modified to eliminate reference to a deferral of site improvement plan requirements with respect to sanitary sewer service construction details. A waiver will be requested.
- Sanitary construction details should be included on the plan submission including the following where applicable: trench construction, sewer laterals, and sewer saddle connections. A waiver will be requested.
- The proposed grading on Lots 1 and 2 is referenced on the plans.
- Proposed dwellings and their first floor elevations should be shown on Lots 1 and 2 along with proposed invert elevations of sanitary sewer laterals at the houses and at the points of connection to the sewer main. Gravity laterals should be designed to allow for 4 ft. of cover for the entire length of the lateral, and a 1 ft. drop for the lateral fittings. Cleanouts should be provided at all lateral bends. The applicants requested a waiver, and Jeff Wert agreed thereto.

Metz Engineers review letter dated February 17, 2000 was discussed as follows:

The flag lot required a conditional use hearing before the Board of Commissioners and was approved on January 11, 2000.

- The applicants are requesting the following waivers:
 1. Road widening on Willow Avenue or Susquehanna Road.
 2. Sidewalks along Willow Avenue or Susquehanna Road.
 3. Curb along Willow Avenue and Susquehanna Road.
Mr. Wert agreed. Mr. Pesavento asked for the standard deferral language to be placed on the plan.
 4. The driveway to serve more than one lot to be constructed as a private road.
Mr. Wert agreed.
 5. Street trees along Susquehanna Road and Willow Avenues. Mr. Benyo was asked to determine if trees could be placed somewhere else on the property.
- Legal descriptions for all easements and rights-of-way will be provided.
- The disposition of the driveway, which straddles Lot 1 and the Becker property, will be worked out with PennDOT. Mr. Benyo informed that Mr. Becker desires to put in his own driveway, but the Cannons are leaving the option open for one driveway.

A note has been placed on the plan that the Cannons are proposing no construction.

- The second iron pin found within Lot 2 has been removed.
- The applicants have provided a recorded cross-easement for the common use of the 25 ft. "flag" to Susquehanna Road.

Mr. Wert had no objection to preliminary and final approval.

Mr. Pesavento motioned, with Mr. Bryers seconding to recommend approval of the Cannon Preliminary and Final Plan subject to the review letters from the Township Engineer dated February 17, 2000 and Township Sewer Engineer dated February 14, 2000.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSSION ITEMS:

CHAC Update:

Mrs. Lohoefer informed that revision of construction documents should be completed by April 7, 2000. The bidding phase is scheduled from May 10-31, 2000. The Board of Commissioners will be asked to consider awarding contracts at the June Stated Meeting. The Notice to Proceed should be issued by June 30, 2000.

Assuming construction begins in early July, fields should be ready for seeding in September with re-seeding in the spring of 2001. Although there are a number of variables that will emerge during construction, it is possible that the fields will be ready for use in Fall of 2001.

Both Metz Engineers and Carroll Engineering have completed their reviews.

Responding to a concern of Mr. Cassidy, Ms. Lohoefer will determine the status of the fields at the new elementary school from the School District.

Mondauk Common Land Management Plan:

Rick Collier, a land use and environmental planner, and David Cavanaugh, a landscape architect, reported on the progress made on the Mondauk Common Land Management Plan.

- The public input process has continued. All comments (approximately 500 questionnaires were returned) were taken into consideration to modify the plan.
- An on-site meeting was held with the Shade Tree Commission.
- Copies of the presentation to the Board of Commissioners in January were posted in the Upper Dublin Public Library.
- A public workshop was held on February 10th.
- Cost estimates were prepared for review by the Board of Commissioners.

Changes to the plan were made keeping the following in mind:

- Reducing maintenance and enhancing habitat.
- Focusing on stormwater management and drainage.

- Safety and convenience.
- Improving park facilities and image.
- Broadening of park use.

The following projects were discussed. Some were categorized as Priority 1 or Priority 2 (of lesser importance):

- Storage yard and maintenance facility – Priority 2.
- Safety and convenience of the jogging path. A safety solution has been devised for the path which will require moving parts of the path thus making the project more costly.
- Improvements to the entrance.
- The recommendation was made to keep the main parking lot gravel if at all possible.
Mr. Pesavento felt that the majority of the Board of Commissioners would still lean toward the use of gravel unless there were some very good arguments to pave.
- Extending Dillon Road parking lot would add six parking spaces – Priority 1.
- Expanding Broad Street parking lot – Priority 2.
- Upgrade cross-park path. Suggested concrete paving to stabilize it.
- Adding a contact station – Priority 2. If a window is installed in the main building, the contact station may not be necessary.
- Further conversion of the main building with a facility for serving the public – Priority 2.
- Landscaping along north property line. Appropriate landscaping has been discussed with the Shade Tree Commission.
- Establish a more attractive entrance with appropriate signage.
- Continue to replace park furnishings with recycled materials.
- Installation of one sand and one macadam volleyball court.
- New pavilion – Priority 2.
- Park-wide maintenance facility – Priority 1.
- Additional recreation facilities – Priority 1.

Costs can be reduced because the Township crews can be utilized in place of private contractors. Preliminary estimates are \$1,100,00 (\$850,000 for Priority 1 projects; \$320,000 for Priority 2 projects). These figures translate into \$5.00 per person residing in the Township per year.

Mr. Bryers strongly recommended elimination of danger to children on the trails crossing the parking areas and changing the character of the peripheral trails.

This plan will be discussed at the March Commerce and Interior Committee Meeting where it is hoped a recommendation will be made to the Board of Commissioners to consider approval at their April Stated Meeting.

Discuss Dresher Triangle Overlay Zoning District Draft Ordinance:

Richard Barton said that the purpose of the proposed ordinance is to preserve existing historical properties, to promote a village-like atmosphere, to encourage shared use of driveways and parking areas, to provide for safe pedestrian use, to encourage attractive and appropriate landscaping, and to amend the Upper Dublin Township Zoning Map to show the “DO” Dresher Overlay District.

The principal roads included in this overlay zoning are Susquehanna Avenue, the Pennsylvania Turnpike, and Dreshertown Road.

New uses for the proposed district include conversion of residential homes, bed and breakfast inns, professional offices and funeral homes, child or adult daycare, nursing homes and assisted living establishments, and education or religious facilities.

Design guidelines will tie everything together with 6 ft. sidewalks.

The ordinance recommends that architects of new developments keep the flavor of the district. Shopping centers should have peaked roofs, attractive signage and appropriate lighting.

Design standards are recommended that will permit buildings along the rear property lines (to be articulated if the building provides open space elsewhere) as well as the addition of some interesting building elements.

Landscape buffers are set forth in the code.

It was noted that developers cannot market single family homes effectively in this area because of the high volume of traffic.

A letter dated January 20, 2000 from John Snyder, Esquire, representing Marriott Corporation regarding their desire to build a senior assisted living residence on Dreshertown Road, was referred to by Mr. Pesavento. While the draft overlay district ordinance calls for 20 beds per acre in an assisted living establishment, the letter stated:

“ . . . In section III C(5)(h), the maximum permitted density in Senior Assisted Living Residences and Personal Care Facilities is capped at 20 beds per acre. This is an extremely low density for these facilities and would preclude the construction of the Marriott at the Dreshertown Road site. In general, the density of these facilities has been governed by the designed factors relating to the district. Parking requirements and yard requirements act as restrictions to the building size and location. However, more importantly, the industry itself polices the size of these facilities. These facilities have specific staffing requirements and specific common area requirements. These two factors create economies of scale and dictate the relative sizes of the facilities. There are ranges within which the facilities are economical and then there are in-between sizes which do not work because of the uneconomical increase in staff or the lack of economy in providing additional services without the appropriate number of additional residents.

In reality, these facilities do not have any visual appearance which enables you to predict their density on a bed per acre basis. The design of the building, when consistent with appropriate yard coverage and parking requirements, provides a development that is in scale and one which the observer would not be able to easily predict the actual residential unit count of the facility. The Cherry Hill facility in New Jersey, which was visited by representatives of the Montgomery County Planning

Commission and by Rick Barton is a good example. It houses 115 units, both of regular assisted care and dementia facilities, on a site of 3.8 acres, net of the road right-of-ways. This is almost 30 units per acre. In visiting that site, there is a feeling of available additional space.

The present Marriott proposal in Dresher is to create a similar assisted care facility and couple it with a small skilled nursing facility to provide full services. It is difficult, if not impossible, to simply reduce the assisted living facility to account for the additional skilled nursing. The staffing requirements are different as are the common facility requirements. If either the skilled nursing or the assisted care facility were reduced in size, that particular facility would become uneconomical due to staff and common facility requirements. However, on the whole, the facility will fit well within the proposed Dresher site and will comply easily with the setback coverage and parking requirements.

... we recommend an ordinance that allowed the size of the assisted care and skilled nursing facility to be set by their ancillary yard coverage and parking requirements. . . The simple deletion of Subsection h and the bed per acre density which it imposes would permit facilities such as this to be built based upon their economic needs and requirements to serve the residents that will be located therein. . .”

Mr. Pesavento said that changes have been made to the draft ordinance to regulate the size of an assisted living establishment, but not using the number of beds as a criteria.

Mr. Bryers requested statistics about how many pre-1900 buildings are located in the Dresher Triangle area.. Most are on Limekiln Pike, and Mr. Barton believes there are between 5-10. More accurate information will be provided to the Committee.

Since the proposed ordinance deals with preserving a neighborhood center, Mr. Bryers asked why the ordinance includes a shopping center? Mr. Barton's answer was, since the shopping center already exists, anyone wishing to upgrade/renovate must follow the same design guidelines.

Mr. Leonard commented that this is the first application of an overlay concept in Upper Dublin with a conservative approach being taken in Dresher. All of the things listed by Mr. Barton would be handled as a conditional use rather than a use by right.

Mr. Snyder noted that the proposed ordinance allows sidewalk in the proximity of a parking lot, and also permits sidewalk to be installed in a meaningful way. He prefers sidewalks to be permitted to meander to accommodate multiple functions. He e-mailed revised language for Mr. Barton's consideration.

Mr. Pesavento interjected that the ordinance would have to be carefully written not to allow sidewalks near the curb line.

Mr. Cassidy observed that Marriott's assisted living parking will be on the side and in front of the building. He asked whether parking could be redesigned to put parking in the rear?

Mr. Snyder replied that parking will be in the front because the lobby is located there. It is not possible to put parking in the rear with a 50 ft. setback which is established in the residential district. Marriott is diligently trying to provide a residential feel and a streetscape. The first floor of the building is designated for common services. A secured special care center is planned for the rear of the "H" shaped building.

Mr. Bryers opined that the Committee should be addressing the setbacks in the Township's zoning.

Mr. Leonard stated that the previous Committee felt that the use of setbacks helps to keep a "town feeling." He noted that the Marriott property has been the subject of two rezoning petitions which should be denied. Mr. Leonard suggested revisiting the issue again at a later date to decide whether the existing zoning classification applies in this situation, or whether to create a new zoning district.

Mr. Cassidy said that the Township requires additional buffer to screen the parking lot. Mr. Snyder assured that his clients will cooperate with the Township in any way they can.

Mr. Leonard cautioned the Committee about site specificity.

Mr. Bryers countered that if the goal is to have the Dresher Triangle look like a townscape, in his opinion, it is not being accomplished. The Township should be looking at how each setback will affect the area.

E. Van Reiker, Professional Land Planner, representing the owners of the Nelson property, was in agreement with the overlay approach. He explained that a portion of the Nelson property is shaped like a panhandle on Susquehanna Avenue. He concurred with the preservation of pre-1900 buildings, and agreed that restoration would be an appropriate use. He also suggested extending the overlay district in the form of covenants to build one-story office buildings while keeping within architectural considerations. He favored parking either in front or to the rear depending on conditional uses. In that way, it would be possible to preserve two acres of land. Extra buffering would be provided.

Mr. Leonard asked what the neighbors residing in single family homes in the Arbor Hill development would see under the Nelson proposal? E. Van Reiker informed of a hedgerow that runs to the rear of the lots. The left part of the site is partly wooded and would require some tree removal. The advantage to the Arbor Hill homes is that no new houses will be built, nor will any new lots be created.

Gil High suggested designing something with an open space plot at the end of the property in question, and designing it in such a way that it will compliment the area.

Mr. Leonard suggested that the property owners be approached and told what they can do because it is not the Township's job to talk to the neighbors. That sort of action should be undertaken by the developer first. Mr. Reiker agreed to do so, and will return to the Committee with his findings.

Further discussion of the overlay district will take place at the March Stated Meeting, and a hearing will be scheduled in April.

Jarretstown United Methodist Church Preliminary Land Development Plan:

The applicant is proposing a two-story addition to provide office space on the lower floor and a gathering area on the upper floor. A total area of 5,428 sq. ft. will increase the church building area by approximately 24%. The site is located within the "A" Residential Zoning District, which permits a church use by special exception.

Ed Landau represented the applicant, and informed that the Zoning Hearing Board action in 1965 still applies.

In his review letter dated January 20, 200, the Township Engineer observed that the parking calculation should include the parsonage, office area, proposed parlor, existing education building and both churches. Mr. Landau informed that there are 163 existing parking spaces (99 are required).

While parking spaces are required to be a minimum of 9.5 ft. wide and 19 ft. in length, Mr. Landau pointed out that the width of the present parking spaces is a pre-existing condition.

A waiver is required if the applicant does not wish to widen the right-of-way of Limekiln Pike to a minimum of 80 ft. wide with a single lane width of 26 ft. wide.

A waiver, contribution, or deferral language regarding sidewalks and curb should be placed on the plan.

Street trees are required along Limekiln Pike, and they must be shown on the plan.

The plan must be certified by a registered professional engineer.

A revised plan will be discussed at the March Commerce and Interior Committee Meeting with a possible recommendation of approval to the Full Board in April.

Fort Washington Inn Preliminary Land Development Plan:

The applicant proposes to develop a portion of the at-grade parking beneath the motel as event and meeting rooms. The proposed square foot area needs to be added to the plan. An existing pool is labeled to remain. The plan indicates a proposed force main for the sanitary sewer conveyance. The 3.24 acre lot includes the Palace of Asia Restaurant and a Subway Restaurant. The applicable zoning is M-Motel.

Richard Abell, Esquire, represented the applicant.

- Neither the existing lobby nor the parking will be changed.
- The plan calls for taking the open area under the building and making useable space.
- No additions are planned for the restaurant.
- Additional meeting rooms are planned to cater to office park workers.
- The office of the owner/manager will be moved into the open area.
- A breakfast nook will be provided so that guests can take part of a light continental breakfast.
- A small gym will be provided.
- Another small area will be designated for babysitting services.

Mr. Léonard pointed out that the area in which the applicant is proposing to develop is 6-7 inches below flood level. In his opinion, "to put people at risk seems wrong." During flood situations in the past, water has moved through the area in question and has remained standing at the bottom of the parking lot.

Mr. Abell said that there is no question there is a stream adjacent to the property. Via engineering studies, it has been determined that there is no water that moves through the proposed building. Water will be captured through new inlets.

Mr. Leonard countered that the basic position of the Board of Commissioners is that building cannot take place in a flood plain. He feels it might be a huge mistake to fill in the area. If the applicant wishes to do so at the risk of a large expense, that is the applicant's problem. If it is a matter of safety and risk to life, that is the applicant's and Township's problem.

Jeff Wert commented that FEMA wants townships to prevent construction in a flood plain. This property has flooded on several occasions during the past few years. It puts Upper Dublin Township in a bad position with FEMA regarding flood insurance. Mr. Wert was not comfortable with the flooding conditions above and beyond the zoning definition.

Perry Stutman, architect for the applicant, said that FEMA requires that living spaces not be built in a flood plain. However, it is possible to build something other than living space therein. He pointed out that half of the properties in the Fort Washington Office Park are built in the flood plain. Mr. Stutman continued by saying that there will be a waterproof wall around the property. A mechanical flood gate will close the property off from any flooding in the area.

The applicant had previously been asked to determine the ownership of the area to the rear of the motel. Mr. Abell informed that there is a dedicated easement which is outside of the property line.

Mr. Cassidy commented that until Messrs. Wert and High are convinced that the Township's concerns about flooding have been resolved, or until Mr. High says the applicant is correct, the Commerce and Interior Committee cannot recommend approval to the Full Board. Mr. Cassidy continued that the Township Engineer is very reasonable, and when he is satisfied, only then will the Committee will be satisfied.

Mr. Leonard noted that many of the items in the Township Engineer's nine page review letter have not been addressed. The Committee cannot make a decision until the "unknowns" are answered.

The applicant will appear before the Zoning Hearing Board next week regarding occupancy of several apartments by employees.

Arthur Avenue Subdivision Sketch Plan:

The applicant is requesting an 8 lot subdivision on 9+ acres located in the "A" Residential Zoning District. The proposed lots front on the unimproved portion of Arthur Avenue (a paper street) between the existing cul-de-sac and Dillon Road. The applicant will provide access to the subdivision by extending the existing cul-de-sac approximately 100 ft. The remaining 600 ft. of Arthur Avenue contains a stone driveway serving an existing residence, and will remain unimproved and undedicated. The existing lots of record (Block 8, units 27 and 28) appear to be included in the Land Development area.

Tim Woodrow represented the applicant, and asked for feedback on the condition and extent of Arthur Road improvements.

Mr. Pesavento informed that he and Commissioner Bryers had worked on the undedicated street ordinance. An improved Arthur Road will be dedicated to the Township. The paper street that exists will revert back to the adjacent owners. An easement must be provided to maintain the stone roadway to Dillon Road.

When Mr. Bryers suggested extending Arthur Road out to Dillon Road, Mr. Wert said that Dillon Road serves as a collector for the neighborhoods. Residents do not want another through street, nor do they want Arthur Road to be used as a shortcut.

Mr. Leonard observed that developments of this size require a traffic study.

Bill Ridgeway, in the audience, does not want access onto Arthur Road, but, rather, wishes to use his existing road. He also has no problem with emergency equipment cutting through his back lot.

Mr. Wert research whether there are covenants on the Derbyshire property.

Review of Updated Street Map:

Input is awaited from the Montgomery County Planning Commission. Notable additions to the street maps are the index of streets, locator gridlines, new developments and private streets.

This map will be presented to the Public Safety, Works and Services Committee on March 7, 2000.

ADJOURNMENT:

There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 10:45 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, March 28, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; and Teresa Mancini, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:40 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the February 2000 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to accept the Minutes of the February 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Parks and Recreation Director:

In the absence of Susan Lohoefer, Paul Leonard highlighted the following activities of the Parks and Recreation Department:

Grant Funding:

- SAUDC was notified that a \$10,000 DCED grant for renovation was awarded.
- The department was notified that a \$10,000 grant from The Goldsmith-Greenfield Foundation, Inc. was awarded for programming at the North Hills Community Center.
- Mrs. Lohoefer and Jack Badger, President of SAUDC, attended a public forum conducted by the Montgomery County Housing and Community Development Office relative to CDBG funding.

Upcoming Grant Opportunities:

- The department intends to work cooperatively with SAUDC to submit a CDBG grant application this spring for funding for the senior adult use area of the East Oreland building renovation. Deadline: April/May.
- The department intends to work cooperatively with SAUDC to submit a grant application to The Goldsmith-Greenfield Foundation, Inc. for funding for the East Oreland (general) building renovation. Deadline: May 10th.
- The department expects to file a DCNR Keystone Grant application in the fall for East Oreland (general) building renovation. Deadline: October/November.

Mondauk Common Land Management Plan:

- Rick Collier of LandConcepts Group will present his final comments about the Mondauk Common Land Management Plan later during this meeting.
- It is hoped that a motion will be made and carried to recommend to the full Board of Commissioners acceptance of the Land Management Plan on April 11th.

- A copy of the plan has been placed in the Library for review. Its availability has been advertised on cable.

Camphill and Highland Athletic Complex (CHAC):

- The project remains on schedule and will most likely go out for bid in May.
- Various review letters were received. Comments were addressed by staff at Rettew and YSM.

Mr. Pesavento worried that perhaps the Parks and Recreation Department is taking on too many new projects and programs. He noted that it is almost April, and very little has been done regarding the Upper Dublin Twining Valley Golf Tournament scheduled in June. He suggested that Mr. Leonard act as a "throttle" on new programs and projects.

Mr. Bryers noted that 23% of the proposed winter programs were cancelled, and two programs scheduled for spring have also been cancelled.

When Mr. Leonard explained that cancellations are based upon what cannot be economically sustained, Mr. Bryers suggested that Mr. Leonard and Mrs. Lohoefer discuss this situation and report back to the Committee.

Report of the Environmental Protection Advisory Board (EPAB):

On behalf of the EPAB, Mr. Leonard reported the following:

- On March 22nd, members of the EPAB and Shade Tree Commission participated in a special meeting concerning the Sandy Run Creek Watershed Conservation Plan. On the basis of the presentation and discussion at the meeting, as well as the EPAB members' review of the plan, the EPAB intends to complete its comments for submittal to the Township Manager prior to the April 10th Stated Meeting.
- The Environmental Advisory Council Network, a sponsored activity of the Pennsylvania Environmental Council of which the EPAB is a member, held its annual regional conference on March 25th. Three members of the EPAB were in attendance for all or part of the conference. The agenda included greenway and land use planning, river and watershed conservation, woodland management, and a roundtable discussion on those topics and community programs. Wayne Zachary, a member of the EPAB, was an active participant in the roundtable discussion.

From Upper Dublin's perspective, the most gratifying session of the conference was the presentation of the Land Use/Planning Achievement Award to the EPAB. The award reflects the 20-year history of the EPAB's reviews of subdivision and land development plans. The award will be the subject of a press release.

- Peter Jacobson of the EPAB spoke with Robin Costa, the Chairman of Upper Dublin Community Day 2000 and advised her of the EPAB's desire to participate therein.

Report of the Library Director:

Mary Lou Troy, Library Director, reported the following activities during the past month:

Public Services:

- March is traditionally a very busy month for the library. While many people have used the library this year, circulation does seem to be down as a result of the Library undergoing a major upgrade of the automated library system in early March which kept the staff offline for a week. When the Library is offline for an upgrade, the online catalog is unavailable, and no new books can be cataloged or placed on hold.
- Beth Albertini, the new Head of Reference, started work on March 22nd. She has been staffing the reference desk in the afternoons and is working on developing new services. The first of these is a brochure listing bestsellers and popular reading material in the library collection. This brochure will be updated frequently. In response to a suggestion made by Mr. Pesavento, the brochure will also be made available on the Library's web page.
- New resources are available on the POWER Library:
 - Searchasaurus – a research database for elementary school students.
 - PA Access Database – a union catalog of school and public library catalogs in Pennsylvania.

These resources, in addition to the other POWER Library resources, are available in the Library from the workstations or from home with a valid MCLINC library card. Upper Dublin residents may use the services from home by going to www.mclinc.org and clicking on the POWER Library Database button. This will bring up a screen where the barcode number from the library card can be entered.

Several times a year, staff counts circulation to residents from other townships. These survey results are used by the State Library to determine Upper Dublin Library's Pennsylvania Access payments. The most recent survey period was March 12-15. During that period, 5,054 items were circulated, of which 1,480 (nearly 30%) were to residents of other townships. Accurate counts by municipality are not available because the MCLINC libraries have not fully coded their patron data although more accurate estimates can be made than in the past. During this period, total circulation was:

70%	Upper Dublin residents
18%	Residents of Montgomery Township, Horsham Township and other municipalities served by Montgomery County Norristown Public Library (including Lansdale, North Wales, and Upper Gwynedd.
5%	Abington residents
2%	Residents of other municipalities.
5%	Residents of other counties.

It was noted that Upper Dublin residents are heavy users of the libraries in Abington, Upper Moreland and the Cheltenham Townships.

MCLINC/Automation:

- While the end result was significantly improved functionality, the upgrade process for the most recent upgrade of the Polaris system was not satisfactory. Numerous problems arose with the end result being that the Library was offline for seven full days. When the system finally came up, it took the vendor and the MCLINC staff another week to get everything working properly. The vendor has promised that there will be better planning for the next upgrade (due sometime during the summer of 2000).

Funding:

- Governor Ridge has announced his recommended budget for library funding for next year. It includes a 31.7% increase in State Aid to Public Libraries. While much of this increase is for District and Regional services, it is expected that aid to local public libraries will increase. Also included in the Governor's budget is a 10% increase in Access funds to fund the use of the Statewide Library Card and the POWER Library. There will also be a significant increase in funding for the Statewide union catalog known as the Access database. The intent is to encourage more libraries to participate.

Children's Programs:

- The next session of Story Hours begins March 29th.
- Storyteller Diane Edgecomb will "Welcome In the Spring!" in a program for children ages 4-9 on April 5th at 7:15 p.m. Registration begins March 13th in the Library.
- In celebration of National Poetry Month, a poetry extravaganza program for young readers is scheduled on April 26th.
- Answering Mr. Cassidy, Ms. Troy informed that approximately 6 copies of popular books are generally purchased. If demand warrants, up to 10 copies may be made available.
- Mr. Pesavento has been conferring with Ms. Troy to produce a short video for viewing on the cable station which will inform the public about the Library and its services including the MCLINC facility.
- Mr. Bryers asked if Montgomery Township and Horsham Township (both of whom are contemplating building their own library) have approached Ms. Troy for information, and the answer was affirmative. Both libraries are considering being part of the Montgomery County Norristown Library as well as part of MCLINC. Ms. Troy felt that there will not be a reduction of patrons at the Upper Dublin Library when the new libraries are constructed. She was pleased to note that there definitely will be a reduction in pressure on the Library staff and patrons will thus be better served.

DISCUSSION ITEMS:

Mondauk Common Land Management Plan:

Rick Collier, a land use and environmental planner, accompanied by David Cavanaugh, a landscape architect, reported on the progress made on the Mondauk Common Land Management Plan.

Nine copies of the draft plan were submitted to the Township on March 9th.

All comments from the public (approximately 500 questionnaires were returned) were taken into consideration to modify the plan.

As a result of a letter received by Mr. Pesavento from one of his constituents in favor of only one paved volleyball court and leaving one sand volleyball court, Mr. Collier has identified an area where a third court could be installed if there is a need.

A number of options have been included in the document which could be selected in the future. Mr. Collier assured that "nothing written in the plan is cast in stone." It is merely a guideline in which some projects should be addressed earlier than others. The remainder is a "menu of choices" as needs are identified and funds are available. He pointed out what he felt are priorities: drainage; poor field conditions; and habitat.

When Mr. Cassidy opined that the existing dirt road leading from the basketball courts down to the second parking lot on Broad Street should be a priority, Mr. Collier said the surface could be paved with textured concrete or other material to create a hard surface. The trail will be used as a maintenance and service road and will be handicap-accessible. Drainage must be addressed on both sides of the path. The path will be provide access to the main pavilion and the restrooms. It is hoped that it will eventually connect with the future path that is planned to go around the circumference of the park.

In an e-mail received from Stan Robski, a member of the EPAB, it was noted that the Five Year Comprehensive Parks and Recreation Plan dated August 1997 mentions no major renovation projects in Mondauk Common. Thus, Mr. Robski stressed careful planning.

While it has been established that the Township is in need of an indoor, year-round recreation facility, Mr. Pesavento felt that the CHAC project should be completed before any major work is done at other parks.

Mr. Collier noted that three sites have been identified for a potential community center, but good planning would not allow such a facility at Mondauk Common.

Susan Lohoefer has suggested changing the wording of the 10 year plan to one that will be implemented over the next 20 years. Mr. Bryers felt that the plan should be reviewed on a regular basis.

Mr. Pesavento cautioned that nothing in the plan is required to be accomplished immediately. However, in his opinion, seeding, planting and maintenance as well as the movement of the track should be done "sooner rather than later."

Mr. Leonard stressed that the operative action by the Board of Commissioners is to "accept" the plan, not to 'adopt' the plan.

Mr. Cassidy felt that the existing dirt road from the basketball courts down to the second parking lot on Broad Street should be a priority.

Mr. Bryers asked for justification for moving the maintenance equipment from the Township building property to Mondauk Common. He commented that Mondauk Common is the last big open space area in the Township. In his opinion, the equipment should be kept close together under the scrutiny of Mr. Supplee.

Mr. Collier informed that he had spent some time observing the equipment that is now stored at the Township building site with Dan Supplee, Motor Pool and Facilities Director,. He noted that equipment is presently stored in the garage, but shares space with other equipment, some of which is quite large, necessitating a lot of moving around of equipment. Furthermore, equipment is stored at the recycling facility and ten other areas in the Township. Much time and effort is expended transporting the correct equipment to the 37 parks that require work. If some of the equipment were moved to a covered area in Mondauk Common, it would free up space at the Township building site.

When Mr. Pesavento questioned security of the area, Mr. Collier assured that there would be sufficient lighting, fencing and security without as well as within. Mr. Pesavento then suggested building a new storage facility next to the salt shed located at the Township building location during the construction that will take place in the near future.

The Committee definitely wants the staff to look at all alternatives and options.

165 Indiana Avenue Preliminary Minor Land Development Plan:

No representation or discussion this evening.

Mr. Wert informed that the property lies within the 100 year flood plain, and he expects the applicants to go before the Zoning Hearing Board.

Discuss Dresher Triangle Overlay Zoning District, Draft Ordinance:

Mr. High converted the Dresher Triangle Overlay Zoning District into an ordinance rather than a planning module.

There are several different zoning districts within the overlay district: L, CI, SC, A and MD. The concept is to take these uses and require that future development/construction conform to certain architectural design concepts. Uses provided for include the following: bed and breakfast inn, professional office, child and adult daycare, senior assisted living, personal care and/or nursing facility, library, educational, or religious facility, and restaurants.

Residents must prove whether or not their building was constructed before the year 1900. If so, the applicant must retain the building, but can be granted conditional use. The manner in which a building is expanded is limited by keeping the original façade. Any additions/changes must be submitted for architectural review. Mr.

Leonard will do research to determine which homes in the Dresher Triangle were built before the turn of the 20th century.

Architectural standards include prohibition of flat roofs on one-story buildings (must have peaked roof), but flat roofs are permitted on two story buildings; windows shall be vertically proportioned wherever possible; no windowless walls permitted if able to be seen from the street or pedestrian walkway; and architectural embellishments to be added to the sides and rear of buildings.

Flexibility has been included with respect to setbacks so that if a building is along a property line, it will be possible to avoid a long, flat wall by invading the building envelope (not more than 25%) provided the design is such that it comes back within the building envelope by the same distance with which it went outside.

Mr. Leonard observed that the "village concept" and the architectural standards applied thereto are increasing in the Montgomery County area. In fact, some of the ideas in the ordinance were derived from those in force in Lower Gwynedd, Whitpain and other municipalities.

Regulations regarding signage, storage for bicycles, landscaping buffering, lighting restrictions, and refuse disposal areas are included in the ordinance.

The concept of shared parking is encourage (one driveway between neighbors with cross-easements).

Sidewalks in the Dresher Overlay District shall not be less than 6 ft. in width and be located 6 ft. from the curb or cartway if no curb is present. A planting strip shall be placed between the edge of the curb or cartway and edge of the sidewalk.

A traffic control study will be required to demonstrate that additional traffic is going to be consistent with the uses around it (limited to 750 vehicular trips per day). Parking must be integrated with neighbors' uses. Applicants must supply transit shelters.

Theresa Mancini, representing the Montgomery County Planning Commission, was in agreement with the changes as explained by Mr. High.

Mr. Bryers questioned why distinctions are being made between residential and commercial areas.

Mr. Cassidy recalled that the original designer of the Dresher Triangle Overlay District, Chris Lankenau who has since left the employ of the Montgomery County Planning Commission, came up with the idea of taking road boundaries into consideration. He noted that the overlay district could expand if successful.

Mr. Pesavento suggested that if expansion were to be considered, said expansion be made for the good of the Township rather than from pressure from the developer.

Mr. High commented that conversion only relates to a residence which is already constructed, and not to new construction as of the day the ordinance was enacted.

The Committee agreed that an abandoned house immediately outside the border of the overlay district should be included therein.

Mr. Bryers suggested a provision to invite alternate proposals. He asked that a definition of a "cultural studio" be added on Page 7, Section C, 3. He noted that there are some properties which are close to the roadway or wetlands that could have problems. It was his suggestion that there might be a better village concept if the Township does not restrict the properties that were developed before 1900, even though Paul Leonard explained that the intention is to preserve these old properties.

Mr. High explained that a building built before 1900 can be used for any purpose set forth in the Overlay District. An owner can also tear it down, but if he wants to avail himself of one of the incentive uses, he will have to keep the building. It is desirable to keep older buildings to create a village atmosphere.

Messrs. Pesavento and Cassidy favored leaving the wording pertaining to structures built before 1900 as set forth in the draft ordinance.

Mr. Bryers objected to inserting the specific model and manufacturer of street lighting required. Mr. High, however, said the wording should not be in the Zoning Code but should rightly be placed in the Overlay District.

John Schneider, Esquire, representing Marriott Corporation, made the following observations:

1. Regarding bicycle storage, he suggested the insertion of a provision that will allow applicants to go through the conditional use process to waive the provision where appropriate (particularly in front of assisted living and nursing homes). Mr. Cassidy agreed.
2. He asked that the provision which states "screened refuse areas shall be located in the rear or side yard" be eliminated.
3. He asked that the Board of Commissioners approve the advertisement of the ordinance at the April Stated Meeting.

Review of Updated Street Map:

Mr. Wert changed the format and added many more features to make the proposed street map easy to read.

Mr. Leonard informed that the Public Safety, Works and Services Committee prefers to keep the official street map fairly clean. The purpose of such a map is an authoritative log of the streets in the Township. It is the Township's intention to have the map updated on an annual or biannual basis.

Mr. Pesavento favored the street map consisting of just the roadways in the Township. A separate map could be developed which can highlight community facilities. The community map would not require passage by the Board of Commissioners. The Committee agreed with two separate maps.

Mr. High said that the adoption of a street map is permitted under the Municipalities Planning Code. It reserves public streets those streets set forth on the plan. It is a document that provides a resource and has legal ramifications.

While the concept is good, Mr. Wert said it would be difficult for him to show future streets because once their location is shown, they become a restriction on the title for a long time. However, he did feel that determining future streets is a function of the Commerce and Interior Committee.

Mr. Bryers opined that the Planning Agency Advisory Board should be asked to review the map and have input as to where streets should be going in the future.

Sign Ordinance:

Mr. Leonard informed that the present sign ordinance is an "antique" because of certain provisions therein that are no longer used.

Mr. High commented that much of the ordinance consolidates all of the sign provisions in the Zoning Code. Additional "tweaking" of the verbiage is required.

Mr. Pesavento brought up the following:

1. Who determines when signs are unsightly and detrimental?
2. What is a "snipe" sign? - Permanent or temporary sign or poster affixed to trees or utility poles, rocks and fences. It was noted that the Public Utility Commission prohibits signs on utility poles, and the Township staff was asked to make sure they are removed.
3. Signs are not to exceed 35 sq. ft. in commercial, retail and shopping center districts. In employment center districts and motel districts the measurement cannot exceed 200 sq. ft.
4. What is the difference between an SC District and a CR District? It depends upon location.
5. He favored the addition of verbiage pertaining to the distance a sign can be from a public right-of-way.

Mr. Bryers was opposed to banner signs in front of residential homes.

Mr. Leonard recommended that a permit and deposit be required for community groups to hang banners across a street to ensure that they are removed in a timely fashion..

It was suggested that temporary signs at gas stations be regulated.

Peter Blood, representing the Fort Washington Rescape Committee, expressed concern about existing signs and what provisions could be included in the sign ordinance to eventually eliminate them. He showed a brief slide presentation of various rather unsightly signs throughout the Township.

Mr. Leonard informed that the first draft of the ordinance contained an amortization clause, but it has been deemed unconstitutional.

The proliferation of political signs in the right-of-way was noted. This is an enforcement issue, and the Township staff is removing them as quickly as possible. The candidates have been contacted, and apologies have been received on behalf of their over-zealous campaign workers.

Theresa Mancini was asked to confer with Messrs. Barton and High to discuss further changes.

Because of its success, Mr. Bryers asked that the staff acquire a copy of the sign ordinance adopted by Princeton, NJ.

ACTION ITEMS:

Jarrettown United Methodist Church Preliminary Land Development Plan:

Ed Landau, Landscape Architect, represented the church this evening. He urged the Committee to consider preliminary and final approval of the plan.

The applicants are proposing a two-story addition to provide office space on the lower floor and a gathering area on the upper floor. A total area of 5,428 sq. ft. will increase the church building area by approximately 24%. The site is located within an A-Residential Zoning District which permits a church use by special exception (obtained on April 7, 1965).

The applicants requested a waiver from widening Limekiln Pike to a single lane width of 26 ft. In the interest of safety, the Committee preferred a deferral rather than a waiver.

The applicants requested a waiver from providing curb along the frontage of Limekiln Pike and within the parking area or any changes to on-site parking.. Again, the Committee preferred a deferral rather than a waiver.

The interior parking lot will be a waiver issue.

Future sidewalks are shown along Limekiln Pike. The applicants are requesting a deferment of sidewalks along Limekiln Pike. Mr. Wert suggested a deferment of sidewalks for Limekiln Pike, Jarrettown Road and Renmare Drive. The Committee agreed.

In his review letter, Mr. Wert noted that the area within the required right-of-way needs to be offered for dedication and a legal description provided. Metes and bounds of the proposed right-of-way should be identified and placed on the record plan.

Mr. Leonard brought up the subject of public sewer for the old church building located closest to Limekiln Pike. A review letter from Carroll Engineering is awaited. He noted that the Board of Commissioners generally requires that all institutional buildings should be sewered. There is a good possibility that the church would be asked to become a part of the sewer line proposed for Limekiln Pike to connect the older church building.

Mr. Bryers suggested that the church investigate the costs to hook up the old building with the sewer system providing service to the other buildings on the property.

Mr. Wert had no objection to preliminary and final approval if the applicant were to forward the plans directly to Carroll Engineering.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend preliminary and final approval of the Jarrettown United Methodist Church Land Development Plan (Upper Dublin Reference No.99.021) pending receipt of a review letter from Carroll Engineering, and subject to the comments set forth in Metz Engineers' review letter dated March 24, 2000 with deferrals granted for widening, curb and sidewalks, and waiving curbing within the parking areas.

VOTE ON MOTION

ALL YES

MOTION CARRIED

QUESTIONS/COMMENTS:

When Andrea Steinberg, a member of the Maple Glen Village Association, asked for more definitive information on the Dresher Triangle, Mr. Leonard said that information has been posted on the web site and advertised on Channel 16. Letters were sent to all businesses that will be affected. In addition, a public hearing will be held in May.

Mr. Leonard commented that many things go together to create a village concept. The Dresher study was developed because of pressure for zoning changes. Township staff has tried to identify the stakeholders. Anyone wishing a copy of the study need only to contact the Township.

Mr. Bryers assured that neighbors' comments are always welcomed by the Committee. He encouraged interested persons to get together to discuss the issue and advise the Committee of their thoughts.

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, April 25, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Craig Pizer, Township Solicitor; Mary Lou Troy, Library Director; Susan Lohoefer, Director of Parks and Recreation; Israel Milner, Environmental Protection Advisory Board; and Teresa Mancini, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the March 2000 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to accept the Minutes of the March 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Parks and Recreation Director:

Susan Lohoefer highlighted the following activities of the Parks and Recreation Department:

Camphill & Highland Athletic Complex (CHAC):

- Project remains on schedule.
- Working toward a 5/5 availability of bids.
- Mandatory pre-bid meeting on or about 5/22.
- Bid opening 5/31.
- Award recommendation 6/13.
- Notice to proceed 6/30.

Contract Mowing:

- On 5/24, the contract with Greenleaf Landscaping, Inc. was terminated due to poor quality of work and non-performance.
- The Parks and Recreation Department will increase its number of seasonal help to complete all mowing operations.
 - The money allocated for the mowing contractor will be used to pay the in-house individuals' salaries. The Parks Superintendent feels there will be better results with in-house help. The Department is looking toward a higher standard throughout the Township.
 - The Department is looking into purchasing or renting additional mowing equipment because of the anticipated higher wear and tear on present equipment. The Parks Superintendent will evaluate closely whether or not to continue to perform the work in-house next year.

Seasonal Ballfield Permits:

- Seasonal permits are in use.
- Quite a bit of activity throughout the Township this time of year, particularly in soccer and lacrosse.

Mondauk Common Rentals:

- Rentals underway.
- Park attendants are working weekends through April, and evening shifts will begin on May 1st.

Upper Dublin Twining Valley Golf Classic – June 1st:

- Plans are well underway.
- Updates are being e-mailed every day or two to Commissioners Gift and Pesavento as well as to celebrity host, Larry Kane.
- Thus far, 90 golfers, 24 celebrities and a number of sponsors have been signed up for this event.

SiteWatch:

- Patrols continue.
- Greatest number of infractions observed this time of year are related to parking at youth sports events.
 - SiteWatch has been assigned to be present during registrations. They will keep the children from running in the hallways of the Township Building as well as prohibit them from entering areas that are off limits to the public.
 - The full cost of SiteWatch is assessed to the organizations sponsoring the registrations.

Parks Crews:

- Began all seasonal mowing operations.
- Continued work on ballfield maintenance
- Completed renovation of the Aidenn Lair Park ballfield.
- Installed new landscaping at Mondauk Common.
- Constructed new picnic tables for various locations in Township parks.

Spring Programs and Events:

- There were 89 programs, special events, trips and general services offered to the community from the end of March into early June.
- The program status report through 4/25 is:

PROGRAM STATUS	#	%
Guaranteed	49	55%
Still Registering	25	17%
“Tickets Only” Services	5	6%
Canceled Activities	20	22%
TOTAL	89	100%

Montgomery County Senior Games:

- The games will be held the week of May 8-12. Those 50 and older, as well as those turning 50 at some time in 2000, are eligible to participate.
- Registration is currently underway. Forms are available in the lobby of the Township Building.

Summer Programs:

- Registration for all three Summer Stage programs (Kidz Stage, Middle School on Tour and Summer Stage) is underway.

- Summer Playground Guides are available in the Township Building lobby.
- Summer Playground registration begins 5/1.
- Registration for all other programs will begin on 5/22.
- Summer staffs are being formed. Openings still exist for Robbins Park and the Upper Dublin Community Pool.

Mr. Pesavento prepared a rough draft of an excel spreadsheet naming all Township parks and providing information pertaining thereto. Mrs. Lohoefer was asked to review same and offer suggestions/revisions.

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services and Statistics:

- While the number of people using the library holds steady, circulation has dropped. More parents are bringing their children to Story Hours, but they are borrowing fewer books. More students continue to use the library, but there is an increase in reliance on electronic means to obtain information.

Mr. Pesavento asked that a chart be set up in excel tracking Library activity so that the Commerce and Interior Committee will have a better feel for what is going on.

- The Upper Dublin Public Library web page has been updated, and a link will be created to the library web page from the Township web page. The direct web address is **udp.mclinc.org** (no "www"). Information about library services, hours and programs has been updated. The Library is considering registering an alias that will be easier to remember but needs to sort out the firewall issues involved.
- There are still a few spaces available in the "Munch & Crunch Book Bunch," a book discussion group sponsored jointly by Upper Dublin Parks and Recreation Department and the Upper Dublin Public Library. The group chooses one title for discussion each month, and meets one Monday afternoon a month with a discussion facilitator from the library at the Senior Adult Upper Dublin Center. Anyone interested in signing up for the group should call the Parks and Recreation Department.
- At its meeting on April 10th, the Library Board voted to meet the state requirement for a minimum of four weekend hours all summer long by setting Saturday hours from 9:00 a.m. to 1:00 p.m. in July and August. The Library is open its regular weekend hours – Saturday from 10:00 a.m. to 4:00 p.m. and Sunday from 1:00 to 4:00 p.m. in June.

Children's Programs:

- In celebration of National Poetry Month, a poetry extravaganza program for young readers is planned on April 26th.
- The current session of Story Hours continues through May 5th.
- Two Bedtime Story Hours are schedule Wednesday evenings May 3rd and May 20th.
- Information is now available at the front desk about the Science in the Summer Program sponsored by SmithKline, Beecham – "Paleontology." Registration for the sessions at the Main Library and at North Hills will begin May 15th. The programs at both locations will be held the week of July 10th.

- Information about the Science in the Summer Programs, the Summer Reading Club “Readers 2000 – Masters of the Millennium,” the Literary Lunch programs, and the Teen Reading Club is now available on the library web page.

Volunteers:

- Volunteers continue to be an important part of library operations. Marcia Chou, Volunteer Coordinator, recruits, assigns and manages an ever-changing group of 20 to 25 volunteers who provide 170 – 230 hours of service per month. Volunteers assist in processing and cataloging new books and magazines, mending damaged books, preparing materials for the Summer Reading Club, straightening the shelves and working on special projects as the need arises. There is currently a display in the library honoring and thanking the volunteers for their service to the library and the community.

Report of the Environmental Protection Advisory Board (EPAB):

On behalf of the EPAB, Israel Milner reported the following:

- Members of the EPAB attended the Sandy Run Watershed Conservancy Meeting on March 27th. They gained an improved understanding and benefited from the exchange of ideas from the Montgomery County Planning Commission.

The EPAB’s concerns include:

- a. Specifications of the bank for short and long term efforts.
 - b. Effect of project that had to be weighed against other projects, both environmental and non-environmental.
 - c. Importance of stormwater protection.
 - d. Whether the stormwater protection in the Ft. Washington Office Park can be combined with specific developments of companies on individual parcels of land.
 - e. Capacity of Twining Valley Golf Club pond.
 - f. Greater emphasis on expanding and enhancing existing wetlands to act as a buffer, including head water areas so water will be detained and then flow downstream. A memo will be issued to the Township Manager shortly.
- At the May 1st meeting of the EPAB, a decision will be made whether to participate in and sponsor clean-up of another section of the Pine Run Creek as was done last year. If the decision is affirmative, the clean-up will be advertised on Channel 16.
 - At a recent meeting of the Pennsylvania Environmental Council, there was a presentation by “Geographic Information Systems.” Mr. Milner suggested that the Board of Commissioners might be interested in a similar presentation and perhaps consider using them as an effective planning tool..

DISCUSSION ITEMS:

Kennedy Tract:

Mr. Pizer explained that this is an older development with an existing house. Three lots were subdivided out of one. There have been problems with the developer regarding responsiveness to a punch list and payment of professional fees. The Solicitor’s office is attempting to get the attention of the developer.

Mr. Leonard noted that the escrows are exceeded by the outstanding fees. The staff is keeping a close eye on this situation.

Twin Spring Farm Minor Land Development Plan:

The applicants are proposing to construct a one-story classroom addition and combine two of the six parcels of the Twin Spring Farm located at 1632 East Butler Pike. The lot is located within the A-Residential District on a 16.33 acre tract. Butler Pike and Norristown Road border the site. The property is accessed from Butler Pike by a common shared driveway. The ninety day review requirement has been waived.

Tim Woodrow represented the applicants who will comply with all of the issues set forth in Metz Engineers' review letter dated April 20, 2000.

No zoning relief is required at this time per discussions with the Code Enforcement Officer.

The school currently is served by a private well. North Wales Water Company is the holder of an easement for a line going through the applicants' property.

The property is made up of six separate tax parcels. The applicants feel it is a good time to consolidate them into one single tax parcel.

Mr. Pizer was charged with looking into any problems that might be associated with several existing homes on the parcels. Information will be forwarded to the Board of Commissioners in time for discussion at the workshop meeting on May 2nd.

Mr. Leonard advised the applicants to consult with legal counsel regarding the possibility that the addition constitutes expansion of a non-conforming use or requires a special exception. The Board of Commissioners cannot proceed with planning issues unless the zoning issues are clarified.

Israel Milner stated that the EPAB would like clarification of the seepage bed characteristics and information available to verify its adequacy.

ACTION ITEMS:

Mondauk Common Land Management Plan:

Rick Collier, a land use and environmental planner, continued discussions on his proposals for the Mondauk Common Land Management Plan.

A number of options have been included in the document which could be selected in the future. Mr. Collier assured that "nothing written in the plan is cast in stone." It is merely a guideline in which some projects should be addressed earlier than others. The remainder is a "menu of choices" as needs are identified and funds are available. The plan is a "blueprint" to carry the Township forward through the next twenty years. It identifies those things that can be done, but does not represent a commitment to do them.

Mr. Collier will embellish the opening paragraph stating that the plan focuses on managing resources rather than changing them.

When Mr. Bryers asked for an update on whether to build an equipment facility at Mondauk Common, Mr. Leonard answered that the Motor Pool and Facilities Director is of the opinion that there is not enough room for a full scale building at the Mondauk Common site.

Mr. Collier commented that there are materials and equipment stored throughout the Township. He favors consolidating everything into one location, but not necessarily at Mondauk Common. He spent hours with Dan Supplee discussing how and where equipment and materials are stored.

Mr. Bryers asked if there had been any discussion with the architect concerning storage of equipment at the Township Building site? The architect's opinion would be very valuable, and the addition of an equipment facility might be an add alternate.

Parks and Recreation crews have been thinning out the stand of trees at Mondauk Common to allow for new growth. Selective clearing will help the next generation of forest to establish itself.

Regarding the design of the trail, Mr. Collier offered three options:

1. Move the crossing closer to the parking lot to improve safety, cueing distance and site distance.
2. Continue the trail around the parking lot and basketball courts. To do this will cause some disruption in play areas.
3. Do nothing and leave the trail the way it currently exists.

Mr. Cassidy preferred that the roadway in the middle of the park not be paved in the usual fashion. Rather, he preferred using ten foot wide pavers or textured concrete.

Mr. Leonard pointed out that the cross-park roadway is used by many as a shortcut to the restrooms, parking, and water fountains.

Mr. Pesavento expressed a preference for a limestone surface.

Mr. Collier explained that the trail will be used as a maintenance and service road and will be handicap accessible. Drainage must be addressed on both sides of the path. The path will provide access to the main pavilion and the restrooms. It is hoped that it will eventually connect with the future path planned to go around the circumference of the park.

Mr. Bryers was concerned about the alignment of parking. He felt more spaces could be added if the alignment were changed. He further suggested reorienting the walking path. Mr. Collier countered that, for safety reasons, the walking path must be kept a reasonable distance from the ballfields. However, he will look at the possibility of extending parking in the upper left corner of the park.

Mr. Bryers asked if a natural depression in the park could be flooded in the wintertime to provide for ice skating. Mr. Collier responded that it would not be feasible because the weather in this part of the country has not been cold enough. To provide an ice skating facility would require a large investment because of the freeze/thaw situations.

Mr. Bryers was concerned about the wetlands meadow and the idea of bringing in flowers, bees and butterflies to inhabit the area. He felt that bees and mosquitoes would present a problem. He asked the experts to be very careful about what to consider as habitat in the wetlands. He preferred additional parking instead.

Mr. Cassidy felt that additional parking could be added to the lower right hand corner of the park. However, Mr. Collier responded that he would not want to penetrate the woods in that area. It is the most valuable area on the entire site. There are 17 existing parking spaces, and it is possible to increase that number to 30.

Sue Lohoefer opined that more picnic tables could be provided in the lower right corner to form a picnic grove. Mr. Cassidy noted that a new development is being built adjacent to the right corner, and therefore it could be relatively inexpensive to bring in electricity to that area of the park. It also makes sense to install restrooms in that area as well.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend acceptance of the Mondauk Common Land Management Plan to the Board of Commissioners.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Community Ambulance Association Final Land Development Plan:

The applicants are proposing to lease a 3.44 acre tract within the Inst – Institutional District with access onto Butler Pike. The purpose of the building is to provide an emergency medical service facility with garage space for vehicles, offices and dormitory facilities for the staff. The building will be served by public water and sewer and stormwater management is provided on the site. The site is heavily wooded and bounded on the south by a residential use and to the east and north by lands of Temple University which are either vacant or used as athletic fields.

The applicants are in agreement with all comments in the various review letters. The project has been bid, and the applicants are in a position to start the project as soon as they receive approval.

The following waivers have been requested:

1. A waiver for any additional widening or providing sidewalk or curb along Butler Pike. A deferral of sidewalk is suggested.

The Committee agreed that they would rather have deferral language pertaining to road widening as well as sidewalk placed on the plan.

2. A waiver from construction of curbing with a 6 in. face for internal areas has been requested by the applicants.

The applicants, represented by Ed Marvel, will conduct a pre-construction exterior lighting test to document the existing glare. This should be done along Butler Pike but also at the home site opposite the proposed Ambulance Center.

Two typographical errors on the proposed sanitary sewer easement legal description will be corrected.

Landscape comments will be addressed with the applicant's engineer. The construction cost estimates should be submitted prior to recording. The tree protection fencing location should be noted, and the areas which are to be seeded or sodded should also be identified.

Regarding pre-emption, Mr. Wert said that the plans have been approved by PennDOT and that portion of the plan is out for bids.

Mr. Bryers expressed concern about vehicles leaving the bays and shining headlights into neighbors' homes. Mr. Marvel assured that the applicants plan to provide berms and plantings directly in front of the building. Vehicles must make "S" turns to exit the driveway, therefore, the impact to the neighbors will be minimal. In addition, the houses directly across from the Ambulance facility are far above the level of the center.

Mr. Leonard advised that the Board of Commissioners will have jurisdiction over the aesthetic plan. In that regard, Mr. Bryers asked that a full presentation of said aesthetics be presented to the Board of Commissioners at the May Stated Meeting.

Mr. Bryers motioned, with Mr. Pesavento seconding, to approve the Final Land Development Plan of the Community Ambulance Association of Ambler (Upper Dublin Reference No.99.013) subject to the comments in Metz Engineers' review letter dated April 20, 2000.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 8:30 p.m.

VOTE ON MOTION

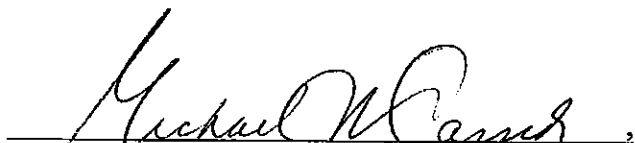
ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, May 23, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy and Bryers. Commissioner Mermelstein participated as part of the audience.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Susan Lohoefer, Director of Parks and Recreation; Israel Milner, Environmental Protection Advisory Board; and Teresa Mancini, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the April 2000 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Cassidy seconding, to accept the Minutes of the April 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Parks and Recreation Director:

Susan Lohoefer highlighted the following activities of the Parks and Recreation Department:

Camphill & Highland Athletic Complex (CHAC):

- Project remains on schedule.
- Eleven contractors attended the mandatory pre-bid meeting held on May 22nd.
- Bids will be opened on May 31st at 10:00 a.m. Bids must be received by the Township no later than 9:30 a.m. that day.

Mondauk Common Rentals:

- Rentals are underway. Many school groups are using the park during the next three weeks.
- Park attendants are working weekday evenings from 9:00 a.m. until dusk on weekends.
- Additional supervision being given by Mark Patterson of Site-Watch is working well.

UDTV Golf Classic – Thursday, June 1st:

- 35 celebrities committed to playing in the tournament.
- Corporate sponsors = 7.
- Patron sponsors = 7.
- Hole Sponsors = 13.
- Cart Sponsors = 6.
- 36 or more foursomes committed to play.
- Working on auxilliary parking arrangements with the club. The Township will also need to lend tables and chairs for the event.
- Confirmation letters with directions and general information about the tournament will go out to all pre-registered players and guests by the end of the week.

Parks Crews:

Keeping up with seasonal mowing operations, trash runs and ballfield maintenance..

Mr. Leonard was asked to contact PennDOT regarding mowing in two areas: (1) state owned property near the Susquehanna Road exit ramp off of Route 309; and (2) state owned property on Highland Avenue near the on and off ramp from Route 309.

Montgomery County Senior Games:

- The Montgomery County Senior Games were held the week of May 8th. Upper Dublin Township hosted 350 senior athletes throughout the week. The committee reports this as one of the best years ever.

Summer Brochure:

- The Leisure Guide to Summer 2000 has been mailed to all households in the community.

Summer Programs:

- Registration for summer programs began on May 22nd.
- Summer Playground registration began May 3rd with 370 children registered to date.
- Staff has been hired for the Upper Dublin Community Pool. More than half of the 1999 staff is returning. The Pool Manager will be Jon Bauer, a teacher at Wissahickon Middle School. The pool will open on June 17th.
- There is one opening in the summer maintenance crew at Robbins Park. All other summer staff members have been hired.
- All summer contract staff has been confirmed. Other summer program staff is being finalized.

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services and Statistics:

- The Library statistical graphs presented to the Commerce and Interior Committee last month have been reprinted in color and will be made available to all Commissioners by the end of the week.
- The Library will be closed Memorial Day weekend, but will continue its regular hours, including all weekend hours, through June. From July 1st through August 26th, the Library will be open for its new summer schedule of regular weekday hours and, for the first time, Saturday hours. Summer hours will be:

Monday through Thursday	10:00 a.m. to 9:00 p.m.
Friday	10:00 a.m. to 1:00 p.m.
Saturday	9:00 a.m. to 1:00 p.m.
Sunday	Closed

- The book discussion group sponsored jointly by Upper Dublin Parks and Recreation Department and the Upper Dublin Public Library continues to meet at the SAUDC center. The group has chosen titles for its June, July and August meetings. Spaces are still available, and anyone interested in participating should call the Parks and Recreation Department to sign up.

- Reference Librarian, Beth Albertini, created a new “Reader’s Advisory” page on the Library website. It includes links to book reviews, suggested reading from many sources, as well as staff picks. Click on “Looking for a good read?” on the home page.

Children’s Programs:

- Sign-ups have begun for the Science in the Summer Program – “Paleontology” – at the Main Library and at North Hills. The programs at both locations will begin the week of July 10th.
- Children’s Librarian, Barbara McNutt, has arranged to visit several of the schools to promote the Summer Reading Club “Readers 2000 —Masters of the Millennium,” the Literary Lunch programs, and the Teen Reading Club.
- A number of first grade classes will be visiting the Library the week of June 5th. In preparation for these visits, the children’s parents have been encouraged to obtain a library card for their children.

Library Board:

- The Library Board adopted policies on a schedule of standard pricing for lost book charges for occasions where the price of a book is not available in the system and for a ceiling of fine accumulation whereupon a patron’s borrowing privileges will be suspended.

Workshops:

- Marcia Chou and Mary Lou Troy attended an excellent workshop on ‘Staffing Issues for the Year 2005, Managing and Working in the Libraries of Tomorrow’ sponsored by the State Library and the Library Administration and Management Association. Each earned 6 credits toward the State Library’s new continuing education requirements. The first part of the workshop dealt with possible future environments for libraries and identified many resources that will be helpful to the Library Board as they revise the 5-year plan.

It was noted that the Library Director is required to earn 8 credits; other Library personnel are required to earn 6 credits.

Mr. Cassidy asked why there is a slight drop in circulation this year. Causes include more internet usage, curriculum changes by the School District, a lesser number of school books being checked out, and parents having less time to bring their children to the Library

Report of the Environmental Protection Advisory Board (EPAB):

On behalf of the EPAB, Israel Milner reported the following:

- On May 1st, the EPAB sent a memo to the Township Manager with comments on the Sandy Run Creek Watershed Conservation Plan.
- On May 6th, in conjunction with the Wissahickon Valley Watershed Association, the EPAB participated in and sponsored clean-up of a section of the Pine Run Creek upstream from the Upper Dublin Wastewater Treatment Plant.. Several large bags of debris were collected including landscaping materials. Larger items collected included signs, tires, a sink pedestal, and a large auto part. Most items collected were made of polyethylene, vinyl, and plastic. Most of the trash collected was the result of poor housekeeping by tenants in commercial and industrial businesses adjacent to the stream. The EPAB urges that the public be educated and made aware of environmental issues. They suggested that the Fort Washington Office Park Business

Council be part of this effort. Mr. Leonard agreed to distribute information on this subject to the businesses in the Fort Washington Office Park.

On behalf of the Board of Commissioners, Mr. Cassidy asked Mr. Milner to express thanks to all who assisted in the stream clean-up.

- Regarding the Laneko Land Development Sketch Plan, the EPAB had discussions with representatives of Laneko. They are concerned about existing monitoring wells which are located on the property as a result of some type of environmental problem on an adjacent property. PennDOT is aware of this situation. Said wells will be discussed further at the next EPAB meeting.

DISCUSSION ITEMS:

Laniko Sketch Land Development Plan:

The applicant wishes to expand the building on the south side of New Jersey Drive at the intersection with New York Drive. It is proposed to add a one-story 10,207 sq. ft. addition to the existing 58,685 sq. ft. building. Nineteen additional parking spaces and three new loading docks are proposed. The existing rear concrete loading dock is to be removed, and the existing empty bin storage area at the southeast corner of the property is to be relocated along the rear property line. An underground detention system is proposed to control stormwater drainage from the roof of the new addition. The site is presently served by public water and sewer.

Under the category of Zoning Ordinance in Metz Engineers' review letter of May 19th, Item No. 3 states: "Chapter 255-114.A requires a traffic impact study if conditional use is required or if deemed necessary by the Board for building additions in excess of 10,00 sq. ft." Mr. Leonard suggested that the applicants submit a letter review by their traffic engineer rather than providing a traffic impact study because there is no conditional use required in this case.

Item 4 of the same section states: "The proposed front yard parking area encroaches upon the 50 ft. front yard parking setback. We defer to the Code Enforcement Official's review." The applicants hope that the Code Enforcement Officer will decide that they are in conformance.

Parking will not be a problem. The building houses six punch presses with an operator required for each.

A double staggered buffer of pine trees will be provided. Landscaping will be added to the front parking area. All existing trees will remain on the property.

The present building is already sprinklered, and the new addition will be sprinklered also.

Mr. Bryers pointed out that the Board of Commissioners is concerned about water in that area. He is skeptical about the applicant's request for a waiver of landscape requirements because landscaping is one way to keep water in check.

Fort Washington Inn Preliminary Land Development Plan:

The applicant is proposing to develop a portion of the at-grade parking beneath an existing motel located on a 3 acre lot within the Township's M-Motel Zoning District. This parking area is proposed to be developed as meeting rooms and a breakfast area totaling 3,100 sq. ft. of additional space. A new parking scheme is proposed as well as new landscaping in the parking area. Several waivers have been requested.

The applicant resubmitted the plans. Additional elevation work was done to verify the 100 year floodway. Results of the survey will be sent to the Commerce and Interior Committee prior to the June meeting.

This property is subject to Code Enforcement approval. It is proposed to reduce the converted apartments from 4-5 down to 2.

Gilbert High represented the Township at the last Zoning Hearing Board Meeting where there was testimony that the use of a property as a motel customarily permits dwelling units for the owner and family.

335 Commerce Drive Tentative Sketch Plan:

The applicant is proposing to remove an existing 36,182 sq. ft. office building and 340 space parking area, the former Amtrak site, and redevelop the property with a new three story 74,215 sq. ft. building and 373 space parking area. The subject property is located on 6.75 acres in the EC-Employment Center Zoning District. Access to the site is provided from Commerce Drive.

The sketch plan is in compliance with all ordinances and is very complete.

Mr. Wert cautioned that flooding in this area exceeds FEMA by three or four feet.

John Hunt represented the applicant. Because the parcel is so flat, the site will have to be raised a bit. The first floor of the building will be as much as 3 ft. higher than the existing building. While the applicant recognizes the problem, Mr. Hunt is not sure exactly what to do about it. He is willing to work with the Township to obtain their guidance. In response, Mr. Leonard suggested that the applicant move the driveway entrance. Mr. Wert said they must look at site distances and the geometry involved. He suggested improving the swale in substantial form and including drainage to get water off the road in addition to the driveway relocation.

Mr. Leonard explained that the Commerce Drive bend has been a problem. He noted the intention to open up the culvert on the Best Western Motel property. He asked Mr. Hunt to confirm it.

The Transportation Development District will propose that a portion of the roadway be rebuilt. They will ask the developer and Federal Government to partner with the Township about solutions in the area. The Township staff will be in touch with Mr. Hunt about their conclusions.

Mr. Hunt informed that PennDOT has no plans to take some of their land for the 309 reconstruction project.

Sandy Run Creek Watershed Conservation Plan:

Mr. Leonard informed of an outstanding issue regarding the proposal for a watershed manager. The Montgomery County Planning Commission's planning efforts should be to petition the State to fund some of the recommendations rather than a single municipality doing so because it is a regional issue.

Mr. Bryers was concerned about greenways through private golf courses. It will be done via easements.

Mr. Bryers also asked if Abington Township and the Upper Dublin School District has been approached regarding seven properties involved. Mr. Leonard answer that the Township staff has not gone to the property owners as yet, but feels it will be a good next step. He suggested that the County work with the Township in approaching the property owners.

Dresher Overlay Zoning District Ordinance:

Mr. Cassidy opened the discussion by stating that the Board of Commissioners directed a study for an overlay district. The Commerce and Interior Committee discussed this issue during many meetings over the past 18 months. Input was obtained from other agencies and departments of the Township and also via community involvement. That lead up to a public hearing last week during which interested residents had a opportunity to offer their pros and cons.

Because some residents felt that they had not been properly informed of the public hearing, Mr. Bryers suggested that the residents be given a chance to voice their opinions this evening.

Mr. Cassidy said the Committee was at the public hearing stage, no final decision has been made, and the Committee is willing to accept constructive comments.

Comments made on this issue were as follows:

<u>SPEAKER AND ADDRESS</u>	<u>SPEAKER'S COMMENTS</u>	<u>TOWNSHIP COMMENTS</u>
Diana Newman Kirks Lane	<ul style="list-style-type: none"> • Disappointed that residents were not informed of hearing via mail. • Does not have cable TV to obtain Township information. • Only saw small signs on neighboring properties. 	<p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • The presentation of the Dresher Plan occurred during two separate meetings which were televised as well as posted on the website. A series of news stories were also published about the plan. • He would be willing to send all interested parties a copy of the plan. • The advertisement currently running is for the Stated Meeting on June 13th during which the plan might be passed.
Leonard Karp Glen Echo Lane	<ul style="list-style-type: none"> • Mr. Karp is a member of the Zoning Hearing Board. • He thanked the Committee for holding another session on this issue. • The place to ask for input is before, not after, the fact. • Suggested the people who live in the area should have been surveyed for their suggestions. • Regarding the widening of sidewalks and Dreshertown Road, he has serious concerns about an assisted living facility at that location. In his mind, the solution is not a nursing home or other such facility because they are so different compared to what is there now. 	<p><u>Mr. Bryers:</u></p> <ul style="list-style-type: none"> • Two processes are currently going on, not only the Dresher Triangle Overlay, but also in Maple Glen and with regard to the Fort Washington Rescape project. <p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • Will provide a copy of the ordinance. • Conditional use of assisted living was targeted throughout the district.

	<ul style="list-style-type: none"> • He would like a copy of the ordinance and would like another month to pass to give he and his neighbors an opportunity to read it before it goes to the Board of Commissioners. 	
<p>Martin Couger Golden Drive</p>	<ul style="list-style-type: none"> • He lives directly across from the overlay district. • The small posted signs (where there are no sidewalks) did not tell him there was a study nor that there was a written plan. • The area is zoned residential. • When he bought in the Arbor Hill Development, he was told by the builder that Upper Dublin would not rezone a residential area. When he called the Township, he was told that was correct. • The additional development proposed will accentuate traffic and density problems. 	<p><u>Mr. Cassidy:</u></p> <ul style="list-style-type: none"> • This is just an overlay of the area. If an area is presently residential, the land can be utilized for residential or limited commercial purposes such as a bed and breakfast establishment. • Large residential homes can be converted into a home for more than one family, professional offices, cultural studio, child or adult day care center, assisted living facility, library, educational facility, or restaurant. <p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • A copy of the overlay plan will be sent to Mr. Couger. • This is not a zoning change request, but rather a change in the zoning ordinance. • The Overlay District is definitely not commercial by definition. • There was a real effort to look at properties and determine the scope of each property – height, size, etc. - how properties accentuate the positive conditions in the Dresher triangle. • The Overlay District is not a stand-alone document. It references the Stormwater Ordinance, Land Development Ordinance, and other ordinances as well.
<p>Frank Costanzo</p>	<ul style="list-style-type: none"> • Owns two properties within the overlay district. How will this ordinance affect him? • Are sidewalks going to be widened? 	<p><u>Mr. Cassidy:</u></p> <ul style="list-style-type: none"> • Mr. Costanzo will not be required to make changes because of the Overlay District. He can use the property as it is now. • The Board of Commissioners does not want to increase density or traffic in the Dresher Triangle area. The ordinance does not permit townhouses or retail establishments.

		<p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • If owners of properties wish to develop their property, there is the potential that they would be required to widen sidewalks and adhere to all of the requirements of the various ordinances. The property owner would be able to go through a conditional use proceeding. • A copy of the ordinance will be provided.
Walter Nelson	<ul style="list-style-type: none"> • He thinks the best thing for the Township is some kind of assisted living facility. • The Dresher Triangle area is not a place for people to live because of the high traffic and density. 	
Lisa Blum Aidenn Lair Road	<ul style="list-style-type: none"> • Thanked the staff for enlightening the public on this issue and thanked the Board of Commissioners for preserving the Township. • There are many people in the community who have a vested interest for their children and children's children. She urged the Township to keep everything in balance. • She has seen a large change in density, traffic and influx.. High density arrangements frighten her. With more density, there will be more expenses for the Township. 	<p><u>Mr. Bryers:</u></p> <ul style="list-style-type: none"> • The Board of Commissioners is well aware of changes and their impact, and is attempting to keep the Dresher Triangle area less intense. • Upper Dublin Township has the distinction of having the second most open space in Montgomery County because of the actions of the Board of Commissioners in the past. There is very little space left to be developed, but that does not now include the Township's open space areas. • It is not within the authority of the Township to deny land development simply because it generates too much traffic. <p><u>Mr. Leonard:</u> Residents may have had more risk under the zoning in place today than they will have under the Overlay District.</p>
Allen Lindy Arbor Hill Development	<ul style="list-style-type: none"> • Asked for clarification about buffering. 	<p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • For single family homes, there are no buffer requirements. • For non-residential uses, there are significant buffer requirements depending upon the use. <p><u>Mr. High:</u></p> <ul style="list-style-type: none"> • Buffering for non-residential uses is essential to provide natural

		screening.
Mr. Daishi Rink Neck Loop	<ul style="list-style-type: none"> • He pointed out a property adjacent to the overlay district which is residential. 	<u>Mr. Bryers:</u> <ul style="list-style-type: none"> • Changes are up to the property owner. If a plan is consistent with the zoning use, the property owner can do what he wants to do. • The property can only be used as "A" Residential. <u>Mr. Leonard:</u> <ul style="list-style-type: none"> • Suggested Mr. Daishi visit the Township Building during business hours and view the tapes of the February Commerce and Interior Committee Meeting. • A copy of the ordinance will be sent out to this property owner.
Vincent Guminski Aidenn Lair	<ul style="list-style-type: none"> • In favor of the ordinance because it will control what will go into the area. 	
Bob Newman Kirks Lane	<ul style="list-style-type: none"> • Concerned about odors from new developments. • Asked why the upper tip of the overlay district was included therein. 	<ul style="list-style-type: none"> • <u>Mr. Leonard:</u> The assisted living developers needed a portion of the upper tip property to meet some water requirements. At the last hearing, they were asked if they would develop it. Their answer was that they intend to demolish the existing home. They intend to keep the property as is without any development. It will only be used for stormwater management. <u>Mr. Cassidy:</u> He assured there is no special interest steering the Overlay District.
Mary Pat Ford Kirks Lane	<ul style="list-style-type: none"> • Favors removing the property on the upper tip of the Overlay District. • Skeptical that a village atmosphere will be able to be created. • Some neighbors are asking for time to catch up with the Board of Commissioners on this issue. • Suggested the Board of Commissioners consider purchase of the Nelson tract for open space. • Suggested that greenhouses and a community center be part of the Overlay District. • Asked for a water study. 	<u>Mr. Bryers:</u> <ul style="list-style-type: none"> • After a year and a half, the Board of Commissioners thinks a village atmosphere is a good idea. This is a plan for now and in the future. <u>Mr. Leonard:</u> <ul style="list-style-type: none"> • There is no specific study for the Dresher area watershed. However, he will make other studies available to Mrs. Ford.

<p>Grant DiSimone Kirks Lane</p>	<ul style="list-style-type: none"> • An increase in building will invite more traffic into the area. • Does not believe that more development is what Dresher needs. • Concerned about commercial properties the least. • Believes the neighbors will have more power after the Overlay District is approved. • While traffic cannot be stopped from coming into Dresher, but it can perhaps be controlled after the Overlay District is passed. • In favor of passage of the Overlay District and urged the Board of Commissioners to do so. In that way, the neighbors in conjunction with the Township, can fight each individual battle. 	
<p>Dan Gorman</p>	<ul style="list-style-type: none"> • As a real estate broker, he recommends considering age restricted senior housing rather than an assisted living facility because it is difficult to finance such an establishment. He is lobbying for age restricted senior housing as a conditional use. 	
<p>Mike Mario Kirks Lane</p>	<ul style="list-style-type: none"> • Suggested brick sidewalks. • Feels establishments where service is provided 7 days a week, 24 hours a day , should not be placed next to residential properties. • Lighting in the Dresher Triangle should be on timers or sensors with time limitations to minimize the impact on residential areas. • Driveway materials should be permeable in the Dresher Triangle District. • Would like the overlay to be as restrictive as possible so that living conditions will be better for those who live there. 	
<p>Dave Dunn Kirks Lane</p>	<ul style="list-style-type: none"> • Because of the new slip ramps and the Prudential Development, Kirks Lane is being used as a cut-through street. He asked if there were any Township plans to alleviate this problem? 	<p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • The reason Kirks Lane is a cut-through street is because of the traffic stacking situation. • Responsive coordinated traffic signals have been installed. • Engineers have recommended the use of coordinated signal systems.

		<ul style="list-style-type: none"> • Studies suggested that the turnpike's efforts will keep most of the signals at acceptable levels. The longer this occurs, the less likely for travelers to decide to use Kirks Lane. • The Township spent \$7,000-\$8,000 last year to fund widening of the railroad bridge. This project is part of the Transportation Improvement Plan, but is not scheduled for another 7-12 years. To get the project moved up on the list would be the responsibility of the state legislature. • The bridge is sound. Drainage is relatively good. • It will be a very expensive project because all the utility lines are jammed in together under the bridge. • The railroad has said they have no obligation to lessen the years because trains are running fine. • Traffic is a regional issue. • Upper Dublin Township is insisting that developments such as Prudential join the TMA to provide transportation (buses, etc.). • Ownership of cars is currently at 70% of what the population is. <p><u>Mr. Bryers:</u></p> <ul style="list-style-type: none"> • Mr. Dunn, as well as all residents, should contact their particular commissioner regarding traffic concerns. • All are invited to attend the June Public Safety, Works and Services Committee Meetings.
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ACTION ITEMS:

500 Virginia Drive Final Land Development Plan:

The applicant, GMH Associates, Inc., is proposing to convert the existing one-story 521,273 sq. ft. manufacturing building to a 367,952 sq. ft. two-story office building. A portion of the existing building is proposed as a one-story indoor parking deck. Numerous parking islands and stormwater appurtenances will be provided within the parking deck. The total number of parking spaces will be increased from 551 to 1,548 spaces. The site is located within the EC – Employment Center District. The site was known as Novartis, formerly Rhone-Poulenc Rorer.

The applicant was represented by Brad Robertson who informed that the EPAB surveyed the site lighting, and it was determined that the site is very well lit. The lighting will face inwards and should not disturb the residents across the street. Mr. Bryers asked that the Township Engineer inspect the lighting to make sure there will be no issues concerning the neighbors. The applicant agreed to do any adjustments to the lighting system required.

Bollards and pedestal lights have been added to the east side of the building.

Parking lot striping is shown on the existing site plans.

Mr. Leonard noted the outstanding issue of an easement across the rear of the TBG property. The applicant has had numerous discussions with the owner. TBG has asked that GMH maintain the existing easement, and GMH has agreed to do so.

Regarding the new roadway, the Township will continue to work with GMH and the owner of the building, Brandywine Realty.

Restrictions regarding turning onto Pinetown Road have been implemented.

The applicant agrees with all issues raised in Metz Engineers' review letter dated May 19th.

Mr. Bryers motioned, with Mr. Cassidy seconding, to recommend approval of the 500 Virginia Drive Final Plan (Upper Dublin Reference No. 98.006) subject to the comments in Metz Engineers' review letter dated May 19th.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Cassidy seconding, to adjourn the meeting at 9:15 p.m.

VOTE ON MOTION


ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, June 27, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Craig Pizer, Township Solicitor; Mary Lou Troy, Library Director; Susan Lohoefer, Director of Parks and Recreation; Jesse Heyden, Fire Marshal; and Teresa Mancini, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the May 2000 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to accept the Minutes of the May 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Parks and Recreation Director:

Susan Lohoefer highlighted the following activities of the Parks and Recreation Department:

Spring Program Report:

- Revenues over expenses were 50% higher than budgeted.

Camphill & Highland Athletic Complex (CHAC):

- Project contracts were awarded to KC Construction and Frye Electric on June 13th.
- Contracts are being signed and Certificates of Insurance are being reviewed by the Solicitor's Office.
- A pre-construction meeting will be called within the next ten days.
- KC Construction is expected to be granted its Notice to Proceed within the next two days so that they can begin preliminary site work, preparing the area for the "earthmovers."

Mondauk Common Rentals:

- Rental season is going well.
- Central Pavilion is rented every Saturday and Sunday during June and August as well as all but one Saturday in July.
- Requests for rental of the Pavilion in the Woods have increased this year.
- The Department is hosting four soccer camps and three softball tournaments at Mondauk Common.
- The service window has been installed creating a fair amount of interest by patrons.
- The window is serving its initial purpose of providing an excellent view from the office toward the eastern side of the park.
- Mrs. Lohoefer has had discussions with various soccer club officials as they develop a proposal for snack bar counters and storage around the new service window.
- Chris Engart, an Eagle Scout candidate, is nearing completion of an improvement project at Mondauk Common. He has organized a group of boy scouts to replace and regrade the stone under the tables at the Pavilion in the Woods. They also built step-up boxes around the grills there.

- Plans for the cross park path are nearing completion. This improvement is being funded by a \$30,000 open space contribution from the Dresherbrook Development, and there is some urgency to spend the \$30,000 or it will revert back to the developer. Grades on the path will be improved. Headwalls and pipe will be replaced at two stormwater culverts. Six inches of limestone screenings will be placed on top of the existing trail.

Upper Dublin Community Pool:

- The pool opened on June 17th and is operating daily with no major incidents to report.
- More than half of the staff returned from last year.
- One new North Hills Community Monitor was hired.
- Three new lifeguards were hired.
- The Adult Manager position is working well.

Upper Dublin Twining Valley Golf Classic – Thursday, June 1st:

- Despite some early concern, this year's tournament was a sell-out. It appears that the Township has generated approximately \$27,000 in net proceeds.

On behalf of the Board of Commissioners, Mr. Cassidy thanked Mrs. Lohoefer for her involvement with the golf tournament.

Veterans Memorial Park Land Management Plan:

- An opinion survey is being conducted of 339 residences located with ¼ mile of the park to determine citizen's feeling about seven proposed improvements to the park including: a playground, upgraded walking trail, sidewalks along Highland Avenue to the park, a pedestrian way connecting the park to the Farm Lane sidewalk in the northwest corner, picnic tables, and veterans' recognition. Surveys are due back by July 10th. Seventy responses were received within the last two days.
- The Township has received a preliminary proposal from a group of parents and students interested in paying for and creating a memory garden in one of the Township parks.

Upper Dublin Community Day – Sunday, September 24th:

- Mrs. Lohoefer remains involved with the planning committee in a variety of capacities.

SiteWatch:

- Patrols continue seven days a week.

Parks Crews:

- Keeping up with Community Pool and Mondauk Common operations, seasonal mowing operations, trash runs, and ballfield maintenance..

Summer Programs:

- Close to \$30,000 has been collected this month alone through programs logged in Rec Ware
- 373 discount amusement park tickets were sold - (\$7,3000 collected).
- Playgrounds opened on June 23rd – 438 children are registered.
- Theatre programs began June 26th.
- Sport camps began last week.
- The new X-Zone, an afternoon-only Teen Summer Camp, began this week. 18 children are enrolled.
- Robbins Park programs began this week.

- The first Heritage Craft Day at Robbins Park will take place on June 28th.
- A class of children taking the American Red Cross Babysitters' Course were certified last week.

Mr. Cassidy asked about the effects to the Township due to in-house mowing. Mrs. Lohoefer informed that one additional person was hired and a new piece of equipment had to be purchased to help out with the mowing.

By request of Mr. Cassidy, an appreciation letter will be issued to the youth sports organizations for contributing to the CHAC shortfall. Mrs. Lohoefer said that a dedication ceremony is planned. At that time, the clubs will also be publicly recognized for their efforts.

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services and Statistics:

- The Library starts its summer Saturday hours, 9:00 a.m. to 1:00 p.m., on July 1st. The Library will be closed on July 4th.
- The Library began circulating to all cardholders from other MCLINC libraries the week of June 19th. This means that all items now circulate to all library users by computer except for magazines and a few other stray materials. Records for magazines will be uploaded shortly.
- The Library catalog will be off-line for two days in July for the indexing of authority records and may also be off-line during the MCLINC headquarters move to Conshohocken toward the end of July.
- The old card catalog, to which cards are no longer added, has been moved to the back of the Library. While it still gets some use, the staff is urging everyone to learn to use the computerized catalog. Beth Albertini has developed a handout to get people started, and she is available to assist Library users. The front desk staff will offer assistance when Ms. Albertini is not available.

Children's Programs:

- More than 500 children are signed up for the Summer Reading Club. Signups will continue for the rest of the summer. The evening programs, which are only open to Summer Reading Club participants, have been well attended. Upcoming programs include Tuckers' Tales Puppet Theater and ventriloquist David Carr who was just written up in the Sunday Philadelphia Inquirer Magazine.
- A photographer from the Ambler Gazette took pictures at last week's Literary Lunch.
- A number of teens have signed up for the Teen Reading Club book discussion group that starts in mid-July. Spaces are still available.
- Signups are also underway for the Highway Department's Heavy Equipment Demo. This program appears to be as popular this year as it was last year.
- A Family Charades Night, complete with prizes, will take place on August 2nd. The charades will all be children's book titles. Signups begin on July 17th. Information is available on the Upper Dublin Library web site.
- A Harry Potter costume party is being planned for October.

Library Board:

- The next Library Board meeting will be held on July 10th.

MCLINC:

- The MCLINC headquarters move has been delayed until July. Upper Dublin's authority records will be uploaded later this month. It will provide "see" and "see also" records in the database. The authority work was funded through a federal Department of Education grant.
- MCLINC has a Library Services and Technology Act grant for a consultant to look at cataloging procedures throughout the consortium to help consortium members develop new ways to share resources and find economies of scale. The consultant spent the afternoon of June 27th looking at the cataloging processes at the Upper Dublin Public Library.

Meetings:

- Mary Mastraccio and Mary Lou Troy attended Polaris Authority Control training at the Montgomery County-Norristown Public Library.
- Beth Albertini and Mary Lou Troy attended the Old York Road Reference Librarians Meeting at the Upper Moreland Public Library.

DISCUSSION ITEMS:

Dresher Triangle Overlay District:

Dan Gorman, a real estate broker, suggested consideration of whether or not it might be desirable to add age restricted apartments in the overlay district. From a trip generation standpoint, traffic would be half the impact as regular apartments. He felt age restricted apartments is a missing niche in the marketplace that the Board of Commissioners ought to serve.

Mr. Pizer responded that the overlay ordinance has already been adopted and it will not be reopened. The ordinance does not allow apartments in the overlay district. He explained further that the ordinance just amends the zoning map.

Mr. Leonard said that anyone can petition the Board of Commissioners. An amendment to the scope that Mr. Gorman is suggesting might take quite sometime. He encouraged Mr. Gorman to submit sample ordinances from other municipalities as well as details of what he thinks might work.

1100 Virginia Drive Preliminary Land Development Plan:

The applicant is proposing a change of use within the 67+ acre Fort Washington Expo Center and Honeywell Building located at 1100 Virginia Drive. Space will be leased to business which will require electronic switching equipment, computers and emergency generators. With all four phases constructed, the site will contain 12,600 ton capacity of dry coolers, 64,000 KW of generator capacity, and 300,000 gallons of underground diesel fuel storage. Some of the equipment will be installed in areas currently utilized for parking. Four different building layouts have been proposed (Phases I-IV). The proposed use is acceptable under the EC-Employment Center District. This site is served by public sewer and public water.

Ross Weiss, Esquire; Michael Mandelbaum, the applicant; and Ted Kochen, PE, of Oxford Engineers and Consultants; discussed what will occur in the various phases:

Phase I	<ul style="list-style-type: none"> • Generator expansion on the west side of the building. • Negotiating with tenant. • 18 dry coolers will be located on the south side of the roof. 	8/1/00
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Phase II	<ul style="list-style-type: none"> • Addition of warehouse space. • 18 dry coolers will be located over the remainder of the building. • Generator expansion on the north side of the building. • 18 dry coolers will service each expansion. 	3/1/01
Phase III	<ul style="list-style-type: none"> • Addition of the remaining 67,220 sq. ft. of warehouse space. • Not seeking final approval at this time Merely shown on the plan. 	6/1/01
Phase IV	<ul style="list-style-type: none"> • Installation of utilities in the remainder of the building with the exception of Honeywell. • Not seeking final approval at this time. Merely shown on the plan. 	

- 25 people will be added as each phase is completed.
- Minimal trucks.
- Minimal visitation to the facility.
- Parking will be greatly diminished.
- The exterior generators will be oil fueled and used only in the event of a power failure.
- Fuel tanks will be located in the building side of the berm – two in the initial phase, two later.
- All tanks will be new and state-of-the-art equipment.

Regarding the Free Trade Zone, Mr. Mandelbaum has an application for the Expo Center and feels the application will also be beneficial to Honeywell. Internet applications are unique.

Mr. Leonard wondered if the addition of the generators outside of the building would qualify as structures or an expansion of a commercial building.

Answering a concern raised by Mr. Pesavento, Mr. Mandelbaum said that the roof structure will need to be re-enforced.

Mr. Pesavento was worried about noise from the generators.

Mr. Weiss said that the generators will kick in only during a storm, and storms themselves are noisy. Everything that is proposed is more than what is actually needed.

Mr. Mandelbaum said that co-generation facilities have not been considered.

Jim Merrill, a noise engineer with 18 years of experience, offered the following information:

- He studied the Upper Dublin ordinances.
- Set up a sound level meter in the northwest corner closest to the residential area for three days – a Friday, Saturday and Sunday (May 19-21, 2000). Sound levels were captured every hour to obtain a feel of noise during normal business hours as well as weekends.
- The information garnered was used to gauge the nuisance level.
- Noise levels were compared to that which is considered standard.
- Estimated that the generators would require a 75 DVA enclosure on all sides. This should satisfy the intent of the Noise Code.
- The noise level of the dry coolers was considered too loud for conditions. A quiet line type is needed. Accoustical standards meet with the quiet line approach.
- A maximum of four generators could be run during the daytime to meet standards of the code.

- All noise sources were looked at – turnpike, general traffic, birds and crickets, air cooling equipment and diesel trucks. Traffic noise along with general background noise was the main component.
- The DVA (the industry standard for documenting community noise and impact) considers all audible frequencies. Both times the equipment was set up, there were tractor trailers idling. It is not uncommon to have a diesel sound occurring in that area and not a new sound to which the neighbors would be exposed.
- Dry coolers are electric driven fans.

Mr. Mandelbaum observed that the Honeywell equipment runs round-the-clock. The Expo Center equipment is on for office use only unless a show is booked.

An acoustical study was distributed.

Mr. Leonard asked if the elevation makes it more or less difficult to control noise level, to which Mr. Mandelbaum answered that it does not make a difference at all because an enclosure is being provided around the equipment. With natural increases in elevation, noise levels would be lower. Berms reduce sound.

Mr. Mandelbaum assured that if his tenant needs to increase the protocol, the tenant will have to comply with Township ordinances.

Mr. Wert will provide accurate information regarding fuel storage.

The Fire Marshal was satisfied that the tanks will meet all federal and state regulations.

Mr. Mandelbaum said he was committed to the demolition of the former sewer treatment plant and installation of an emergency driveway leading out to the Office Center.

Because excavation efforts were met with rock formations, Mr. Mandelbaum said another way was found to install the piping and redesign around the rock.

Mr. Wert asked to be provided with information regarding sound frequency from generators.. The report should address lower ranges of noise because that is what residents will hear late at night.

Mr. Mandelbaum again stressed that the generators will not run at night unless there is an emergency situation.

There are enough issues to be addressed that Mr. Wert did not agree with a recommendation for preliminary or final approval this evening.

Mr. Ross stated that his client runs the risk of loosing a tenant if approval is not received by August 1st. He noted that the Montgomery County Planning Commission recommended approval.

Mr. Leonard countered that tenant urgency has been a subject of several Commerce and Interior Committee meetings. It is prudent for the applicant to submit plans in a timely manner.

Mr. Ross then informed that his clients had not received a copy of the Metz Engineer's review letter dated June 23rd.

Mr. Wert felt it was not fair to the Township to consider all of the issues raised without the applicant having an opportunity to address them. Issues unresolved are addressed in the Zoning Ordinance and the Subdivision Ordinance. The applicants must show how they will comply.

Mr. Cassidy agreed that since the applicants have not seen the Engineer's review letter, a decision must be delayed to give them every opportunity to address all issues.

The applicant and his advisors discussed this matter in private. Upon returning to the meeting room, Mr. Weiss said his clients will comply with everything in the review letter. He feels it would be best to go over the review letter with staff in private.

Hassinger, 720 Tennis Avenue – Sketch Plan:

The subject property is a 7.6± acre tract of land located in the A-Residential Zoning District. A dwelling, enclosed pool, garage, greenhouse and several other accessory structures currently exist on the site. The applicant is proposing to remove the dwelling and accessory structures and subdivide the property into 9 single-family lots. Also proposed is a cul-de-sac to service the new lots and a stormwater management system to control runoff. Public water and sewer are included. The lot adjoining was subdivided in 1999.

Sal Paone, Jr. represented the applicant who will comply with most of the comments in the Township Engineer's review letter dated June 23, 2000.

Preliminary land development plans have been prepared.

The applicant is requesting a waiver for the length of the cul-de-sac. Whereas the code states that cul-de-sacs shall have a maximum length of 500 ft., the applicant's plans call for a cul-de-sac length of 711 ft. It was noted that the diameter of the cul-de-sac was widened in response to a request from the Fire Marshal.

Mr. Wert asked that the applicant address the steep slope provision.

The roadway width is shown as 30 ft.

The Parks and Recreation Department recommended that the applicant not provide road widening, curb and sidewalk along the front of the property to protect the street trees on Tennis Avenue. Mr. Pesavento requested a deferral in lieu of sidewalks. Mr. Wert said that the issue of curbs and road widening is something that will require more discussion. Room to decelerate due to site distances is required.

Mr. Leonard pointed out that sidewalks are a good thing in the interior of developments. Mr. Cassidy likes the idea of sidewalks throughout for safety reasons.

A stormwater management plan has been prepared. The applicant would like to dedicate the roads to the Township for snow removal.

When Mr. Paone suggested lamp posts be installed on each lot, Mr. Leonard said they are a second-class mode of lighting. He suggested Mr. Paone look at appropriate foot candles for the street. The Public Works Director can help with that aspect and suggest different types of lighting that can very effectively be used.

Faust Tract – Sketch Plan:

The applicant is requesting a 4 lot subdivision of a 1.79 acre site located in the C Residential Zoning District. An existing 5 unit apartment building will remain on one lot. Three new building lots will be created. A portion of Alma Avenue (a paper street) is proposed to be opened, with a portion being vacated. Homestead Lane (a paper street, partially improved as a stone alley) is proposed to be closed within the confines of this subdivision.

Marc Jonas, Esquire, represented the applicant and said the plan has been revised and does not involve any part of the adjacent subdivision.

Because the applicant sent the sketch plan directly to the Township, there was no opportunity to obtain reviews from other agencies. In addition, the applicant and his advisors have not seen the Township Engineer's review letter issued on June 23rd.

Mr. Pizer noted that the private streets border a number of other properties. He does not know if the other property owners are in agreement with dedication. Mr. Jonas countered that the Township could accept dedication on its own or via a majority of property owners.

While Mr. Pizer concurred that the Township could order the street to be opened, in doing so, the Township would be liable for compensating property owners for the right-of-way.

Mr. Pesavento was very concerned about having Homestead Lane become an accessway to Argyle Avenue.

Because of legal questions, Mr. Cassidy expressed concern about the dedication of either street.

Mr. Jonas said the applicant is not changing the use or interfering with a private easement, but rather simply taking paper streets for access and using some of their own property. He noted that after a paper street is laid out, it lapses after 21 years. It is not inconsistent to be able to use up to the center line for the lot.

Mr. Pizer countered that it is an issue of setbacks. He will look into this situation further.

Messrs. Jonas and Trueblood will meet with staff to discuss all outstanding issues.

Sign Ordinance:

Mr. Pizer commented that the goal of the proposed ordinance is to consolidate all of the sign provisions into one ordinance. All references to signs will be deleted in other zoning districts.

The ordinance contains a new Chapter 196 in the Township Zoning Codes dealing with interpretation, administration, illumination standards, general regulations, and definitions of signs and non-conforming signs.

Excluded from the definition of a sign is the print type used as opposed to the sign itself.

By doing the foregoing, the regulations will be a bit more restrictive, and many non-conforming signs will be eliminated.

Peter Blood, Dick Drescher, Gil High, Craig Pizer and Theresa Mancini were the principals involved in drafting the ordinance.

Answering a question raised by Mr. Pesavento, Mr. Pizer said that political signs require permits, and no political sign can be placed in the right-of-way.

Section F on Page 15 permits development signs that comply with the standards set forth in the ordinance.

Responding to Mr. Cassidy, it would be up to the Zoning Officer to determine what criteria to use when replacing non-conforming signs – current value or percentage.

Mr. Blood distributed a hand-out of requested changes to the sign ordinance. Most of those recommendations are to bring the size down to less than measurements of the current signs. The recommendations also include that if the text of a sign changes more than 50%, a variance is required from the Zoning Hearing Board if it is a non-conforming size of sign.

It was noted that both Whitmarsh and Ambler are changing the language of their ordinance to deal with nonconforming signs and their size. Mr. Pizer was asked to review the Whitmarsh ordinance and also peruse sign ordinances of other municipalities.

Mr. Leonard encouraged business owners to review the draft ordinance and provide their input.

ACTION ITEMS:

Dresher Triangle Overlay District – Farm House:

Mr. Leonard reminded that at the conclusion of the discussion on the Dresher Overlay District Ordinance at the June Stated Meeting, Marla McMillan of 1660 Susquehanna Road noted that her property is not in the overlay district which she feels will be detrimental to her. She would like her property to be included to allow her family the flexibility to relocate within the Township and, hopefully, to realize a reasonable value on her home. If not, then she will be placed in a position of being the only private homeowner in the middle of semi-commercial development.

The Committee recommended approval of the inclusion of 1660 Susquehanna Road in the Dresher Overlay District.

Peter Cardamone – 315 Susquehanna Road – Minor Subdivision Plan:

The property is currently zoned “A” Residential District and contains 22,872 sq. ft. located along Susquehanna Road. This site will be developed in accordance with the Open Space Preservation District overlay. The applicant proposes 1,538 of equal land transferring from and to the Gentry Manor open space which is contained in open space.

All comments in Metz Engineers’ reviews letter of June 23rd are minor. Under Subdivision and Land Comments, it states: “the plan does not meet the criteria for a minor subdivision. It has been a part of a subdivision submitted within the past five years.”

Mr. Pesavento motioned, with Mr. Cassidy seconding, to recommend approval of the Peter Cardamone Minor Subdivision Plan (Upper Dublin Reference No. 00.004) subject to the conditions set forth in Metz Engineers' review letter of June 23rd.

VOTE ON MOTION

ALL YES

MOTION CARRIED

1085 Camp Hill Road – Final Land Development Plan:

The applicant proposes to redevelop an existing lot with an existing one-story, 24,033 sq. ft. building within the EC-Employment Center District in the form of a one-story addition of 11,856 sq. ft., striping of existing parking lot, and landscaping. The site is currently served by public sewer and public water. The access to the site is from Virginia Drive via a 25 ft. wide access easement.

Glenn Eby, PE, representing the applicant, said that preliminary approval was obtained in October at which time several waivers were granted. Two additional waivers are being requested:

- Proposal that stormwater management facilities be handled via a \$20,000 contribution in lieu of a detention basin.
- Deferral for construction of sidewalk adjacent to Camp Hill Road.

The Environmental Protection Advisory Board, the Planning Agency Advisory Board, and the Commerce and Interior Committee are all in favor of constructing a stormwater facility because the site is very close to flooding areas.

Mr. Wert asked for as dense a buffer as possible (evergreens). Messrs. Wert and Eby will meet to decide how many trees are required.

The Committee asked that the applicant guarantee that the driveway on Camp Hill Drive be used for emergency purposes only.

Mr. Pesavento motioned, with Mr. Cassidy seconding, to recommend final approval of the 1085 Camp Hill Road addition (Upper Dublin Reference No. 99.009) subject to Metz Engineers' letter of May 19th and contingent upon the agreement to construct stormwater management and landscaping as specified by the Township Engineer.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Expansion of Use Permitted by Special Exception or Conditional Use Ordinance:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to move the ordinance on to the Board of Commissioners for their consideration.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Cellular Communications Antennas Ordinance:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to move the ordinance on to the Board of Commissioners for their consideration.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Uses Permitted in "C" Residential District Ordinance.

Mr. Pesavento motioned, with Mr. Cassidy seconding, to move the ordinance on to the Board of Commissioners for their consideration.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Cassidy seconding, to adjourn the meeting at 9:20 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,

Louise S. Birett
Louise S. Birett, Recording Secretary

Attest:

Michael Cassidy
Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, July 25, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Craig Pizer, Township Solicitor; Mary Lou Troy, Library Director; Susan Lohoefer, Director of Parks and Recreation; Teresa Mancini, Montgomery County Planning Commission; and Charles Haering, Planning Agency Advisory Board; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the June 2000 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the June 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services:

- Summer Saturday hours (9:00 a.m. – 1:00 p.m.) began Saturday, July 1st. More than 100 people have been using the library during these new hours. The Library was closed on July 4th.
- The Library was offline during the move of MCLINC headquarters to Conshohocken on July 12th. Offline circulation continued on July 13th and 14th due to local problems unrelated to the MCLINC move. Offline circulation continues to be problematic due to the number of errors that the staff has to follow up on once the offline files are uploaded. Ms. Troy was please to note that the Library staff had access to the catalog in spite of the disruption to the MCLINC network caused by the move. At the same time, MCLINC changed internet service providers. Due to problems associated with this change, public internet access was intermittently interrupted during the next few days, and the Upper Dublin web page and the POWER library were not available to the public from home from July 12th – July 17th.
- With all of the coverage in the press about the new Harry Potter book, the Library staff was very pleased when its book distributor was able to deliver copies ahead of the release date. This meant that the books were cataloged, processed and ready to circulate by 9:00 a.m. on Saturday, July 8th. Photographers from two newspapers were on hand when the Library customers who were first on the reserve lists picked up their books.

Children's Programs:

- There are 550 children participating in the Summer Reading Club. Signups will continue for the remainder of the summer.
- The evening programs, which are only open to Summer Reading Club participants, continue to be well attended.
- The Highway Department's Heavy Equipment Demo attracted 150 children and their parents.
- On Tuesday, July 27th, there will be a special Summer Story Time at the North Hills Community Library at 1:00 p.m. Teachers, librarians and principals from the Upper Dublin School District will participate.

- The final summer evening program will be a Family Charades Night complete with prizes on Wednesday, August 2nd.
- Press coverage for children's events at the Library has been very good this summer. Science In The Summer, Literary lunch, several of the evening programs, and the Heavy Equipment Demo all got photographic coverage in the local papers.
- A Harry Potter party is being planned for October 3rd during which those who attend will be asked to dress up like their favorite character in the Harry Potter books.

Library Board:

- The Library Board met on July 10th and re-elected Arthur Zanan as President and Mark Sailor as Treasurer. Susan Maynard was elected Secretary.

MCLINC:

- MCLINC headquarters has moved to the second floor of the Conshohocken Library.
- MCLINC will be replacing the Library's three year old circulation workstations in July as part of the ongoing upgrade process.
- Four additional libraries joined MCLINC in 2000. William Jeannes Library joined as a partial member. It is hoped they will have full membership status by the 1st of January. Upper Dublin's yearly costs are reduced each time a new member joins.

Report of the Parks and Recreation Director:

Susan Lohoefer highlighted the following activities of the Parks and Recreation Department:

Camphill & Highland Athletic Complex (CHAC):

- The CHAC project is well underway and within scheduled parameters:
 - North side is near final grade. No issues reported.
 - South side has experienced a major problem with unsuitable fill dirt that caused the need for a substantial change order. However, Mrs. Lohoefer stressed that the project is still within budget.
 - Clean fill is being hauled in from the Willow Grove Mall/Macy's site by Township trucks as well as trucks from J. D. Morrissey Construction (arranged for by KC Construction).
 - The grading plan has been redesigned and raised about 10 in. so that an 18 in. cushion will exist between the grass and any unsuitable materials. This is acceptable to the Department of Environmental Protection as well as Metz Engineers.
 - Some clean fill as well as topsoil is being hauled in from the Maple Glen Elementary School site by Township trucks.
 - A storage site was created on Township property west of the project on Highland Avenue.
 - Under the watchful eye of inspectors from Metz Engineers, erosion control measures are in place on site that satisfy the Montgomery County Conservation District's directives.

Mr. Leonard explained that KC Construction knew that Morrissey had some fill. They agreed to match truck for truck. Morrissey paid for its own hauling, and Township trucks were used on behalf of Upper Dublin.

Because KC Construction is working very quickly, an additional inspector had to be added to deal with the fast work pace.

Mondauk Common:

- Rental season is going well.

- The central pavilion continues to attract more rental requests than any other facility.
- One-night ballfield rentals are also in demand.
- The Land Management Plan has been completed and distributed to each member of the Board of Commissioners. Residents can view the plan in the Library. Copies may also be obtained through the Parks and Recreation Department for a fee of \$15.00.
- The starlings have returned in large numbers for a summer roost. As the year progresses, the Parks Crew will resume a systematic removal of trees from the upland woods area. The Parks and Recreation Department has no plans to resume the “banger” and “screamer” scare tactics this summer.

When Mr. Bryers asked if the Parks and Recreation Department has addressed health concerns regarding the starlings, Mrs. Lohoefer said that while there is always a potential, there have been no reported incidents of health problems. Mrs. Lohoefer will confer with the Health Officer and together they will prepare a report on this issue for the Board of Commissioners.

Veterans Memorial Park Land Management Plan:

- The responses received from an opinion survey of 339 residences located within ¼ mile of the Veterans Memorial Park have been tallied, and those results will be presented at a public meeting on July 26th in the main meeting room of the Township Building at 7:00 p.m. Mrs. Lohoefer was pleased to note that 46% of the surveys were returned.

Upper Dublin Community Pool:

- The pool continues to operate without major incident.
- The number of bathers is down this month due to cooler weather.
- Use of the pool by camp groups remains high. Income derived from group use makes up at least half of the annual revenue.

SiteWatch:

- Patrols continue seven days a week.

Loch Alsh Reservoir:

- Approximately six months ago, several neighbors of the Loch Alsh Reservoir contacted the Township about the Canadian geese they observed at the site and the nuisance they have become.
- At that time, Mrs. Lohoefer contacted the Township’s contractor, The Goose Guys, to investigate the complaints and determine if the Township should pursue obtaining an “addling permit” from the United States Fish and Wildlife Service (USFWS) in an attempt to control the number of new geese born at the site.
- The contractor completed a walk-through of the site and reported that there were only 3-5 nests on the site, but evidence of a greater problem was found on adjacent private properties.
- The contractor recommended that the Township not issue a contract for goose management at this site for the following reasons: (1) chasing the birds would force them into the water with the reservoir being too large for the dogs to swim after them; (2) chasing the birds could also chase them back onto private property, thus creating a bigger nuisance for the neighbors; and (3) running inflatable boats equipped with scare devices out onto the lake would be very time consuming and therefore very costly.

Summer Programs:

- The following graph shows the program status of the summer programs:

PROGRAM STATUS	#	%
Guaranteed	76	76
Still registering	5	5
“Tickets Only” services	3	3
Canceled activities (did not reach required minimum number of registrants by deadline)	16	16
TOTAL	100	100%

- North Hills recreation programs are underway. Karen Hegedus and Sue Lohoefer accompanied Sonya Goodman to a meeting with the North Hills Community Group where she presented the summer programs and introduced five community volunteers who will lead the programs.
- The Mock Turtle Marionettes are scheduled to perform at Robbins Park on July 27th.
- A homeroom program is scheduled to take place at the Sandy Run Middle School on July 27th.
- “Bye, Bye, Birdie” will be presented at the Upper Dublin High School on August 2nd – 5th.

Report from The Goose Guys:

The following reasons were presented as to why it is so difficult to rid the Loch Alsh Reservoir and surrounding area of the Canadian Geese:

- Loch Alsh reservoir is a perfect habitat for Canadian Geese.
- Large pool of water.
- Birds are in molting season.
- Birds are calling other flocks from neighboring properties.
- Those birds populating the reservoir area are mostly mature birds who have lost their flight feathers.
- Any negative efforts would cause major habitat disturbances.
- Nesting season is over.
- The USFWS is very specific about who can apply for a permit. Since Ambler is the owner of the land, they would have to be the applicants. Paul Leonard was asked to determine if Ambler would be cooperative in this venture.
- Geese do not respect property lines. Residents of Upper Dublin Township are victims of changes in the entire region, hunting patterns, etc.

Suggestions were made as follows:

- Neighbors should run their dogs on the reservoir land. It is felt that their scents will drive the birds off.
- Raking and getting rid of feces is the best method of control.

Mary Padberg of Hoffman Road informed that her dog gets sick from the bird droppings. She objected to raking and touching the feces. Her neighbors are worried about the droppings as well. The feces problem is the worst she has ever seen.

Paul Leonard promised to determine what underbrush can be removed on Township property, coordinate with Ambler Borough regarding permits, look at the property line issues, and have the reservoir grassy areas cleaned up.

Mr. Bryers asked The Goose Guys to put together an information packet for the residents.

DISCUSSION ITEMS:

Temple Sinai Preliminary Land Development Plan:

The applicant was represented by Allan A. Stock who is an architect and also President of Temple Sinai. The proposal is to construct an addition to the building completely contained within the building's 1,700 sq. ft. inner courtyard. The lot is located within the A-Residential District on an 8.23 acre tract. The site is accessed from Limekiln Pike.

The new area will be used for outdoor activities, some services such as weddings, etc. The look will be softened with landscaping. Brick pavers will be used instead of concrete. A duck pond will be added. An existing conference room and library will be extended with a door to the outside and patio for each. A small lounge will be created off of the lobby.

A waiver is being asked from providing a landscaping plan because buffering is not needed within the courtyard.

A waiver is requested from providing required parking calculations since there will be no changes to the parking area.

There are no deed restrictions, variances, special exceptions and/or waivers on the plan.

The applicant asked for the addition of deferral language on the plan regarding sidewalks, curbing and street widening along Limekiln Pike or Dillon Road. The Committee agreed to deferral language in lieu of actual construction.

Mr. Stock will provide construction sequencing and information as to how the building will be constructed with regard to getting the equipment and materials to the construction area.

It was determined that a 15 in. storm sewer pipe will be more than satisfactory.

The applicant will be back before the Commerce and Interior Committee in August seeking a recommendation for preliminary and final approval to the Board of Commissioners in September.

LA Fitness Center Preliminary Land Development Plan:

John Anderson, of Bohler Engineering, Inc., represented the applicant, Newport Beach Development Company, L.L.C., who is proposing an LA Fitness Center on the portion of the property which is bisected by the proposed Turnpike Commission slip ramps.

Reviews are not completed at this point in time.

The applicants have addressed the majority of comments in Metz Engineers' previous review letter.

The original idea of a sub-surface stormwater management basin has been changed to a conventional surface type of installation.

Paul Leonard was concerned that a detention basin would possibly be inundated by waters of the Little Pine Run.

Mr. Bryers asked if there is something else the applicant may be interested in doing other than a detention basin? Mr. Anderson replied that the applicant believes that the proposal complies with the ordinance.

The applicant has eliminated the variance they original intended to seek because the property will now only have a single user.

A waiver to permit grading within 3 ft. of the property line is required as well as one not to provide a sketch plan.

The necessary variances and conditional use requirements for construction within the floodplain have been included on the plan. Floodplain calculations have also been included thereon.

Mr. Leonard pointed out that there is a question whether this plan represents a Land Development Plan or a combined Land Development and Subdivision Plan. He hopes that the property lines are cleared up in terms of the Turnpike.

A traffic impact study has been submitted. The area designated for a left-hand turn will not be striped.

Mr. Leonard suggested the applicant look at the Dresher overlay façade requirements. He prefers to see the LA Fitness Center be built in an aesthetically pleasing manner similar to those buildings in the Dresher Triangle rather than a building shaped like a square box.

Hassinger, 720 Tennis Avenue – Sketch Plan:

The subject property is a 7.6± acre tract of land located in the A-Residential Zoning District. A dwelling, enclosed pool, garage, greenhouse and several other accessory structures currently exist on the site. The applicant is proposing to remove the dwelling and accessory structures and subdivide the property into 9 single-family lots. Also proposed is a cul-de-sac to service the new lots and a stormwater management system to control runoff. Public water and sewer are included. The lot adjoining was subdivided in 1999.

Tim Woodrow represented the applicant.

A waiver is sought to defer improvements to Tennis Avenue. Mr. Woodrow pointed out that the properties developed northeast and southwest of the property do not have improved frontages. In his opinion, it will be better to do road improvements as part of a larger project in the future.

Mr. Wert said he may recommend shoulder and curb and possibly some drainage. The applicant may wish to consider some partial deferrals.

The applicant is requesting a waiver for the length of the cul-de-sac. Whereas the code states that cul-de-sacs shall have a maximum length of 500 ft., the applicant's plans call for a cul-de-sac length of 711 ft. It was noted that the diameter of the cul-de-sac was widened in response to a request from the Fire Marshal.

In the interest of eliminating another curb cut, the applicant has no objection to talking with the owner of the existing home to connect to the cul-de-sac street.

Answering a question posed by Mr. Pizer, Mr. Woodrow said ownership and maintenance of the underground detention facility on Lot 3 would be the obligation of a limited homeowners association. Mr. Pizer opined that

if there is a homeowners association, a method exists whereby all property owners would be responsible for improvements to Tennis Avenue.

A snow removal easement and area for snow storage will be provided. Mr. Leonard said that inlets should be installed in front of the easement.

Mr. Wert told the applicant to make every effort to preserve as many trees as possible. He noted that the installation of decks, patios and pools will have an impact on trees in the future.

The Shade Tree Commission has indicated it would find "homes" for trees that are worth saving.

Sidewalks will be installed around the entire job.

The applicant will comply with all other requests outlined in Metz Engineers' review letter.

When Charles Haering noted that the drawings indicate a desire to install Belgian block curbing, Mr. Pesavento said that the Board of Commissioners does not approve of Belgian block because of maintenance problems due to snow plowing by the Township crews. The only way Belgian block could be considered is if the homeowners association takes on the responsibility for repairs.

Fort Washington Volvo Tentative Sketch Land Development Plan:

The subject property is a 1.22± acre tract of land located in the CR-Commercial Retail Class I Zoning District. The site is currently improved with a one story, 11,050 sq. ft. masonry building (the former Fort Washington Buick building) and associated macadam parking area. The applicant is proposing a 1,766 sq. ft. building addition, a 474 sq. ft. car wash addition, revised parking and vehicle display layout, and additional landscaping. Public water and sewer are included.

No representation. No discussion.

Sign Ordinance:

Mr. Pizer noted the questions that had been raised as to what constitutes 50% of a sign: 50% of the sign's value, or 50% of the physical structure. For enforcement purposes, he recommended basing the 50% on the structure of the sign. Cost figures are sometimes debatable, while physical condition can be verified by inspection.

Peter Blood has also recommended that when 50% of the graphics, format, or copy of a nonconforming sign is changed, the entire sign should be brought into compliance with the code.

The Committee agreed with the 50% of the physical structure option.

ACTION ITEMS:

430 Meetinghouse Road Preliminary Subdivision Plan:

The applicant is proposing to divide 2.48 acres into two lots with two dwellings. The property is zoned A-Residential, and the applicant has been granted a variance by the Zoning Hearing Board on April 24, 2000 to permit the two lots, each with a 10 ft. wide fee simple access strip to Meetinghouse Road provided that the existing 20 ft. wide access strip shall be subject to cross-easements for each residence, to permit joint use of the driveway, and provided that the access road is fenced.

Tim Woodrow represented the applicant, Franco D'Andrea. All issues raised in Metz Engineers review letter of July 20, 2000 will be addressed.

Road widening, curbing and sidewalk will be shown on the plan.

The applicant prefers not to pave the entire width of the driveway. Instead, Mr. Woodrow would like to confer with the Fire Marshal to discuss alternatives for stabilizing the shoulder of the road to provide support for emergency vehicles.

Mr. Wert suggested a 12-14 ft. paved area with 2 ft. of stabilized shoulder.

Mr. Wert also suggested the use of solid fencing on both properties per the Zoning Hearing Board's requirement.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend Preliminary Subdivision Plan approval for 430 Meetinghouse Road (Upper Dublin Reference No. 00.010), subject to the provisions set forth in Metz Engineers' review letter of July 20, 2000.

VOTE ON MOTION

ALL YES

MOTION CARRIED

1100 Virginia Drive Preliminary Land Development Plan:

The applicant is proposing a change of use within the 67+ acre Fort Washington Expo Center and Honeywell Building located at 1100 Virginia Drive. Space will be leased to business which will require electronic switching equipment, computers and emergency generators. Originally, this plan was broken down into four phases. When constructed, the site would have contained 12,600 ton capacity of dry coolers, 64,000 KW of generator capacity, and 100,000 gallons of underground diesel fuel storage, originally reported as 300,000 gallons in Metz Engineers' prior review. At this time, Phases II and IV are indicated to be withdrawn with the first two original phases proposing 3,600 ton capacity of dry coolers, 24,000 KW of generator capacity, and 100,000 gallons of diesel fuel storage remaining as is. Some of the equipment will be installed in areas currently utilized for parking. Two different building layouts have been proposed (Phases I and II. The proposed use is acceptable under the Employment Center District. The site is served by public sewer and public water.

Ben Zuckerman, Esquire; Michael Mandelbaum, the applicant; and Ted Kochen, PE, of Oxford Engineers and Consultants; confirmed that all issues raised in Metz Engineers' review letter dated July 21, 2000 will be addressed satisfactorily.

The building will be subject to a sound test before and after by a consultant chosen by the Township and paid for by the applicant.

Mr. Wert said that the timing for emergency access is on or before September 1, 2000.

Mr. Wert asked that most of the items discussed this evening should be added to the plan in the form of notes.

Regarding the sidewalk issue, consent must be obtained from Honeywell.

Mr. Pizer will provide the applicant with a legal description.

Responding to Mr. Haering, the applicant confirmed that topographic contours are shown on the plan.

Mr. Haering asked that two loading docks be added to Phase II. In addition, turn-around areas must be shown. The applicant said that the areas for loading is described on the plan as being reserved parking. Contours were also added.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval of the 1100 Virginia Drive (Expo Center) Change of Use to the Board of Commissioners subject to the Township Engineer's letter of July 21st and incorporating an agreement into the plan regarding noise subject to the opinion of a consultant of the Township's choosing.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavednto seconding, to adjourn the meeting at 8:20 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, August 22, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Craig Pizer, Township Solicitor; Mary Lou Troy, Library Director; and Charles Haering, Planning Agency Advisory Board; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the July 2000 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the July 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services:

- Summer hours, including Saturday hours, will continue for one more week. The Library will be closed on Labor Day weekend and will reopen with regular hours (including both Saturday and Sunday hours) on Tuesday, September 5th.
- The Library catalog was offline for three days in August while the authority processed, installed and re-indexed the database with the "see" and "see also" references. Some problems still exist with the reinstallation, and the automation vendor will be making corrections soon.
- The Library has experienced several episodes of telecommunications failure during the past two weeks. While the catalog has been available, the Internet and other MCLINC libraries have not been accessible. Several pieces of telecommunication equipment were replaced under the MCLINC service agreements, but it appears that the problem is with the Library's Bell Atlantic circuit. A trouble ticket was issued today, and repairs should be made shortly. As soon as these problems are corrected, the automation vendor should be able to fix the residual problems from authority control. In the meantime, circulation is in the offline mode (no "holds" processing or "updates" of patron accounts) while the Library is off the network. Check-outs and check-ins are recorded, and patron accounts are updated when the offline files are loaded.
- The Senior Book Discussion Group has decided to continue meeting this fall. They anticipate several new members.

Children's Programs:

- Nearly 550 children participated in the Summer Reading Club. The Ambler Gazette gave wonderful coverage to Summer Reading Club events during the summer. The final program "Family Charades Night," got a front-page picture.

Library Board:

- The Library Board met on August 14th and discussed Community Day activities. The scheduled activities will all take place within the Library and include children's entertainment, Library card sign-ups, Library catalog, Internet and Pennsylvania POWER Library demonstrations, and a local history exhibit. The Library will open one hour early so that the Library hours will coincide with the hours scheduled for Community Day.

Funding

- The Commonwealth is again increasing the State Aid to Local Public libraries. The Library budget for 2001 will have to show an increase equal to the increase in State Aid in order to maintain local effort (a requirement for receiving any State Aid).

The Committee asked that they be provided with information pertaining to staffing needs, materials required, plans to be implemented, etc. in 2001 prior to budget discussions. Commissioners Pesavento and Bryers also expressed a desire to meet with the Library Board prior to November.

Report of the Parks and Recreation Director:

In the absence of vacationing Susan Lohoefer, Paul Leonard presented the Parks and Recreation Director's written report for the month of July.

It was noted that the Fall Brochure entitled "UDP&R Leisure Guide to Fall 2000" is currently at the printer. The brochures will be mailed to Upper Dublin residents by the end of August. Registration for fall programs opens on Monday, September 11th.

DISCUSSION ITEMS:

Dresher Triangle, 1628 Susquehanna Road – Preliminary Subdivision Plan:

The subject property is a 5.40 acre tract of land located between Golden Drive and Susquehanna Road in the 'A' Residential Zoning District. The site is currently developed with a one story building. A stream flows in a southerly direction through and bisecting a portion of the site. The applicant is proposing to demolish the existing building and subdivide the site into 6 lots with single family detached dwellings. Stormwater runoff will be collected and conveyed to a proposed underground detention basin. This development will extend Golden Drive into a cul-de-sac terminus.

The applicant will comply with all issues raised in Metz Engineers' review letter of August 17th under Zoning.

Widening, drainage, curb and sidewalks along Susquehanna Road will be addressed. In addition, the applicant will provide the width of the proposed sidewalk and connect to the existing walk on Golden Drive.

Tim Woodrow, the applicant's engineer, pointed out the following:

- The lots in question are not included in the Dresher Triangle Overlay District but are adjacent thereto.
- The goal is to minimize the impact on Susquehanna Road.
- Four lots are shown on the cul-de-sac with the remaining two on Susquehanna Road.
- All lots will have improved driveways as in any single home development.

- Existing vegetation will be left in place to provide substantial buffering between the commercial/industrial development further south of the six lots.
- Each of the new homes will be fitted with a grinder pump, and sewage will exit via a force main out to the sewer in Golden Drive.
- The sewer will cross perpendicular to Susquehanna Road. Minimal road shoulder work is required.
- Dense screening along Susquehanna Road is proposed.

Mr. Pesavento warned against fences being placed along Susquehanna Road.

Mr. Bryers commented that the concept of the Dresher Overlay District is to create a "village atmosphere." In his opinion, people would want to walk from this new development to the Overlay District.. He noted that the road is widened south of the property, while curbing stops at that point.

Mr. Bryers suggested deferral language be added to the plan in lieu of road improvements.

It was noted that there is a 10 ft. – 12 ft. grade change in front of the properties. Mr. Wert recommended providing a common drive from Susquehanna Road or along the sanitary sewer easement from Golden Drive for Lots 5 and 6. Messrs. Pesavento and Cassidy agreed with the common driveway concept for safety reasons as well as marketability of the lots.

Mr. Woodrow said that revised plans will incorporate changes to the access to Lots 5 and 6 and pedestrian access along Susquehanna Road.

Mr. Leonard observed that most homes along Susquehanna Road are placed with their rear facing said roadway.

Mr. Bryers questioned the need for a cul-de-sac. The addition of another cul-de-sac will create more problems for the Township. Due to the difficult configuration of the development, Mr. Woodrow commented that if they try to keep the area "A" Residential, it may be difficult to eliminate the cul-de-sac.

The vegetation on the buffer will be preserved to offset Golden Drive and Ring Neck Loop from the business campus.

Mr. Kukor of 1469 Golden Drive expressed concern that Golden Drive does not become a through street. He is supportive of the plan as presented.

Robert and Ellyn Dratch – 1600 Norristown Road – Preliminary Subdivision Plan:

The subject property is a 2.29 acre tract of land located in the "A" Residential Zoning District with an existing residential dwelling and swimming pool. The applicant is proposing a two lot subdivision that includes removal of the existing structures. An underground stormwater management system is proposed for each lot to control stormwater runoff. Public water and sewer facilities are proposed. A Conditional Use was granted on June 13th to permit the flag lot.

All reference to "Tennis Avenue" should be changed to "Norristown Road" in Carroll Engineering Corporation's review letter dated August 17, 2000.

Tim Woodrow, representing the applicant, referred to Paragraph 4 of Carroll's review letter and said that the abandonment of existing utilities has been accomplished.

Pertaining to the second and third bullet points under Paragraph 5, the applicant will provide a 10 ft. horizontal separation between the sanitary sewer laterals and water services and the 10 ft. horizontal separation between sanitary sewer laterals and proposed landscaping.

The existing well abandonment form has been submitted which indicates that abandonment will comply with DCNR standards.

It was suggested that Messrs. Woodrow and Heydt meet to go over everything that the developer has accomplished. The plans should be modified to show what the developer intends to do.

Responding to the Planning Agency Advisory Board's review letter dated August 17th, deferral language will be placed on the plan in lieu of sidewalks along Norristown Road. All permits have been obtained prior to demolition of existing structures and filling then pool. A shared maintenance agreement for the common driveway will be recorded between property owners.

Metz Engineers' August 17th review letter stated that a note be added to the plan offering the right-of-way for dedication. Metes and bounds for the right-of-way need to be provided on the record plan. The developer will comply.

Mr. Woodrow informed that the roadway has already been widened as part of the original Kennedy tract and a note will be placed on the plan attesting thereto.

Curbing already exists on the property.

The driveway detail must include the height, width and support of emergency vehicles on a private driveway. An additional curb depression will be required.

Cumberland Farms – 1713 Limekiln Pike – Preliminary Land Development Plan:

This property is a 0.845 acre tract of land located at the intersection of Limekiln Pike and Susquehanna Road, in the "CR-I – Commercial Retail Class I Zoning District. The site is currently developed with a Gulf Service Station, two pumping islands consisting of four fueling stations each, and associated paved parking areas. The applicant proposes to demolish the existing building, accessories, and parking areas and build a new Cumberland Farms Convenience Store and Gulf Gasoline Station with associated parking areas. Stormwater runoff will be collected by several proposed inlets and conveyed to existing stormwater systems in Limekiln Pike and Susquehanna Road. Due to the fact that overall site impervious coverage will be reduced, no stormwater detention is proposed.

Proposed improvements include:

- Additional fueling positions.
- 3,700 sq. ft. convenience store.
- Canopy with eight multiple product dispensers.
- 19 parking spaces.
- New fuel tanks.
- New lighting.
- More pervious surface.

- Landscaped areas.
- Addition of trees.
- Stormwater management.

Mr. Bryers asked if the developer had consulted the Dresher Triangle Overlay Ordinance regarding design of the building? The answer was affirmative.

Rodney Plourde of McMahon Associates, the developer's traffic engineer, pointed out left and right turn restricted accesses.

When Mr. Bryers worried about traffic backing up at the intersection, Mr. Plourde said that conditions will be improved in terms of queuing. The majority of people using the convenience store will look for ease of access. Those people will most likely use the right-in and right-out approach the most.

Adrienne Eiss, the Township's traffic consultant, reviewed the traffic study. She expressed concern with the two driveways that will lead traffic across aisles and parking spaces. Circulation will be tight and busy. Peak hours will be a problem. Since Mr. Plourde just received Ms. Eiss' review letter today, he will study it more closely as to internal circulation.

Mr. Leonard commented that he felt channelization would work.

Mr. Bryers mused that it might be better to place the pumps where the existing building is located, and the new building in the location of the present pumps. In this way, they will be further from the intersection.

Mr. Woodrow said he has looked at a number of scenarios. That which is proposed is the most optimal situation – the building to the rear and canopy to the front of the property. It allows good site distances and access from Limekiln Pike and Susquehanna Road. To do otherwise would mean that there would be less parking spaces near the convenience store, and customers would have to park away from the building and walk across the site.

Mr. Plourde interjected that there will be a significant increase in traffic turning right onto Peg Street.

When Mr. Cassidy asked whether the developer would consider turning the gas pumps perpendicular to the store, Mr. Woodrow responded that his clients had looked at such an arrangement, but the Pennsylvania State Fire Marshal requires maintaining the site distance to comply with the state code.

Mr. Leonard commented that the façade facing Peg Street appears to be a blank wall. He suggested the developer look into ways to break up the stark look of the wall. He further recommended the developer look at the ordinances specifically pertaining to lighting and lighting standards, signs, and the Dresher Triangle Overlay District.

Mr. Bryers suggested a fifth driveway onto Peg Street as an alternative. Mr. Woodrow said that he would discuss the issue with his clients.

Mr. Cassidy said that the best way to get left turns off of Susquehanna Road will be the best for the Committee.

Pertaining to the comments in Metz Engineers' review letter dated August 17, Mr. Woodrow will speak with the Code Enforcement Officer regarding the fact that the property frontages along Susquehanna Road and Limekiln Pike are side yards, and the frontage along Peg Street is a rear yard.

The applicants will confer with the Code Enforcement Officer because the proposed signage exceeds that allowed by the Zoning Ordinance.

The applicant will detail "before" and "after" impacts on the floodway. The ordinance requires that no building or structure of any nature or any work such as filling or excavation shall be permitted within a horizontal floodplain buffer area.

Waivers have been requested from the following sections of the Subdivision and Land Development Ordinance:

- A waiver to permit grading within 3 ft. of the property line.
- A waiver to allow less than the required number of street trees along Susquehanna Road and Peg Street. In lieu of the required street trees, additional flowering trees, evergreens or shrubs should be added at ratios suggested by the ordinance.

The parking spaces reserved for MaMa's Pizza which exist on the site along the Peg Street frontage will be eliminated.

Mr. Wert informed that the Dresher Overlay District has a limit on hours of operation. Lighting might be a big issue with the residential neighbors since the store and gas facility will be open 24 hours a day; 7 days a week. Mr. Woodrow countered that security issues require good lighting, but they will do their best to shield the residential areas. Mr. Wert then asked that a note be added to the plan stating that reasonable lighting adjustments will be made if so set forth by the Township.

LA Fitness Center – Preliminary Land Development Plan:

The submission was revised to delete a previously proposed restaurant on the site. The applicant is currently proposing a subdivision that includes construction of a fitness center on a 6.91 acre tract located within the "EC" Employment Center District. The site is located on Virginia Drive opposite Office Center Drive. It will be served by public sewer and public water. Currently, the site area is 17+ acres, including the slip ramp area. This land development submission identified the tract area of 6.91 acres for the fitness center. The plan was reviewed by Metz Engineers with the assumption that the fitness center is located on a stand-alone parcel containing 6.91 acres.

The developer was represented by Michael Yanoff, Esquire, and John Anderson, Engineer, as well as Patrick Edgerton, Vice President of Newport Beach Development Company. The following information was related:

- The restaurant is no longer being considered for this site.
- No defined out-parcel on the property.
- A variance from providing a bus stop on the site is requested because there is not enough room on the site.
- Steps will be taken as necessary to satisfy floodway issues.
- Conditional use approval will be sought for the storm sewer and culvert.
- Conditional use approval will be sought for the paved parking areas, entrance, and driveways.
- The site is generally wooded except where the slip ramps will be located.

- Proposing to construct a 38,000 sq. ft. LA Fitness Center with a mezzanine that will bring the total square footage to 41,000 sq. ft.
- A stormwater detention facility will be provided.
One access from Virginia Drive.
- A culvert crossing to Virginia Drive.
- Appropriate landscaping will be provided.
- Proposed crosswalk to be coordinated with the traffic signal.
- Sidewalk will be installed along the frontage of the building although the developer would prefer 4 ft. in width due to grade constraints caused by the Pine Run.
- A trash enclosure will be provided.
- The roadway configuration is shown on the Turnpike Revision Plans.
- A gated access will be provided to the slip ramp for emergency situations only.
- One ingress and two egress lanes.

Mr. Cassidy asked if the developer had considered changing the outside appearance of the building? Pat Edgerton showed a rendering of the façade with a rotunda at the entrance. Mr. Woodrow said that the plans for the building comply with several components in the Dresher Overlay District. The applicants intend to make the appearance of the building pleasant with large windows on the front. Rear and side windows will be opaque or block glass so as to render them “non-see-through.”

Mr. Pizer noted confusion about how the Turnpike Commission recorded the deed for the slip ramp area. The state and county will confer on the issue, and any decisions made may affect the subdivision of the two properties. He could not recommend approval until that issue is resolved.

Mr. Yanoff countered that, one way or another, this property is a subdivided piece of property. He agreed the issue must be resolved, but saw no reason why it would impact on the ability to approve.

Mr. Bryers asked how the 238 parking spaces will impact traffic onto Virginia Drive and subsequently onto Susquehanna Road? Rodney Plourde, of McMahan Associates, said he based his study on the traffic generated by Bally Fitness Center in Willow Grove. His study has been submitted to Adrienne Eiss, the Township’s traffic engineer,. He will also provide a traffic queuing analysis. The maximum queues will form on Susquehanna Road or Office Center Drive and then slow back up beyond the LA Fitness Center. Eighty percent of the primary traffic will exit to the Dresher Triangle during peak hours.

Ms. Eiss stated that, although the unsignalized intersection has an “F” rating, as long as there is good site distance and the driveway is not blocked, the intersection of Virginia Drive and Susquehanna Road is satisfactory. The other intersection has a deficient level of service. She advised that the applicants look at the volume and resolve the discrepancies.

Ms. Eiss also noted that the site plan shows a 6% grade for the driveway, and asked to be provided a profile of the driveway. Jeff Wert asked that the 6% grade be lowered to 4%.

Mr. Leonard asked Ms. Eiss to look at ways the applicants could add hardware to the traffic signalization system to make it more responsive to increased traffic.

Mr. Cassidy suggested signage be placed on the property for the traffic going east on Virginia Drive stating “Do Not Block Driveway.”

When Mr. Woodrow said the applicant had planned for a standard detention basin, Mr. Leonard observed that the basin will be a "tank of water" in a "tank of water." He hoped that this property would consider regional retention. The applicant's engineer should try to make the plan compliant with the Township ordinances. Mr. Bryers favored direct discharge.

Mr. Edgerton asked his engineer to go ahead and prepare cost estimates pro-rata share.

ACTION ITEMS:

Prudential – Preliminary and Final Subdivision Land Development Plan:

The applicant is proposing a five lot subdivision along Welsh Road between Dreshertown Road and the Pennsylvania Turnpike on a 190± acre site. This application is for preliminary land development approval for Phase I, Lot 2 only.

Michael Yanoff, Esquire; and Patty Ruskin, Engineer; represented Prudential.

Mr. Yanoff said that most issues raised in Metz Engineer's review letter of August 18th either are not applicable to Phase I or have already been addressed. He asked for a recommendation for final approval for the subdivision of the entire parcel as well as final approval of Phase I, Building 2. The parcel is located east of Prudential Road and west of Rock Road in the center of the Prudential complex. He assured that there is nothing different in this application than appeared in the original Phase I application which was approved in November 1999.

The requested waivers are consistent throughout the Prudential project and not broken down into the various phases.

Mr. Wert has no objection to the stormwater management waivers requested.

The Committee was willing to grant the applicant a waiver from installing fences around the retention ponds where there is a permanent water surface provided Prudential agrees in writing to install fencing along their property line to separate the complex from Dublin Hunt II.

Mr. Wert noted that the subdivision will require cross easements by and between all five lots.

Joe DeSantis, representing McMahon Associates, Traffic Engineers, reacquainted the Committee with what was discussed in November including the following:

- Left turn on Electronics Road to Welsh Road.
- Restripping of Welsh Road.
- Traffic signal on Dreshertown Road at Beacon Hill and Bantry. Will have permit in hand by the September Stated Meeting.

An easement for work on Computer Avenue was obtained from Allegro. They are receptive to realigning Computer Avenue and requested a formal submission from the Township. Since Allegro will be involved with the second building to be constructed, Mr. DeSantis will wait until the next phase before continuing.

Mr. Leonard emphasized the necessity of keeping the Computer Avenue realignment project moving. He asked that as little road disruption as possible be created, and suggested the work be done at one time rather than in various portions.

Mr. DeSantis assured that there will be very minimal disruption to Welsh Road during Phase I.

Mr. Yanoff assured that Prudential is the developer of the project and will continue to be responsible for the improvements and agreements made with the Township even if one of the lots should be sold off to another developer.

Mr. Pizer advised that it is necessary for Prudential to withdraw their application for Phase II. The applicants will discuss this issue with the Code Enforcement Officer, and Mr. Yanoff assured that he would get back to Mr. Pizer whether they will grant an extension of time or withdraw the application. Mr. Pizer concluded his comments by saying that if there are any changes in the phasing, the issue needs to come back before the Board of Commissioners for approval.

Mr. Leonard pointed out that there is a duplication of street names, and the Police Department will be doing a routine check of same to eliminate confusion for emergency response personnel.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend Preliminary and Final Subdivision approval for Prudential Land Development – Phase I, Lot 2 (Upper Dublin Reference No. 98.015) subject to comments in Metz Engineers' review letter dated August 18, 2000.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Hassinger Tract/Tall Oaks – Preliminary Subdivision Plan:

The subject property is a 7.6± acre tract of land located in the A-Residential Zoning District. A dwelling, enclosed pool, garage, greenhouse and several other accessory structures currently exist on the site. The applicant is proposing to remove the dwelling and accessory structures and subdivide the property into 9 single-family lots. Also proposed is a cul-de-sac to service the new lots and a stormwater management system to control runoff. Public water and sewer are included. The lot adjoining was subdivided in 1999.

Tim Woodrow and Sal Paone., Jr. represented the applicant.

The plans show:

- Full widening and full improvement of Tennis Avenue along the frontage of the property.
- Meandering sidewalks to be installed to preserve 18-24 trees. Messrs. Woodrow and Paone will attend the next Shade Tree Commission meeting to discuss same.
- Sidewalks have been shown on both sides of the road for the full length of the cul-de-sac.
- Underground detention facility will be owned and maintained by the Homeowners Association.
- The new owner of the former Gibbons house is willing to move the driveway access from Tennis Avenue to the cul-de-sac.
- A snow removal easement and area for snow storage will be provided.
- Inlets should be installed in front of the easement.
- Belgian block will not be used in lieu of curbing.

The applicants had no issues with Metz Engineers' review letter of August 18th.

Mr. Bryers objected to the cul-de-sac saying that there are already too many of them in the Township. Mr. Woodrow countered that to eliminate the cul-de-sac would mean the loss of one lot. Mr. Paone said that to turn the cul-de-sac in the other direction would mean that the lots on the top of the plan will have to be flag lots. The applicant prefers to stay away from that type of thing if at all possible.

Mr. Wert informed that he had spoken to Mr. Woodrow extensively on this issue. He was concerned that if a paper street is created, two of the lots would have to be turned into side yards, thus severely impinging on Lots 3 and 4 in addition to creating a flag lot subdivision. In his opinion, it does not make sense to building another cul-de-sac on the adjacent four acres which are more conducive to flag lots.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend Preliminary Subdivision Plan approval for the Hassinger Tract/Tall Oaks Development (Upper Dublin Reference no. 00.005 to the Board of Commissioners subject to the comments in Metz Engineers review letter dated August 18, 2000.

165 Indiana Avenue – Preliminary Plan:

No representation. No discussion.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend denial by the Board of Commissioners of the plan if the applicant does not provide the appropriate extension.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Laneko – Preliminary Land Development Plan:

This is a revised land development proposal to construct a one-story, 10,207 sq. ft. addition to the Laneko Engineering building. The property is zoned 'EC' Employment Center with an area of 4.3 acres. The applicant received variances from the Zoning Hearing Board on December 20, 1999 from the rear yard setback, building coverage, parking supply requirements, and an extension of the non-conforming use..

Michael Yanoff and John Anderson represented the applicants. They informed of the following:

- Parking lot modifications along the south side of the building and paving modifications to the north.
- The landscaping along the parking lot and in the front of the building will be supplemented.
- Underground detention will be provided.
- The applicants are awaiting Metz Engineers' review letter.
- The Board of Commissioners could require a traffic impact study.
- The proposed use will require the addition of four new employees.

The applicants were asked to study the parking situation in terms of safety and layout. They will provide a letter review for the Board of Commissioners.

Mr. Anderson noted that the existing parking spaces are 9' x 18'. The 15 new parking spaces will be upgraded to 9 1.2' x 19' in accordance with the ordinance. If Laneko is required to increase the size of all of the parking spaces, the size of the traffic lanes will be reduced, thus presenting a safety issue. Therefore, the applicants are asking for a waiver.

Mr. Wert agreed with the following requests for waivers:

- Waiver of 9 ½' x 19' parking requirements for the existing parking spaces.
- Waiver to allow 15 in. pipe on the site.
- Waiver to allow 1.5 ft. of cover.
- Waiver on water quality run-off from the roof.
- Waiver for underground water recharge.

Mr. Leonard noted the condition of the existing sidewalk, and informed that some of the blocks have 3 and 4 inch offsets. He suggested that Laneko rectify the situation at this time.

The Committee is to be given a breakdown of the landscaping to be provided.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Laneko Preliminary Land Development Plan (Upper Dublin Reference No. 99-17 subject to the receipt of a landscaping breakdown with the recommendation for the waivers subject to the landscaping question.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 9:50 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, September 26, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Gary Smith, Township Engineer; Craig Pizer, Township Solicitor; Mary Lou Troy, Library Director; Susan Lohoefer, Director of Parks and Recreation, John Cover, Michelle Smith and Todd Messerle, Montgomery County Planning Commission; and Charles Haering, Planning Agency Advisory Board; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the August 2000 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the August 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Parks and Recreation Director:

Sue Lohoefer was pleased to relate that Robbins Park has been included as a great place to take children in the fourth edition of a book by Elizabeth Gephart entitled "Philadelphia with Children."

At the September Stated Meeting, Mr. Bryers expressed concern about the monthly financial summary analysis completed by the Parks and Recreation Director. He noted that expenses are 79% over budget. He asked at what point staffers are responsible to the budget concerns of the Board of Commissioners?

Mrs. Lohoefer explained that the Parks and Recreation Department sets very conservative numbers for the programming cost centers. Any additional participants means additional revenues as well as expenses. Her main concern is that the profit margin is covered and that revenues exceed expenses. The department works within the budget estimate. If a program's expenses come close to budget, the Finance Director questions the expenditures.

Mr. Leonard said it is his responsibility to provide oversight of the various department budgets. He noted that this is a very encumbered system. There is no situation where a department head or manager can stack encumbrances on top of expenditures. In the last eight years, the Township has brought the budget in within 2% of what was projected.

Mr. Bryers asked that the Finance Department provide reports to the Board of Commissioners. Mr. Leonard assured that the Finance Committee will discuss same at its next meeting.

Mrs. Lohoefer then highlighted the following activities of the Parks and Recreation Department:

Camphill & Highland Athletic Complex (CHAC):

- North side was seeded approximately four weeks ago and is showing growth. The area will be top dressed and overseeded by the turf subcontractor.

- The general contractor is waiting for approval from the Soil Conservation Service to remove the temporary detention basin on the north side so that the parking area can be cut in and stoned.
- Work continues on the south side, although rain has set the finished grading and seeding back several weeks.
- The electrician has been working placing underground conduit through the fields.
- Weekly meetings involving the director, parks superintendent, the general contractor, and the designer are held at the site every Friday morning at 9:00 a.m.

Mondauk Common:

- The starlings have returned to Mondauk Common. Mrs. Lohoefer is conferring with the Shade Tree Commission about longer-term solutions. The Health Officer will provide a memo to the Committee regarding the health risks/liabilities.
- The removal of internal ring trees has begun.
- Pine trees will be removed when the grass stops growing.

Mr. Bryers repeated his request for a written report from "The Goose Guys" before the end of the year.

Veterans Memorial Park Land Management Plan:

- The director met with Rick Collier this week to review recommendations for budgeting purposes.
- Mr. Collier has been meeting with residents, and there was a tremendous response to the survey. Results of the survey will be considered in the final plan.

SiteWatch:

- Patrols continue seven days a week.

Budget:

- Developing the budget for delivery to the Finance Director on October 2nd.
- Updating Five-Year Capital Plan.

Parks Crew:

- Keeping up with soccer field lining operations
- Keeping up with seasonal mowing operations.
- Keeping up with trash runs.
- The crews were a tremendous help leading up to and during Upper Dublin Community Day.

Mr. Leonard complimented Mrs. Lohoefer for the terrific job she did chairing Upper Dublin Community Day. Her responsibilities also included planning all of the entertainment.

The director has been meeting with parents of handicapped children in an effort to provide the right playground equipment at Mondauk Common and at the Camphill and Highland Athletic Complex site.

A committee is being formed to plan for "youth games" in 2001.

Mrs. Lohoefer is acting as director of a project at Mondauk Common involving a new culvert and limestone screenings to provide a figure eight pathway configuration. Funding was provided from a development contribution received by the Board of Commissioners in 1994-1995.

The recreation staff is presently engaged in accepting registrations for 66 programs and activities this fall.

Mr. Bryers asked if the department had ever considered having a field that can be used by anyone without a permit. Mrs. Lohoefer responded that there are parks in Upper Dublin that do not have designated fields: Three fons, Aidenn Lair, East Oreland, Franklin, and Williams. There is an ordinance in place that indicates organized groups need a permit for scheduled games. The School District, however, will not allow games on school property without a permit. Mr. Bryers asked to be kept posted of any problems that might occur.

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services:

- The Library resumed its regular fall schedule in September. It has been particularly busy after school and on weekends.
- The Library held a very successful Open House as part of Community Day. There was a local history display (which is still on view), a family Story Hour, and music for the entire family. Beth Albertini and Ms. Troy gave demonstrations of the electronic card catalog and the Pennsylvania Power Library. They also developed handouts to help people search these resources from home and from the Library.
- The Commonwealth plans to expand the number of databases available through the PA POWER Library program. Negotiations are not complete, but a newspaper database, a biographical database, literary criticism resources and a poetry database are planned for 2001. This is in addition to the databases currently available.
- Plans are being drawn up to celebrate Teen Read Week in October with two contests and other activities.
- The senior book discussion group which meets once a month at the senior center has a number of new members.

Children's Programs:

- Fall Story Hours begin next week.
- The Harry Potter Party now has a waiting list and may be repeated in November.
- There will be a special Halloween Story Hour on Wednesday, October 25th.
- Registration will start October 9th for a Family Book Discussion Group "Ravenous Readers." This is a new program at the Upper Dublin Public Library. Children ages 8-12 and at least one of their parents or caregivers will read a book. The children and parents will gather at the library to discuss the book. Refreshments will be available. The books chosen for discussion are "Tuck Everlasting" in November, "A Family Apart" in December, and "Abel's Island" in January.

Staff:

- Many of the professional staff were able to attend at least one day of the Pennsylvania Library Association Conference in Lancaster this week. It afforded them the opportunity to attend workshops which count toward the state's new continuing education requirements, meet their counterparts from libraries around the state, and discuss current issues.

Library Board:

- The Library Board met September 11th and discussed Community Day activities, the budget, and the Friends of the Library. The Materials Use policy was changed to allow library users to borrow three audio books at a time.

Mr. Bryers noted that there were a great many more users in August, but book circulation is the same as three years ago. Ms. Troy explained that usage of the Library is cyclical. Many patrons are now using resources within the library, have reference questions, or are using the computers rather than checking out books. Workstations are being used most of the time. People are looking for ways to find information. Many pre-school children are coming into the Library, but not taking out as many books.

The method of counting patrons was changed in the fall of 1998 with the addition of an automatic counter.

Mr. Cassidy asked whether children's programs at the Library are promoted by the School District to which Ms. Troy answered that some of them are advertised in the schools as the District deems appropriate.

Report of the Environmental Protection Advisory Board (EPAB):

In the absence of Israel Milner who is recovering from eye surgery, Mr. Leonard reported that the EPAB had a successful table during Community Day. Surveys were taken on waste collection, of which 100 were completed. The EPAB will issue a report on the results to the Committee.

Report of the Montgomery County Planning Commission (MCPC):

John Cover introduced the two new planners assigned to Upper Dublin Township: Michelle Smith and Todd Messerle. He continued that the MCPC is now assigning a team of planners to Upper Dublin to assure that there is continuity due to a recent turn-over of personnel.

Executive Session:

Mr. Bryers motioned with Mr. Pesavento seconding, to adjourn the Committee Meeting at 7:10 p.m. and go into executive session to consult with the Solicitor about legal issues concerning the Bellaire Development litigation issues.

VOTE ON MOTION

ALL YES

MOTION CARRIED

The meeting was resumed at 7:33 p.m. with the announcement that no issues regarding the Bellaire Development will be discussed this evening.

DISCUSSION ITEMS:

335 Commerce Drive Preliminary Land Development Plan:

The applicant is proposing to remove an existing 36,182 sq. ft. office building and 340 space parking area (the former Amtrak site), and redevelop the property with a new three story 74,215 sq. ft. building and 368 space parking area. The subject property is 6.75 acres and is located in the EC-Employment Center Zoning District. Access to the site is provided from Commerce Drive. The driveway is to be relocated. The first floor of the building will be lifted 2 ½ ft. higher than the existing building.

Jason Honesty and John Hunt represented the applicant. Review letters were received from the Township Engineer, Traffic Engineer, and the Planning Agency Advisory Board.

Item 1 under Zoning in Metz Engineers' review letter dated September 21, 2000 states: "Parking spaces shall be a minimum of 19 ft. by 9.5 ft. Some parking spaces are shown as 17 ft. overhanging a sidewalk. This is acceptable only if a landscape area is provided between the curb and sidewalk." The applicant will remove a

portion of the sidewalk so that the parking spaces will overhang the grassy area. No variance will be sought. Parking spaces will remain 17 ft.

Item 2 under Stormwater Management Ordinance in Metz's letter states: "The FEMA 100 year flood zone is delineated in the southwest corner of the site. However, it should be noted that substantial flooding has historically occurred twice a year. We question the location and elevation of the proposed stormwater management basin due to past flooding problems." Mr. Hunt said that the proposed basin will be in the same location as the existing one. If there is a basin on this site, that is the only logical location therefor.

Mr. Bryers asked the applicant to address the stormwater issue with the Township Engineer and the Montgomery County Planning Commission to determine if there is another alternative for regional stormwater management. Mr. Hunt said the applicant has had discussions with Mr. Wert. The calculations show that the basin does work for the two, five and ten year storms.

Responding to a question raised by Mr. Leonard, Mr. Honesty said he does not know what PennDOT plans. At the beginning of the summer, PennDOT did not have any plans to increase the size of the pipe under the ramp.

Mr. Leonard stated that the ramp in question accesses Route 309. He felt that the additional input of concerned property owners would be helpful to get PennDOT to do something about it.

With this submission, the applicant is proposing pipe between their site and that of the adjoining hotel. Mr. Hunt said he has met with Chuck Oyler and Jeff Wert. It is Mr. Wert's opinion that the applicant can do more in term of larger pipes and increasing the swale.

Item 29 under General Comments in the Township Engineer's review letter states: "A secondary/emergency access to/from the site needs to be provided. The Commerce Drive intersection floods on the average twice per year, preventing ingress or egress to the site." Mr. Honesty informed that the applicant is trying to contact the owner of the adjacent property to determine if access can be obtained through his property.

Mr. Hunt stated that the applicant may seek some subdivision waivers on some of the stormwater requirements, but will discuss same with Mr. Wert first.

When Mr. Cassidy brought up softening of the curves on Commerce Drive, Michelle Smith said that PennDOT is looking into putting in additional inlets. Jeff Wert is aware of the preliminary design.

Don Jacobs, the applicant's traffic planner, reviewed Orth-Rodger's review letter. In this case, he suspects the driveway is operating satisfactorily. Due to the slip ramps, he feels there will be less traffic in front of this property.

Mr. Leonard asked if the Developer would consider some type of commitment to install a traffic signal if warranted at a later date. Mr. Bryers suggested deferral language be placed on the plan.

Charles Haering, representing the Planning Advisory Planning Board, noted a lack of numbers on the Orth-Rodgers Report pertaining to vehicular and pedestrian traffic in the morning and late afternoons. He was advised to contact the Township's traffic planner, Adrienne Eiss, directly.

When asked why the applicant is proposing parking spaces greater than the 70 spaces required, Mr. Honesty said it is good real estate practice and lends itself to tenants.

Sign Ordinance:

Richard Barton is in the process of preparing a memo to the Board of Commissioners regarding illumination standards.

The issue of animated signs must also be resolved.

ACTION ITEMS:

Amendment to Dresher Overlay District Ordinance:

Mr. Leonard explained that the Township Zoning Officer has asked for a change to Section 1 of the Code of the Township of Upper Dublin, Chapter 255 thereof, entitled Zoning, Article XXIX DO Dresher Overlay District, Section 255-219, Use and Dimensional Requirements.

Mr. Barton's memorandum as well as a draft ordinance has been reviewed by the Solicitor's office. The draft ordinance should now go to the Planning Advisory Board for review, and then a hearing should be scheduled.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the amendment to the Dresher Overlay District to the Board of Commissioners with the following amended paragraph added:

- C. Regulations applicable to specific permitted conditional uses listed in Section 255-218. These regulations are in addition to those contained in Article XXV.
 - 3. Professional office, cultural studio uses. The professional office of a practitioner licensed by the Commonwealth of Pennsylvania as a doctor, lawyer, dentist, psychologist, psychiatrist, engineer, architect or accountant; or a realtor, insurance agent or financial advisor; or a rabbi, priest or minister affiliated with a local religious institution; or the cultural studio of an artist or musician . . .

VOTE ON MOTION

ALL YES

MOTION CARRIED

Mr. Cassidy explained that this is a reasonable amendment based on the original intent of the Board of Commissioners which is not relative to the concerns of the residents. However, residents were invited to attend a hearing on this subject to be held on November 14, 2000 at 7:00 p.m. in the Township Building. The hearing will be duly advertised in the Ambler Gazette for two weeks.

Temple Sinai Preliminary Land Development Plan.

Michael Yanoff, Esquire, and Allan Stock, Architect, represented the applicants who are proposing to construct an addition to the building completely contained within the building's inner courtyard. The lot is located within the A-Residential District on an 8.23 acre tract. The site is accessed from Limekiln Pike.

The applicants have requested the following waivers from the Land Development Code:

- Waiver from providing sidewalks along street frontages.
- Waiver from providing runoff calculations.
- Waiver from providing Landscaping Plan.
- Waiver from widening the roadway.
- Waiver from providing dimensions of the cartway width, radii and surface conditions of existing roads.

Metz Engineers has recommended the requirement of providing sidewalk and curb along the existing roadways be deferred for this project.

The applicants are also asking for a waiver from providing survey monuments along the right-of-way and lot pins at property corners. Mr. Leonard advised them that they should confer with PennDOT about their plans for the Route 309 Get Ready Project. This issue should be resolved before the Board of Commissioners can consider this plan. The waiver will be considered unless PennDOT requires additional right-of-way.

In a land development situation, Temple Sinai will be responsible for road widening.

It was noted that the adjoining property, owned by Assisted Living, has installed portions of the sidewalk in the form of a pathway along Limekiln Pike.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend Preliminary and Final Approval of the Temple Sinai Land Development Plan (Upper Dublin Reference No. 00.009) subject to Metz Engineer's review letter dated September 20th, granting of waivers b, c, d, and e, deferral language in lieu of sidewalk and curb along the existing roadways, and deletion of the requirement to survey and installation of monuments along the right-of-way and lot pins at property corners subject to what PennDOT's desires are.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Upper Dublin High School East Cafeteria – Revised Preliminary Land Development Plan:

This submission represents a revised plan set proposing an addition to the cafeteria of 12,588 sq. ft. The prior cafeteria addition was approved on 8/10/99 by the Board of Commissioners. The total tract area is 52.06 acres. The existing high school building contains 228,770 sq. ft. After construction, the school will total 241,358 sq. ft.

As represented with the prior cafeteria plan submission, construction of the cafeteria addition represents the first phase of a multi-phase project to expand the Upper Dublin High School complex. The first phase represents a minimal increase in the impervious coverage, no new utility connections, and a slight reconfiguration of the parking areas. The Upper Dublin School District and the Township of Upper Dublin have agreed as a condition of this first phase of plan approval, detailed engineering site plans will be filed with the next phase addressing overall drainage, parking, circulation, stormwater management land development, and ordinance issues.

Daniel Jalboot and Rocco Caracciola represented the School District.

Responding to Metz Engineers review letter, Mr. Jalboot addressed the following:

- Zoning Ordinance, Item 1 dealing with parking – will comply.
- Zoning Ordinance, Item 2 regarding dimension from the new addition to the northeast property line – a note will be placed on the plan.

- Zoning Ordinance, Item 3 referring to parking travel lanes – all new lanes are in excess of 25 ft. or greater.
- Subdivision Ordinance, Item 1 pertaining to water or services – will clarify abandoned lines.
- Subdivision Ordinance, Item 2 – a waiver for curb height of 6 in. in lieu of 8 in. was previously granted on August 10, 1999.
- Subdivision Ordinance, Item 3 – will make changes and additions on the drawings regarding drafting details.
- Subdivision Ordinance, Item 4 – A type “C” inlet will be provided.
- Subdivision Ordinance, Item 5 – will widen lane by 3 ft.
- Subdivision Ordinance, Item 6 – loading dock will be used only during hours that school is open.
- Subdivision Ordinance, Item 7 – There will be a clarification between landscaping that is required by the ordinance and what is being proposed.
- Subdivision Ordinance, Item 8 – Information will be provided to the Committee regarding a revised lighting plan with fixture heights, wattages, and lumens.

Mr. Caracciolo said that there will be no modifications to existing sewer service connections to the Upper Dublin Wastewater collection system.

When Mr. Leonard asked if there is a way that the Township and School District can work together regarding water supply and pressure, Mr. Jalboot said he will prepare a written report for the Township.

Michelle Smith observed that the addition goes into the parking lot and takes away a significant number of parking spaces. The School District should make sure there are enough spaces for present and future needs.

Ms. Smith noted that there is currently no landscaping in the parking lot. This may be a time where the Planning Commission can make suggestions for landscaping around the perimeter of the parking lot. Mr. Jalboot said he would submit the appropriate plans.

Mr. Haering asked the gentlemen to check for adequate light at night. Mr. Jalboot informed of seven new light poles as well as fixtures at the corner of the building.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval of the Revised Preliminary Land Development Plan for the Upper Dublin High School East Cafeteria (Upper Dublin Reference No. 99-11) subject to Metz Engineer’s review letter of September 22nd, Carroll Engineering’s review letter of September 21st, and compliance with the comments made by MCPC.

VOTE ON MOTION

ALL YES

MOTION CARRIED

165 Indiana Avenue Preliminary Minor Land Development Review.

The applicant is proposing to construct a 1,077 sq. ft. addition to an existing office/warehouse building. The project area is located within the EC-Employment Center Zoning District. Access to the site is provided from Indiana Avenue (non-dedicated street – private road). Parking facilities and storm drainage exist on site. This proposal was reviewed with the understanding that the applicant was granted variances from the Upper Dublin Township Zoning Ordinance to allow further encroachment upon the required side yard and building/impervious coverage requirements. Public sewer and water serve the site.

Christopher Devany and John Yost represented the applicant.

When Mr. Smith asked if the addition is proposed within a PECO easement, Mr. Yost responded that the applicant owns the pole.

The Fire Marshal will be asked to look at the proximity of electrical lines to the new building.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend Preliminary Minor Land Development approval by the Board of Commissioners for 165 Indiana Avenue subject to the comments in Metz Engineers' review letter dated September 20, 2000.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 8:40 p.m.

VOTE ON MOTION


ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, October 24, 2000, Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager, Jeffrey Wert, Township Engineer, Gilbert High, Township Solicitor, Mary Lou Troy, Library Director, Susan B. Lohoefer, Parks & Recreation Director, Todd Messerle, Montgomery County Planning Commission and Israel Milner, Environmental Protection Advisory Board, were also present.

Mr. Cassidy convened the meeting at 7:30 PM and asked those present to pledge allegiance to the flag.

Move to Accept September 2000 minutes Without Reading.

Mr. Pesavento motioned with Mr. Bryers seconding to accept the Minutes of September 2000 with reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Mr. Cassidy announced that the polling place Ward 3-3 has moved to Cheltenham Baptist Church, 1601 Limekiln Pike, Dresher, PA. Voting was previously held at the Twining Valley Golf Course Clubhouse.

REPORTS

Report of Library Director

Mary Lou Troy reporting for the month of September 2000 provided the statistical information for the library usage during the month and advised that the library has resumed its regular fall schedule.

Public Service & Statistics

The Library held a very successful Open House as part of Community Day. Activities included at local history exhibit (still on display), a family story hour and music for the whole family.

The Commonwealth plans to expand the number of databases available through the PA POWER library program and the District Center is planning to spend part of its County Coordination Aid on electronic resources for the district libraries.

In addition to books on tape, the library is now purchasing best sellers on CDs in response to residents' requests. In response to Mr. Pesavento's question on the additional purchase of CDs, Mrs. Troy advised that they are more durable and can store a lot more data in much less space, and they are much less prone to damage.

Plans are being completed to celebrate Teen Read Week in October with two contests and other activities.

The senior book discussion group has a number of new members.

Beth Albertini is in the process of revising the Upper Dublin Township Public Library web page, the first major revision since its creation in 1998.

Children's Programs

Mrs. Troy reported that over 500 children completed the Summer Reading Club and the fall session of Story Hours is now underway. Registration for the Harry Potter Party closed after 2 days and was a huge success with nearly 80 children attending. The annual Halloween Story Hour will be held on October 25, and registration will start on October 9 for the Family Book Discussion Group "Ravenous Readers." A new program at the Upper Dublin Public Library, Tuckers Tales Puppet Theater will present "Rabbit Tales," a performance based on several of the Beatrix Potter stories on Monday, November 13 at 7:15 PM.

Volunteers

206 Hours of time were provided by the Library volunteers.

Staff

Many of the professional staff attended at least one the Pennsylvania Library Association Conference workshops held in Lancaster.

Library Board

The Library Board met on September 11 and discussed Community Day, the budget and Friends of the Library. The Materials Use Policy was changed to allow library users to borrow 3 audio books at a time. The October 9th was held and the board members discussed more elements of the five-year plan.

MCLINC/Automation

The new circulation workstations at the front desk are now in use, and the staff is learning to use Windows 2000.

Meetings

Mary Lou Troy attended a MCLINC System Administrator's meeting; the MCLINC Board meeting; MCLINC Executive Committee's meeting and a District Librarian's meeting. Mary Mastraccio attended a MCLINC Database meeting and Beth Albertini in working on a MCLINC committee to investigate consortium purchasing the electronic resources. Barbara McNutt

attended a District Children's meeting; Marcia Chou and Mary Lou Troy attended a MCLINC Circulation committee meeting.

Report of the Environmental Protection Advisory Board

Israel Milner, reporting for the Environmental Protection Advisory Board, advised that they have received over 100 responses to their recycling questionnaire and the results are being analyzed. He additionally advised that it is their intention to follow up on the composting seminar.

Report of the Parks and Recreation Director

Susan Lohoefer, reporting for the Parks and Recreation activities for the month of September advised on the

Camphill and Highland Athletic Complex

They are making substantial progress on site; looking for clearance to remove temporary stormwater basins so the area can be regraded and the electric work continues. They have experienced some vandalism on site and Mrs. Lohoefer stressed that the site is a work in progress and NOT open to the public.

Mondauk Common

New benches have been installed; STARLINGS-park superintendent, with the assistance of outside contractors, will be removing 100-200 pine trees; township crews and the police department are looking to complete up to 5 nights of "starling relocation" starting November 6th. Signs will be placed in the park and along the track. Mr. Leonard will work out the impact of firing pyrotechnics while residents are going to the polls on November 7.

Veterans Memorial Park Land Management Plan

Rick Collier of the LandConcepts group made a presentation on a Veterans Memorial Park Land Management Plan. Started project about six months ago after flooding problems and questions arose including how the park would be used and its impact on residents. Survey prepared and sent to residents; 150 responses out of 339 surveys mailed. Mr. Collier had a meeting to review initial results, including its location. Veterans Memorial is a 5-acre facility and a neighborhood park.

Consideration will be given to permit dogs in the park, to accommodate families living in townhouses and cluster type developments. Commissioner Bryers had several questions regarding the children's playground location and equipment and the access to the park. Commissioner Cassidy asked about parking spaces and was advised that we have approximately 10 parking spaces. Mr. Collier commented that the majority of park users were walking trail users.

Mr. Collier of LandConcepts then presented the following land management recommendations for Veterans Memorial Park:

A. Reduce Maintenance and Enhance Habitat

1. Selectively thin overgrown woodland corridor
2. Landscape stormwater basin as visual feature.

B. Ensure Safety & Convenience

1. Add "Crosswalk Ahead" signs from east & west approaches
2. Add sidewalk along Highland Avenue to Farm Lane
3. Continue sidewalk from Van Sant Lane to park boundary
 - a. retaining wall
4. Add sidewalk between 540 Highland Avenue and parking lot
5. Add crosswalk
 - a. painted crosswalk with signs and flashers
6. Relocate curve sign east & back from right of way
7. Clear encroaching vegetation along sidewalk for improved sitelines
8. Install new signage to deter crossing Highland Avenue at Creek Dr.
9. Add painted crosswalk across Creek Drive

C. Improve Existing Park Facilities & Image.

1. Reconfigure stormwater basin
2. Relocate or replace basin fence
3. Relocate existing park identification signs for improved sitelines
4. Replace existing park identification signs with new signs
5. Upgrade limestone walking trail
6. Enhance buffer planting (deciduous & evergreen)
7. Upgrade playfield turf
8. Install new shade trees along trail edge
9. Make minor alignment changes to existing limestone walking trail
 - a. install turf & restore turf

D. Broaden Park Use

1. Add children's playground
2. Add Veteran's recognition area
3. Add picnic grove with shade trees
4. Add Memory Garden
5. Install new park entry from Farm Lane & nearby neighborhoods
 - a. footbridge and connecting path
6. Add dog waste disposal facility.

UDCpool Gutter Replacement

Mrs. Lohoefer reported that updated specifications are expected by Tuesday, October 31 and they are looking to advertise this project in November, opening bids in December and recommending award in January with work commencing soon after. The current construction climate is a concern and a \$15,000 cost contingency has been included.

NRPA Congress – Phoenix AZ

Mrs. Lohoefer thanked the board for the opportunity to attend the NRPA annual conference. The targeted visits included at least 25 vendors with products of interest to us – among others, accessible playground surfaces, portable in-line hockey rinks, heavy duty basketball backboards; park signs; site furnishings and lockers. Attended 9 educational seminars including managing visitor impact, managing food & beverage operations, dog parks and off leash areas, aquatics facilities costing, grass roots advocacy for P&R, broad use of web-based technologies and goose management alternatives.

SiteWatch

Patrols continue seven days a week

Budget

Discussions held with Manager and Finance Director and work continues on updated five-year capital plan.

Parks Crew

Work continues on soccer field operations, seasonal mowing, trash runs, etc. Cleanup on Whitcomb Family Cemetery completed and a hot water heater replaced at Mondauk Common.

Recreation

Registration for Fall Programs continue and some of upcoming Special Events and Holiday Season Trips include:

Imagination Station – One act children's play "**The Ho-Hum (yawn) Kingdom**" will be presented on **Sunday, October 29, at 1 & 3 PM**

21st Annual Fowl Shooting – a basketball foul shooting to win Thanksgiving Turkeys will be held in both UDHS gyms on **Friday night, November 17**. No preregistration required.

UD Players will be presenting "**Guys & Dolls**", with performances scheduled for **December 6, 8, 9 and 10** at the Sandy Run Middle School. **Tickets go on sale October 30.**

Registrations being taken for 3 bus trips to New York City and Radio Music Hall's annual holiday spectacular. Dates for these programs are Monday, December 11, Tuesday, December 12 and Thursday, December 28. All trips are 9:00 AM to 9:00 PM.

Other Holiday Gift Ideas include tickets for upcoming national tour shows at the Merriam Theater in Philadelphia: December 28th performance of Annie Get Your Gun (starring Mary Lou Henner and Tom Wopat); February 25th performance of Cabaret; and the March 11th performance of the Best Little Whorehouse in Texas (starring Ann-Margaret).

Entertainment books are available in the Parks and Recreation Office at a cost of \$25 each.

Commissioner Bryers bought up field maintenance, with the understanding that a full discussion will be started next month. Items to be discussed include what are the plans for fields, including a list of fields, including who owns them, types of activities (baseball, soccer, field hockey), how much use, etc. Next step is to get written recommendations and input from the community for the November meeting.

DISCUSSION ITEMS

430 Meetinghouse Road

Motion made by Mr. Bryers to proceed to the Board of Commissioners for final approval; seconded by Mr. Pesavento.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Dratch, 1600 Norristown Road

Dennis Dennard, on behalf of the Dratch's, questioned the driveway requirements and was advised by Mr. Wert that 18' was an engineering and safety decision for the first 30 to 50 feet. 14' is for the balance of the driveway to permit the safe passage of the fire equipment.

Motion made by Mr. Pesavento to recommend preliminary and final approval to the Dratch subdivision with changes: Item 2 from Metz Engineers October 18, 2000 letter, first sentence "curb," "road widening" and "storm sewer installation" will be removed and the "sidewalk" will be changed to "curb" in the second sentence. Seconded by Mr. Bryers.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Cumberland Farms Land Development, 1713 Limekiln Pike. Attorney Mike Yanoff, representing Cumberland Farms advised that most of the issues in Rick Barton's September 18, 2000 letter have been resolved. Items discussed included the Floodplain Buffer Area, which requires zoning relief, Building Setbacks, which will be resolved by a new plan; Parking Setbacks and Landscaping, resolved by new plan. The signs were a variance issue to be handled by the Zoning Hearing Board; the bicycle storage issue has been resolved.

Vehicular access – vast majority of issues have been addressed and resolved.

Architectural guidelines. Issue of windowless wall along Peg Street, which is prohibited by the Dresher Overlay District, was discussed. Solution includes false columns with plantings.

Commissioner Cassidy stated that this is the first building under the new Dresher Overlay District and voiced concerns about watering down our ordinance language. Mr. Leonard suggested a set of plans of the actual proposed building showing compliance to the extent possible. Mr. Bryers emphasized creating an image for this area.

Mr. Leonard suggested addressing a letter to the township showing a compliance with the issues to date. Mr. Cassidy suggested a roof on the canopy similar to the roof on the building.

All items in Carroll Engineering's August 18, 2000 letter will be complied with or addressed.

Rodney Plourde from McMahon Associates commented on the traffic issues and stated that all items will be complied with or addressed. Mr. Leonard advised that traffic issues (signal changes) could be coordinated with the township.

Site plan comments presented by Mr. Plourde and reviewed by members of the C&I Committee.

Adrienne Eiss from Orth-Rodgers, speaking on additional traffic analysis, stated that she sees three main issues:

Pedestrian Issues – a buffer should be installed between the sidewalk and the street.

Truck Issues – routing and turning radii need to be determined

Driveway Issues – safety and congestion are the main concerns.

Mr. Yanoff thanked the Committee for their input and advised that he will continue working toward mutually agreeable goals.

LA Fitness

Mr. Yanoff feels that all issues have been resolved or are working towards resolution, and asked for recommendation for preliminary approval. The committee elected not to recommend for preliminary approval because of outstanding information still needed and plan issues that need to be addressed. They also advised that the development plan should continue to be processed and the stormwater management issue is still a work in progress.

545 Highland Avenue

Ed Hughes representing the applicant James Kravitz introduced Daniel S. Winokur PE, PLS who presented plan for a reduced number of lots (5 to 4). Mr. Bryers requested a copy of the court ordered stipulation. Mr. High feels that the township has a right to comment on a final plan, regardless of preliminary plan approval. Mr. Hughes addressed items outlined in Jeff Wert's October 20, 2000 letter and spoke to and agreed to most of the issues.

Mr. Pesavento questioned the depth of the detention basin and asked if there was going to be problems with water pressure. Mr. Winokur advised that the basin was only 2.5 feet deep and wouldn't present a problem. He also advised that the plans were designed not to present any more problems. The Commissioners fielded questions and concerns about flooding problems from neighbors. Mr. West stated that stormwater management and floodplain issues still need to be resolved.

Mr. Milner of the Environmental Protection Advisory Board recommended alternative building scenarios that would include at least a 25 foot protective buffer around wetlands and floodplains.

Sign Ordinance

Deferred until next month.

Parking Requirements for Institutional Land Uses

Deferred until next month.

Off Track Betting Parlors

Mr. High advised that off track betting parlors are an appropriate accessory use for a restaurant. Need some future planning – perhaps restrict it to a specific zoning area. Mr. Leonard suggested itemizing uses we are required to provide.

Mobility Trails

Mr. Wert distributed draft copies of mobility trails connecting bike trails and walking trails.

Ambler Community Ambulance Association

Brian Detrich presented plans for their new building; highlighting changes and detailing their progress.

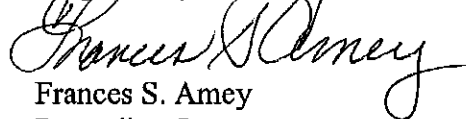
Motion made to adjourn meeting at 10:35 PM by Mr. Pesavento; seconded by Mr. Bryers.

VOTE ON MOTION

ALL YES

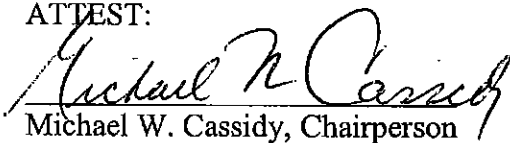
MOTION CARRIED

Respectfully submitted,



Frances S. Amey
Recording Secretary

ATTEST:



Michael W. Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, November 27, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Susan Lohoefer, Director of Parks and Recreation, Israel Milner, Environmental Protection Advisory Board; Charles Haering, Planning Agency Advisory Board; and Michelle Smith and Todd Messerle, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the October 2000 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Bryers seconding, to accept the Minutes of the October 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ANNOUNCEMENT:

Due to the Christmas holidays, the Commerce and Interior Committee will meet one week early on December 19, 2000 at 6:30 p.m.

REPORTS:

Report of the Library Director:

Mary Lou Troy, Library Director, discussed the following activities during the month:

Public Services:

- The library closed at 6:00 p.m. Thanksgiving Eve and was closed Thanksgiving Day. It was open the day after Thanksgiving and the remainder of that weekend.
- Beth Albertini has nearly completed the process of revising the Upper Dublin Public Library web page. The revised pages will be loaded onto the Library's server the first week in December.
- Commonwealth Libraries, the state library, has announced new electronic databases which will be available as part of the PA Power Library early in 2001. Commonwealth Libraries will subscribe to the resources on behalf of the state-aided public libraries. Access will be made available, as it is to the other Power Library resources such as EbscoHost, the AP PhotoArchive and SIRS Discoverer, through library workstations and from home using a library barcode as a password. The new resources include:
 - Contemporary Authors
 - Scribners Writers
 - eLibrary Elementary database
 - Poem Finder
 - Grove Dictionary of Art
 - New Grove Dictionary of Music and Musicians
 - Encyclopedia of Life Sciences
 - Encyclopedia of Astronomy and Astrophysics
 - Scientific American Online Archive (1993 to the present)

- The Library web page, with its links to the catalog and the power Library resources, is the first step toward using the Internet to make library resources available 24 hours a day, 7 days per week.

Children's Programs:

- A holiday story hour will be presented the evening of December 13th and morning and afternoon of December 14th.

Library Board:

- The Library Board met on November 13th and discussed the "Plan for Use of State Aid" which was signed by the President of the Library Board and submitted to the Commonwealth following the meeting. The Board also discussed and approved the Library holidays schedule for 2001.

Ms. Troy said that the plan is based on population, but in order to qualify, Upper Dublin has to meet certain standards. Upper Dublin Library has to certify that it is open a certain numbers of hours on weekdays and weekends, the number of volumes in the collection, the number of full-time employees, etc. State aid requires that the Board of Commissioners make a contribution based upon what they are giving to the Library. State aid requires no reduction in local government financial efforts. In addition, the Library must increase its materials budget by 5% to receive aid.

Staffing:

- A part-time staff position will be advertised next week. The 2001 Library budget which the Commissioners are considering includes an increase in the part-time wages. While the position will not be offered until after the budget has been approved, the position will be advertised with the new starting wage of \$9.00 per hour which, it is hoped, will prove more attractive. This is a difficult time of year to be hiring. Ms. Troy informed that it took three months to fill a position in 1999.

It was noted that the issue of salaries for Library staff has not yet been discussed during budget negotiations. Ms. Troy will explain to all applicants that an offer will not be made until such time as the budget is approved. She will also attempt to contact the newspaper and eliminate that part of the advertisement dealing with wages.

In the future, Ms. Troy was asked to come to the Commerce and Interior Committee if a change in salary is anticipated.

MCLINC:

- The MCLINC Board has approved a resolution to enter negotiations with the automation vendor to consolidate the Library databases into a single central database. This will enable Library users to more easily search the databases of all local libraries at once, will provide enhanced functionality, retain the ability to search local databases first, and will provide future economies when it comes to upgrading equipment and software.

Mr. Bryers remembered that there was supposed to be a return of capital from MCLINC to charter members as new members came on board.

Ms. Troy said that MCLINC was never able to raise a lot of capital money. Businesses were not willing to contribute. However, MCLINC was successful in

raising money for programatic needs. All revenues were put into the operating fund. In addition, the 1998 operating payment was reduced.

The Library Director together with the Finance Director was charged with providing the Committee with a written report on this matter.

Ms. Troy was also asked to go back over her records and determine exactly what she presented to the Board of Commissioners about MCLINC when discussions first began.

Report of the Environmental Protection Advisory Board (EPAB):

Israel Milner reported the following activities of the EPAB:

- Wayne Zachary has completed a preliminary analysis of the recycling survey conducted on Upper Dublin Community Day. The EPAB will be reviewing the results to arrive at conclusions and recommendations. The preliminary findings are also being shared with the Public Works Director.
- At the EPAB booth on Community Day, Kathleen Geist, of the Penn State Cooperative Extension Services for Montgomery County, displayed a composting exhibit. She also conducted a seminar on composting at the Township Building several days later. In a letter to Joanne Slade, Health Officer, Ms. Geist stated that Upper Dublin's composting ordinance limits the ability to recycle some types of organic debris. She would like to meet with the Board of Commissioners to review her recommendations.

Mr. Leonard said that Upper Dublin has consistently had high standards. Penn State is not the permitting agent, and Upper Dublin Township must contend with various aspects on that narrow issue. He was of the opinion that the Board of Commissioners should not do anything further at this point in time.

- The EPAB discussed the implications of its earlier stormwater management meeting with Paul Leonard, Chuck Oyler, Jeff Wert and Mark Cality. As a result of the meeting, an agreement was reached to undertake a long-term review of water retention facilities in upstream areas of the Pine Run Creek, which they believe to be a significant source of flooding problems in the Fort Washington Office Park.
- A letter was received from the Environmental Advisory Council of Ambler Borough relating their concerns about the site of the proposed Ambler Community Ambulance Association and what they feel will be the disruption of the environmental integrity of the landscape and the risks to an endangered species of flora. Mr. Milner invited their representatives to meet with the EPAB at its December 5th meeting to explain the problems as they see them and why their suggested alternate site is a preferred location. They are aware of the shortness of the time involved. Obviously, the EPAB has not yet taken a position on this new issue which could be moot depending on where that project stands. The Board of Commissioners of Upper Dublin Township is invited to attend the EPAB meeting.

Mr. Cassidy opined that this plan has been discussed at length for many months and it is now probably too late to make changes.

- A letter was received from the Horsham Township Environmental Advisory Council stating its concern about the reported presence of MTBE, a gasoline additive, in area groundwaters. Mr. Milner noted that this

subject was not even addressed in a recent water quality report from the Ambler Borough Water Company. The Committee was asked to advise the EPAB whether this matter should be looked into further.

Report of the Parks and Recreation Director:

Mrs. Lohoefer was pleased to relate that Karen Hegedus of the Parks and Recreation Department gave birth to a baby girl on November 24th.

Mrs. Lohoefer then highlighted the following activities of the Parks and Recreation Department:

Camphill & Highland Athletic Complex (CHAC):

- KC Construction will not continue its work at the site until March of 2001. At that time, crews will return to complete site work which includes regrading the berm on the south side, overseeding both sides, and finish work. Their completion date is set for the end of April.
- Fry Electric is still on the site while some issues are being worked out regarding light pole installation. When resolved, there will be no financial impact to the Township. Fry's completion date is set for February 28, 2001.

Mondauk Common:

- Clearing of marked trees was completed.
- Township crews were on site two nights and noted less than 100 starlings flew over the site, with fewer landing in the trees. The Township's contact at the USDA verified that the birds' survival instincts caused the flocks to relocate when they recognized their habitat was being modified, and possibly cleared. However, the Township can expect birds to return in smaller numbers, and the following steps should be followed on an "as needed" basis:
 - Use of pyrotechnics semi-annually as a reminder.
 - Continue to trim trees as needed.
 - Not rely on electronic or visual "tricks" such as balloons. Each has an immediate but short-lived effect. The birds figure out that they are harmless within several weeks' time.

Upper Dublin Community Pool Gutter Replacement:

- The bid package is being put together.
- The bid must be reviewed by Montgomery County before going out to the contractors.
- Still looking at winter construction.

Site Watch:

- Patrols have been reduced to "weekends only" through December 17th.
- Shifts will continue through the winter for youth sports registrations, department special events, and as part of the high school boys' intramural basketball program. Costs for Site Watch are passed on to the organization conducting the registrations.

Parks Crew:

- Keeping up with soccer field lining operations into December.
- Keeping up with trash runs.
- Leaf removal.
- Equipment maintenance.

- Working on cosmetic alterations of two lower level rooms at SAUDC in anticipation of relocation of Upper Dublin Parks and Recreation programs next year. It is anticipated that the building will be used rather heavily beginning in January.
- A congratulatory letter was received from William Cusick, a neighbor of the Whitcomb Cemetery, complimenting the parks crew on the work they did to beautify the site.

Upcoming Special Events and Holiday Season Trips:

- The 21st annual fowl shooting event was held on November 17th.
- The Upper Dublin Players will present "Guys & Dolls" on December 6, 8, 9 and 10 at the Sandy Run Middle School. Tickets are now on sale.
- Only a few seats remain on each of the three bus trips to New York City and Radio City Music Hall's annual holiday spectacular. Buses are scheduled on December 11, 12, and 28. All trips will run from 9:00 a.m. – 9:00 p.m.
- The public is reminded to think about holiday gift giving ideas they can purchase from the Parks and Recreation Department such as tickets for Disney on Ice, tickets for Philadelphia productions of Broadway show national tours, and Entertainment books.

Leisure Guide to Winter 2001:

- The Guide will go to the printer in mid-December and be delivered to households in early January.

16th Annual Montgomery County Senior Games:

- The games set for the week of May 7-11, 2001 are open to any Montgomery County resident who will be age 50 or older at any time next year. Those interested should call the Parks and Recreation Department to be placed on the mailing list.

Mrs. Lohoefer provided the Committee with a report on possible locations for additional playing fields and her responses to the questions raised during budget discussions. A written report from "The Goose Guys" was also distributed.

ACTION ITEMS:

Veterans Memorial Park Land Management Plan:

Rick Collier of LandConcepts Group appeared this evening to answer questions about the proposed plans for Veterans Memorial Park.

Mr. Bryers commented that a number of items on the plan are more appropriate for private property. He was concerned with ideas going beyond that point. He was in favor of increasing the trail, and provision of play equipment and park benches.

In his cost estimate, Mr. Collier identified those projects which could be funded by members of the public or provided through partnerships or funded by private groups. He favored limiting the growth in the park, but was not averse to permitting the dedication of bricks or trees in a very limited area.

Wayne Stanton of 552 Highland Avenue said he and his neighbors are opposed to sidewalks. Foot traffic going to this park is "nil."

Mr. Bryers countered that it could be people are afraid to walk on Highland Avenue without sidewalks. The Committee has asked staff to provide them with a detailed analysis of where sidewalks are located in the Township in proximity to parks and schools.

Mr. Pesavento assured that there is no provision in the 2001 budget for sidewalks along Highland Avenue. The Board of Commissioners has never ordained sidewalks on any private property other than in new developments.

When the Police Department was asked to evaluate whether sidewalks should be installed, they felt there were unsafe conditions for pedestrians on Highland Avenue and recommended sidewalks. Mr. Collier will provide the interested residents with a copy of the report.

Mr. Collier compared Mondauk Common with Veterans Memorial Park as follows:

MONDAUK COMMON	VETERANS MEMORIAL PARK
Community Park with 50 acres.	Passive Park with 5 acres.
300 parking spaces. Most users drive to the park.	15 parking spaces. Most users are walkers.
Multiple points of access.	Use of park has continued to grow since its dedication.
Access by foot from existing sidewalks.	

Mr. Collier said this is a long-range plan. Contributions and changes thereto will be made periodically. The Township is not prepared to do everything suggested at once. The plans for Veterans Memorial Park must go through the budget process as well as the plan process. He invited the neighbors to view the plans which are located in the Upper Dublin Library.

Mrs. Darnella Good of 458 Highland Avenue suggested that Mr. Collier go through the records when Highland Avenue was widened and sidewalks were installed on one side of the street. She feels that by so doing, Mr. Collier will determine whether or not sidewalks on the opposite side of Highland Avenue are in the best interest of both the Township and the affected residents.

Ray Polk of 544 Highland Avenue was most interested in safety. He noted that the installation of sidewalks would entail the moving of utilities. To do so, a retaining wall would be required on his property. He explained that, as a retired citizen who is home all day, he knows that the park is rarely used.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend acceptance of the Veterans Memorial Park Plan by the Board of Commissioners.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Laneko Final Land Development Plan:

The applicant wishes to expand the building on the south side of New Jersey Drive at the intersection with New York Drive. They propose to add a one-story 10,207 sq. ft. addition to the existing 58,685 sq. ft. building. Nineteen additional parking spaces and three new loading docks are proposed. The existing rear concrete loading dock is to be removed and the existing empty bin storage area at the southeast corner of the property is to be relocated along the rear property line. An underground detention system is proposed to control stormwater drainage from the roof of the new addition. The site is presently served by public water and sewer.

Michael Yanoff, Esquire, represented the applicants.

The following waivers have been requested from the Stormwater Management Ordinance:

- Waiver to allow 15 in. pipe.
- Waiver to allow 1.5 ft. of cover over storm pipes.
- Waiver from water quality requirement for runoff generated by roofs. The section number should be corrected on the record plan.
- Waiver from groundwater recharge requirement. Existing soils are classified to have low permeability.

A traffic impact letter has been submitted.

The Zoning Officer has concurred with the parking issues on the plan.

Carroll Engineering has adequately addressed the water usage question.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend final approval by the Board of Commissioners of Laneko's Final Land Development Plan (Upper Dublin Reference No. 99.017) subject to Metz Engineers' review letter dated November 22, 2000 and subject to an agreement with Carroll Engineering on the water usage as detailed in Carroll Engineering's review letter dated October 25, 2000.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Permitted Uses in "EC" Employment Center District Ordinance:

At the suggestion of the Board of Commissioners, the Solicitor's office prepared an amendment to the Zoning Code to allow an "EC" Employment District for any use not specifically excluded in the Zoning Code, but which is also not permitted in any other zoning district. Mr. High also suggested that such uses be allowed in the "EC" District by conditional use.

Mr. High stated that this type of "catchall phrase" saved Upper Salford Township's Zoning Code from being exclusionary as to mobile homes. He advised this is a constructive addition to Upper Dublin's Code.

Mr. Bryers expressed concern about the "broad-blanket" language. While the Township needs such provisions to protect the Township's other areas, the "EC" District is very large.

Mr. High said the Committee should look at whether this is the correct zoning district. They might want to consider another zoning district.

Mr. Leonard said that there are some uses that the Township has grappled with that are not permitted.

According to Mr. High, the Municipalities Planning Code says it is to be broadly construed to allow uses.

If the Board of Commissioners moves forward with the ordinance, Mr. Bryers said that changes can be made during the review period.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend that the Board of Commissioners schedule a hearing to discuss this ordinance and consider ways to limit the scope of the area.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Esquire Jordan Conditional Use Application – Glencoe Avenue Lot:

On January 12, 1999, Esquire Jordan was granted conditional use approval to construct a single-family dwelling on a lot which abuts a private street.

Mr. Jordan's variance approval from the Zoning Hearing Board was appealed by a neighbor, and that has only recently been resolved.

A request has been received from Mr. Jordan's counsel to extend the conditional use approval until May 31, 2001, by which time it is hoped that a building permit will be obtained. Since the delay was at least in part caused by a zoning appeal beyond the developer's control, Mr. High felt such an extension should be granted.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend that the Full Board grant an extension of the conditional use approval subject to the recommendations of the Solicitor.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSSION ITEMS:

Cumberland Farms, 1713 Limekiln Pike, Preliminary Land Development Plan:

This application is a Preliminary Plan for a 3,710 sq. ft. convenience store and gas station on 0.85 acres of land located within the Township's Commercial Retail Class I Zoning District. The property, formerly a Gulf station, is located within the newly adopted Dresher Overlay District. A 3,710 sq. ft. building is proposed to be located within the northern portion of the site and 8 fuel dispensers are proposed within the southern portion of the site. Central water and sewer service this site. The applicant has added sidewalks and a bicycle rack, reconfigured the handicapped parking space, and is seeking a variance for nonconforming signage.

Michael Yanoff, Esquire, appeared on behalf of the applicants.

Regarding the flood plain buffer area, the applicants intend to proceed to a request for zoning relief. They are confident that their engineer will be able to satisfy the requirements of the Ordinance.

The building setbacks issue has been resolved, and there are no further variances required.

The parking setbacks and landscaping issue has been resolved, and no further variances will be required.

The applicants have had discussions with the Commerce and Interior Committee as well as Adrienne Eiss, the Township Traffic Consultant, with respect to vehicular access, and they hope to have them resolve.

Regarding aesthetic improvements to the windowless wall, columns and landscaping will be added along the Peg Street side of the property.

It is Cumberland Farm's position that the total square footage of the signs on the property is non-conforming. They are decreasing the total amount of square footage and, therefore, they feel they are still within the non-conformity provisions of the Ordinance. In the alternative, they have requested a variance/special exception.

John Anderson of Bohler Engineer said that revisions were made so that the sign with the canopy roof will now be 14 ft, 4 in. (includes a 2 ft. planter, 10 ft. sign, and 2 1/2 ft. roof).

When Mr. Bryers commented that the Dresher Overlay Ordinance requires a 10 ft. sign, Mr. Yanoff said that Cumberland Farms is willing to reduce the structure to just the 10 ft. sign if the Board of Commissioners prefers, but they feel that the 14 ft., 4 in. structure will be much more aesthetically pleasing. He will provide Cumberland Farms' arguments in written form for perusal by the Committee.

Tall Oaks (Hassinger Tract) Final Subdivision Plan:

The property is a 7.6± acre tract of land located in the "A" Residential Zoning District. A dwelling, enclosed pool, garage, greenhouse and several other accessory structures currently exist on the site. The applicant is proposing to remove the dwelling and accessory structures and subdivide the property into nine single-family lots. Also proposed is a cul-de-sac to service the new lots and an underground stormwater management system to control runoff. Public water and sewer are included. The adjoining lot was subdivided in 1999.

Tim Woodrow represented the applicants.

Most of the items in Metz Engineers' review letter are technical in nature, and will be addressed.

Mr. Herman, who owns the adjacent property, would like the applicants to provide a driveway access to the new cul-de-sac and leave the existing driveway in place as well.

Mr. Leonard said the Township tries to keep areas adjacent to the roadway clear.

Mr. Pesavento suggested that the long driveway cut in right before the new road rather than on Tennis Avenue.

Mr. Wert said the driveway issue is a decision to be made by PennDOT. He prefers a single access.

The applicants are trying to meet with the Shade Tree Commission regarding landscaping plans. They propose adding vegetation along the property owned by Mr. Herman.

The stormwater management basin will be located underground behind Lot 3. The applicants feel that discharge issues will be easy to address with the neighbor.

North Wales Water Authority will provide the design of the water system for placement on the plan.

The location of the fire hydrant will be modified.

Golfview Estates -- Preliminary Land Development Plan:

The applicant is proposing 18 twin homes on a 3.03 acre tract. The tract is zoned "C" Residential and "B" Residential. However, all dwellings are proposed within the "C" Residential District. The Zoning Hearing Board granted a special exception on May 22, 2000 to permit the twin units. The project is located on Girard Avenue between Walnut Street and Summit Avenue.

Marc Jonas, Esquire, represented the applicant.

Specific zoning criteria and the special exception granted by the Zoning Hearing Board on May 22, 2000 are noted on the plans.

The following waivers are being requested:

- Providing plan and profile for adjoining and nearby streets.
- Lots to have a depth to width ratio of 2.5:1.
 - Mr. Bryers was in favor of this waiver. Mr. Leonard had no problem with the long lots as long as the deed will be fee simple.
- Sidewalks.
 - Mr. Pesavento was against waiving sidewalk, nor was he willing to have deferral language placed on the plan. The Committee agreed. Mr. Leonard advocated sidewalks because of this development's proximity to the pool and park.
- Streetlights.
 - It was suggested by Mr. Pesavento that a Street Light Consultant be asked to lend his expertise. Mr. Wert agreed and said that street lights would give the neighbors a better sense of safety and security. Mr. Leonard said that neither the staff nor the Police Department would be in favor of waiving street lights.

Most of the items referred to in the review letters from Carroll Engineering and Metz Engineers are drafting matters which will be addressed.

A meeting will be held with Jeff Wert and staff regarding stormwater management and parking.

Jim Brandenburger, the applicant, informed that each home will have a walkout basement. There will be 12 ft. access strip between buildings. He will do everything to make the property aesthetically pleasing.

The street will be offered for dedication.

Mr. Bryers noted that this development will abut the LuLu Temple Country Club. He asked how residents would be protected from golf ball hazards? The applicant will speak to country club officials and address this safety issue.

Sign Ordinance:

Mr. Bryers suggested reviewing the comments from the Planning Agency Advisory Board before setting a hearing date.

The Commerce and Interior Committee will discuss the proposed Sign Ordinance in detail at their December 19, 2000 meeting.

School Parking:

The Montgomery County Planning Commission suggested that the Township's parking provisions for schools are unrealistic and unworkable. They suggested several alternatives, one of which has been put into the form of an ordinance for further consideration by the Board of Commissioners. This ordinance places the same

requirements on preschool, elementary and junior high schools, and more onerous parking requirements on all other schools.

In a memo dated October 11, 2000 written by Michelle Smith, Community Planner with the Montgomery County Planning Commission, it is stated:

“Many municipalities provide separate or specific parking requirements for schools. Some even define their requirements further by classifying their requirements by type of school because elementary and junior high schools have different needs than senior high schools. Some are more formulaic than others, but most require one parking space per school employee plus a certain number of spaces based on the number and age of the student population. In elementary and junior high schools, that number could be based on the number of classrooms as in Whitmarsh Township which requires one space for every two classrooms or offices in addition to one parking space per employee. Other municipalities base their requirement on a faculty ration. Upper Merion Township requires 1.5 spaces for every staff member.

Parking requirements for senior high schools are usually based on the number of students. As student enrollment tends to fluctuate, building capacity is probably the best threshold to use as opposed to enrollment figures. The requirements for senior high schools range greatly from municipality to municipality. One parking space for every four or five students is a relatively typical requirement, although some go much lower. In Whitmarsh Township, for example, they require one space per ten students in addition to the required parking for staff.

Parking requirements for places of public assembly in most municipalities generally range from one parking space per three to five seats for public assembly. Upper Dublin requires a minimum of one space per five seats of assembly, which is probably adequate for these uses without creating an overabundance of impervious space. The other parking requirements for institutional uses such as hospitals, community centers, and residential clubs and programs in the Upper Dublin Zoning Code are similar to what is found in most zoning regulations.

We recommend that the Township look into providing separate parking requirements for schools that will create adequate, but not overabundant parking. For elementary and junior high schools, one parking space per employee plus one additional space for every two classrooms would probably be sufficient. For senior high schools, we recommend a lower end requirement such as one space per employee plus an additional space for every ten students of projected building capacity or one space per employee plus two spaces per classroom.”

It was suggested by Todd Messerle of the Montgomery County Planning Commission that the Committee might want to look at the code of Lower Providence which is the most progressive in Montgomery County.

Mr. Bryers noted that the ordinance does not address colleges, parking for dorms, student population who are commuters, and use of stadiums and fields.

Mr. Pesavento asked staff to determine the number of students and the number of parking permits that have been issued to high school juniors and seniors.

Ms. Smith suggested utilizing the lawn area at the high school for special event parking.

The question was raised as to what point would parking regulations kick in if a school leases a property for anything other than teaching (seminars, etc.)?

Mr. Wert suggested that Ms. Smith reference established standards.

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 10:15 p.m. and go into executive session to discuss legal matters with the Solicitor.

VOTE ON MOTION

ALL YES

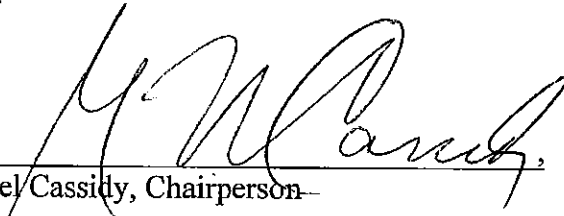
MOTION CARRIED

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Michael Cassidy, Chairperson

A Public Meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, December 19, 2000, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento. Commissioner Herold participated as part of the audience.

Paul Leonard, Township Manager; Paul Erfel, Township Engineer; Barry Pritchard, Township Solicitor; Israel Milner, Environmental Protection Advisory Board; and Michelle Smith, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. and asked those present to pledge allegiance to the flag.

Move to Accept the Minutes of the November 2000 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Bryers seconding, to accept the Minutes of the November 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

The November written report of the Library Director has been submitted and will be discussed at the January Commerce and Interior Committee Meeting

Report of the Parks and Recreation Director:

The November report of the Parks and Recreation Director has been submitted and will be discussed at the January Commerce and Interior Committee Meeting.

Report of the Environmental Protection Advisory Board (EPAB):

Israel Milner will respond to the various plans presented at this meeting on behalf of the EPAB.

ACTION ITEMS:

Community Ambulance Association of Ambler – Revised Land Development Plan:

Brian Dietrich represented the Community Ambulance Association of Ambler, and Bill Phillip, Architect, represented the Corinthian Group.

A number of improvements were made to the plans as follows:

- Heightened the utility of the building.
- Reduced expenses by deciding on a one-story facility rather than a two-story building.
- Enlarged the square footage to provide more useable space.
- Storm sewer facilities will be located underground. A sanitary sewer force main is required from the lower level to the upper level.
- The number of toilet fixtures has been reduced in the lower level of the building.

Temple University approved the plans subject to the landscaping design plan. Their written confirmation is awaited.

All issues raised in Metz Engineer's review letter dated December 14, 2000 have been addressed.

The applicants are in compliance with Carroll Engineerings' review letter of September 14, 2000. The applicants have not as yet received the December 14th review letter from Carroll.

The applicants requested a conditional use to construct a building for emergency medical services vehicles. Metz Engineers has deferred to the Township Solicitor and Zoning Official to determine if the January 11, 2000 conditional use hearing applies. A note should be added to the plan referencing the conditional use hearing. The applicants are still awaiting word from the Solicitor.

The applicants are requesting a special exception to install a 65 ft. high communications antenna at a side yard setback. This issue will be dealt with during the final approval stage.

Mr. Milner informed that several members of the Ambler Environmental Action Committee and Brian Dietrich attended the last EPAB meeting. At that time, Mr. Dietrich suggested that the Action Committee contact the Corinthian Group in order to discuss acceptable site usage, protection of endangered flora, and inclusion of an educational trail to connect with Robbins Park.

This plan will be discussed further at the January Commerce and Interior Committee Meeting.

The leasehold obligation will be reviewed at the January Stated Meeting.

Cumberland Farms, 1713 Limekiln Pike – Preliminary Land Development Plan:

This application is a Preliminary Plan for a 3,710 sq. ft. convenience store and gas station on 0.85 acres of land located within the Township's Commercial Retail Class I Zoning District. The property, formerly a Gulf station, is located within the newly adopted Dresher Overlay District. A 3,710 sq. ft. building is proposed to be located within the northern portion of the site, and 8 fuel dispensers are proposed within the southern portion of the site. Central water and sewer service this site. The applicants have added sidewalks and a bicycle rack, reconfigured the handicapped parking space, and is seeking a variance for nonconforming signage.

Michael Yanoff, Esquire, appeared on behalf of the applicants.

The Zoning Hearing Board granted two variances and granted a special exception with respect to the sign issue.

The applicants are awaiting a review letter from Metz Engineers. They do have a working draft of the engineer's review letter, and of the 78 comments, most are for plan issues (only five remain to be addressed. Three are definitional only. Two have to be resolved with Mr. Wert on the plan itself).

All traffic issues have been resolved.

The applicants will comply with all comments made by Carroll Engineering.

A conditional use hearing application will be filed.

Mr. Bryers suggested the applicants speak with other businesses in the area regarding aesthetics (i.e., colors and styles of roofs, etc.).

Further discussion will take place at the January Commerce and Interior Committee Meeting.

335 Commerce Drive – Preliminary Land Development Plan:

The applicants are proposing to remove an existing 36,182 sq. ft. office building and 340 space parking area, the former Amtrak site, and redevelop the property with a new 3-story 74,215 sq. ft. building and 368 space parking area. The subject property is 6.75 acres and is located in the 'EC' Employment Center Zoning District. Access to the site is provided from Commerce Drive. The driveway is to be relocated.

Jim Sunday represented the applicants. He discussed the following:

- Mr. Sunday met with PennDOT engineers, the Township Engineer and members of the TMA to speak about the pipe under the 309 ramp and its inadequacy to handle the amount of flows. PennDOT has agreed to increase the pipe size subject to funding (probably within 2-3 years). Mr. Wert was asked to provide PennDOT with all pertinent information.
- A meeting was held with the Turnpike Commission (the owner of the property) regarding regrading of the swale. The applicants' will draw up an agreement and easements submit them to the Turnpike Commission.
- The applicants have talked with Mr. Weinberg (the adjacent property owner), and an easement is being reviewed by the attorneys. Mr. Weinberg would like the emergency access to be as far away from the building as possible.
- Grass pavers are being suggested for the emergency access. Mr. Leonard reminded that fire trucks weigh 53,000, and cautioned the applicants to make sure that whatever product is used can handle such weight. The applicants must convince the Fire Marshal and Fire Chief thereof, and details of the product to be used should be provided in writing

Regarding the sharp turn in the center of the emergency access, the applicants agreed to widening the emergency access to 18 ft. as well as smoothing out the sharp turn in the center.

- An additional 6 inlets have been proposed to address flooding along Commerce Drive.
- The applicants have complied with the Township Engineer's review letter dated December 15, 2000.
- In response to the applicants' request that curbs in the parking areas have a minimum reveal of six inches rather than 8 inches, Mr. Erfel was in favor of a waiver.

- The Engineers' review letter states that grading shall be a minimum of 3 ft. from the property or right-of-way lines. They recommend pulling the grading along the east and south sides of the site farther away from the property lines.

Mr. Sunday said the applicants can comply along the Weinberg property, but, from an engineering standpoint, it would be better to grade toward the property line itself along Route 309. The applicants will provide signage by way of a 4 x 4 ft. timber marker.

Mr. Erfel noted that the plans show parking stalls at the end of the easement. He recommended they be removed and the area striped.

- The applicants would like to move the trash dumpsters to the left of where they are now located in an effort not to impede any parking stalls. The dumpster area will be enclosed by a "living fence" buffer on three sides.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval of the 335 Commerce Drive Preliminary Land Development Plan (Upper Dublin Reference No. 00.003) to the Board of Commissioners subject to (1) Metz Engineer's review letter dated December 15, 2000; (2) approval of the engineers to the redesigned grading so as not to trap water on the edge of the property; (3) granting of both waivers requested; (4) emergency access to be widened to 18 ft.; (5) the addition of a buffer area around the access road, and (6) softening of the curve.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Arthur Avenue, Hidden Pines – Preliminary Subdivision Plan:

The subdivision as proposed consists of a 517 ft. extension to Arthur Avenue, currently a cul-de-sac with 10 new building lots and retention of an 11th lot by Sebastian Braccia. Three flag lots require conditional use approval. Lot No. 3 has a limited frontage of 39.93 ft. along the cul-de-sac. An underground stormwater management area is proposed on Lot No. 1. A floodway as identified by FEMA encroaches on Lot No. 6. Arthur Avenue will not be extended to Dillon Road.

Tim Woodrow, Architect; and John Eichenlaub, Builder; were present.

- The purchase of additional land provided the development with 10 building lots (the 10th belongs to Mr. Sebastian Braccia).
- Lot No. 6 has a property line that does not project out radially to the center of the cul-de-sac. A waiver will be sought.
- Lots Nos. 4, 7, 8, 9 and 10 are more square in shape. The ordinance calls for lots to be 2 ½ times width to depth. A waiver will be sought, because to do otherwise would mean the lose of two lots.
- Utility lines are in good shape. The existing sewer line will provide service to all the properties.
- North Wales Water Company services Arthur Avenue. Messrs. Eichenlaub and Woodrow have had conversations with the water company regarding the design of their system.
- Regarding stormwater management, the majority of the site drains from the top left to the bottom right. The Ridgeway property has been identified as the high point for the area.

- The applicants are proposing an underground detention basin at the rear of Lot No. 1 and then having it run across the adjacent Orlando property. Mr. Wert would prefer to see the basin closer to the floodplain. Mr. Leonard prefers above ground detention.
- When Mr. Eichenlaub informed that Lot No. 1 will be responsible for the detention basin, Mr. Leonard said that it is very difficult for a private landowner to maintain a detention basin. In other developers, responsibility for detention basins has been on the Homeowners Association. Mr. Eichenlaub agreed to the establishment of a Homeowners Association.
- The applicants plans to remove paving, realign curbing and remove the turn-around area.
- All other issues set forth in Metz Engineers' review letter dated December 15, 2000 will be dealt with affirmatively.
- The site capacity calculations will not include the flood plain area on Lot No. 6 plus any wetlands areas or utility rights-of-way.

Mr. Leonard said that all homes should front on public streets. Lots No. 5 and 6 front on paper streets. Conditional use approval will allow for a flag lot. He noted the sketch represents a determined effort on the part of the applicants to maximize as many building lots as possible.

The adjacent neighbors have expressed concern about Arthur Avenue going through to Dillon Road.

Mr. Bryers said that the minutes of the Board of Commissioners Meeting of 1984 approving the Derbyshire Subdivision Plan stated: "...the 40 ft. of Arthur Avenue shall be offered to the Township for dedication, if necessary." This offer did not appear to include the Ridgeway tract immediately to the west of the subdivision and the prior Derbyshire plan. The Board of Commissioners has committed itself to bring paper streets into compliance when an opportunity such as this presents itself. This is a perfect instance where said improvements should be done.

Mrs. Herold informed of another plan dated after 1984 which gave up development rights to the lot to the rear of Mr. Ridgeway's property. Said plan approval stated that the rear property can only be sold to the adjacent neighbors. She noted that the paper street is a poor access road which will cross a severe floodplain.

Mr. Bryers said the legal issue must be resolved. If there are subsequent plans, they need to be clarified.

Mr. Eichenlaub asked how the street can be improved if he does not own the land?

Mr. Bryers countered that Mr. Eichenlaub is putting two flag lots when they could have access to a public street. He reiterated the Township's goal to make its roadways better.

Mr. Cassidy said Township policy is to try to get paper streets up to par with improved roads.

Mr. Woodrow said he would look at extending the bulb of the cul-de-sac further back to provide access to Lots No. 5 and 6.

Bill Ridgeway, in the audience, said:

- He has been maintaining Arthur Avenue to Dillon Road.

- He is happy with the way things are, and wants the cul-de-sac to remain the way it is..
- There is no thru-traffic, and the Township has placed signs stating "No Thru-Traffic."
- There is a chicken coop that is partially on his property. Mr. Eichenlaub assured that all the old farm structures will be demolished.
- He wants to make sure that the new grades will meet his grade. In the alternative, he favored provision of a retaining wall.

Mrs. Ridgeway was adamant when she said that she and her husband do not want the road to be improved. They have and will continue to maintain it. They want the cul-de-sac to end where it is shown because they do not want the traffic.

Mr. Eichenlaub said:

- He obtained feedback from the neighbors and tried to design his development in accordance with the homeowners, Metz Engineers and the ordinance.
- He wishes to satisfy Mr. Ridgeway and stop the cul-de-sac bulb where it is presently located on the plans.
- He noted that Lots No. 5 and 6 are meadow lots. He desires to maintain them as feature lots .
- His goal is to develop the property to accommodate the existing neighbors.
- The neighbors do not want Arthur Avenue to go through to Dillon Road.
- A silt fence will be erected along the border with the Ridgeway property.
- A meandering driveway will be installed before the Ridgeway property.
- It is his opinion that the cul-de-sac is a better option.

Tim Woodrow said the plans call for preservation of the tree line between the Ridgeway property and the new lots.

Mr. Cassidy was disturbed because the developer seems to be putting the burden of finding a solution on the Board of Commissioner. The Commerce and Interior Committee is trying to find a way to satisfy both Mr. Eichenlaub and the neighbors while establishing the right policy.

Mr. Milner visited the property with several other EPAB members. They observed an excess amount of mud and have questions about the impact of construction on the land, the removal of trees, and what that would do to aggravate erosion conditions. He feels that a meeting with the developer would be constructive.

Mr. Bryers asked the Solicitor to offer advice on:

- Rights along Arthur Avenue.
- Deed restrictions.
- Impact in the flood area if the cul-de-sac goes back further.
- Whether the cul-de-sac should be made wider.
- Property ownership.

It was noted that a horse farm owned by the Orlandos is adjacent to this proposed development. Mrs. Herold said it should be fully disclosed to potential buyers that there will be smells and an increase in flies in the summer months.

Mrs. Orlando, in the audience, asked how drainage will affect her property? Mr. Eichenlaub responded by saying that he will do everything possible to satisfy all the neighbors. Messrs. Woodrow, Eichenlaub, Metz and the Orlandos will meet to discuss drainage problems.

Mrs. Orlando wants to maintain her quality of life as much as possible. She would like some assurance that her new neighbors will not complain about the odor, and she also wants extra provision made for the safety of children. Mr. Bryers commented that a "good fence makes good neighbors."

Mr. Erfel asked that floodplain documentation be part of the plan.

Wolner – 1657 Limekiln Pike – Minor Land Development Plan:

This is a minor land development plan for the conversion of a single family home to an insurance office with off-street parking. This property has a base zoning of "A" residential, but is within the Dresher Overlay District, in which an insurance office is permitted as a conditional use. The applicants are aware of the need for zoning variances, but have requested a land development review first in order to clarify what relief will be required.

Michael Yanoff, Esquire, appeared on behalf of the applicants. He noted that a zoning application was filed, but was continued pending a land development review. Conditions exist that pre-date the Dresher Overlay District. Although the plans were submitted to the Township in a timely fashion (November 22nd – the filing deadline), his clients did not receive a review letter from Metz Engineers because the plans were held up due to the press of business in the Code Enforcement Office. He asked for a change in the policy for submitting plans and getting them out in a timely manner. He suggested that applicants be provided with a circulation list as part of the filing process and that the applicants be responsible for circulation and providing proof thereof.

Mr. Pesavento asked the Township staff to discuss this issue and devise ways to improve the filing system.

Ft. Washington Volvo – Preliminary Land Development Plan:

The subject property is a 1.2± acre tract of land located mostly in the "CR" Commercial Retail Class I Zoning District. The site is currently improved with a one story, 11,060 sq. ft. masonry building and associated macadam parking area. The applicant is proposing a 1,501 sq. ft. building addition, a 413 sq. ft. car wash addition, revised parking areas, vehicle display layout for 8 vehicles, and additional landscaping. Public water and sewer are included.

Dominic Marziano, Architect, represented the applicant, Horace Ott, Jr.

Messrs. Marziano and Ott met with the Streetscape Committee and the Community Association. Several accommodations were made at that time:

- Removal of the receptacles.
- Elimination of the public address system.
- Controlled lighting after dark.
- Trash handling procedure.

A suggestion was made to the applicants to eliminate parking that now backs out onto Bethlehem Pike. Mr. Ott explained that it is their customer parking lot and immediately in front of the showroom. After a meeting with Metz Engineers and Richard Barton, Code Enforcement Officer, it was proposed to install a parking lot in front of the new proposed addition at 90° to Bethlehem Pike. In July 2000, the applicants appeared before the Zoning Hearing Board to receive relief for parking to accommodate the internal parking system.

Mr. Marziano then informed of the following:

- The proposed building is located within the setback lines.
- Received approval for additional parking with certain conditions:
 - Move trash enclosure.
 - Reduce display cards to 6.
 - Buffer fencing along the rear of the property.
 - Landscaping in front of the building.
 - Buffering to hid the proposed parking.

Metz Engineers developed a 34 item review letter. Most of the items require clarification and definition, and many of the items can be worked out at a meeting to be held with Messrs. Metz and Barton on January 4, 2001.

The existing building is non-conforming with respect to the front yard setback requirements. The building setback shown is dimensioned from the existing PennDOT legal right-of-way (60 ft. wide). A 100 ft. ultimate right-of-way exists on Township Line. Mr. Marziano informed that if the 100 ft. right-of-way is considered, the new proposed building would be in violation and require a waiver or determination.

The proposed plan calls for 85.6% coverage, thus reducing the amount of impervious surface on the property. Because the property is paved, the applicants does not see an opportunity to provide a detention system. They will work out detention and grade conditions in their engineer.

Mr. Ott said that major flooding has been caused by a lack of maintenance on the property. He intends to maintain it properly and keep the culvert clean.

The applicants will work with Jeff Wert on enclosing the box culvert with a grated type structure. The inlet is located on the property of the neighboring apartment building that backs up to the Volvo property. The applicant requested a 20 ft. easement along the property line to service those pipes.

Mr. Leonard suggested the applicants obtain an amendment from PennDOT regarding the right-of-way.

While the applicants took exception to the tremendously long review process, Mr. Leonard said that the basis for the engineers' review was predicated upon the amount of water and the potential for significant flooding on the property.

Prior sketch plans identified a separate 6 ft. walkway area parallel to the front of the building between the building and the front display area containing six spaces. This walkway should be delineated with a different type of surface treatment to clearly identify where the area is separate from the display areas. Messrs. Bryers and Leonard were in favor of the installation of street trees.

The Ft. Washington Rescape Committee is concerned about landscaping and trees. It was suggested that the applicants resolve the issues with the neighbors on the trees and then go to PennDOT, and Mr. Ott agreed thereto. He wants the facility to be attractive and pleasing to the public. A landscaping plan is required.

Mr. Erfel asked to be shown in a one-page document the areas the applicants refer to as pervious.

The driveway has been relocated and will involve PennDOT as well.

While the structural drainage will come under PennDOT, Upper Dublin Township will review the plans.

On behalf of the Montgomery County Planning Commission, Michelle Smith said the parking configuration on Bethlehem Pike was changed so that cars will not back out onto Bethlehem Pike. Traffic will now exit onto Washington Lane. She suggested the Township Engineer work with the applicants regarding the turn-around space.

Mr. Milner asked whether automotive fluids will be collected and not mixed in with stormwater. Mr. Ott responded that effluent from the car wash is recycled. There are no stormwater collection units within the property.

Mr. Cassidy said the Commerce and Interior Committee is not in a position to respond to the issues raised this evening. The Committee will await the outcome of the January 4th meeting with the Township Engineer and the Code Enforcement Officer.

JMJ Properties – 165 Indiana Avenue – Final Minor Land Development Plan:

No representation this evening. No discussion. Mr. Leonard will obtain information about the expiration date for this plan.

DISCUSSION ITEMS:

Permitted Uses in "EC" Employment Center District Ordinance:

A hearing has been scheduled to discuss this proposed ordinance in February of 2001. The Solicitor's Office will forward language changes to the Committee.

Parking Requirements for Land Uses:

Michelle Smith made the following recommendations for parking requirements for land uses:

USE	RECOMMENDATION
Dormitories	1 per 3 beds
Stadiums	1 per 3 seats or 6 ft. of bench length
Church	1 per 5 seats. 1 seat = 3 ft. of pew/bench
Hospital	1 per 4 beds plus one per employee of largest shift
Library, Museum, etc.	1 per 500 ft.

Mr. Bryers was particularly concerned about parking for dormitories and commuters. He was of the opinion that one parking space per three students is not adequate.

Ms. Smith suggested a traffic and moving study.

Mr. Leonard opined that the parking requirements are antiquated. He suggested that the Committee assume the task of reviewing and updating the entire ordinance. He asked the Solicitor to draft an ordinance using the review and standards of the Montgomery County Planning Commission. Parking requirements should be consolidated in both codes.

Mr. Bryers said the Committee needs to address all institutional uses and appropriate parking. He asked that the Committee be as conservative as possible when structuring the ordinance.

ADJOURNMENT:

There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 9:20 p.m. and go into executive session to discuss legal matters with the Solicitor.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Michael Cassidy, Chairperson

A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, January 23, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento. Commissioner Herold participated as part of the audience.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Susan Lohoefer, Director of Parks and Recreation; Mary Lou Troy, Library Director; Israel Milner, Environmental Protection Advisory Board; Charles Haering, Planning Agency Advisory Board; and Michelle Smith, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the December 2000 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the December 2000 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the months of November and December, 2000:

Public Services:

Commonwealth Libraries, the state library, has announced new electronic databases which will be available as part of the PA Power Library early in 2001. Commonwealth Libraries will subscribe to the resources on behalf of the state-aided public libraries. Access will be made available, as it is to the other Power Library resources such as EbscoHost, the AP PhotoArchive, and SIRS Discoverer, through library workstations and from homes using a library barcode as a password. The new resources include 'Contemporary Authors' and 'Scribners Writers' with biographical information on about 100,000 authors, the eLibrary Elementary database for young researchers, Poem Finder, a database with 70,000 full text poems and citations to 750,000 poems, the Grove Dictionary of Art and New Grove Dictionary of Music and Musicians, the Encyclopedia of Life Sciences, the Encyclopedia of Astronomy and Astrophysics and the Scientific American Online Archive 1993 to the present.

The library web page, with its links to the catalog and the Power Library resources, is the first step toward using the Internet to make library resources available 24 hours a day, 7 days a week.

The book discussion group at the SAUDC center continues to attract new members. An evening discussion group at the main library is being considered.

The Library staff is considering methods to count the hours of public computer usage.

Children's Programs:

The Library summer reading club for 2001 will use the statewide theme, "Animal Odyssey: Make Tracks to the Library." Due to the impending construction on the Township building, the evening programs, which are part of the reward for participation in the Summer Reading Club, will be held in the Library rather than

the Community Room. Barbara McNutt is targeting the programs to specific age groups as much as possible to keep the programs down to a manageable size.

Several special story hours are scheduled in January. The next regularly scheduled session of story hours begins January 31st.

Collections:

The large print, audio, and video collections have outgrown their current space. New shelving was ordered, and the space surrounding the new books will be reconfigured to accommodate the new shelving within the next month.

Staffing:

Response to the newspaper advertising for a part-time staff member was slight but yielded some excellent candidates. Christie Lauder was offered the position, and she commenced working on January 3rd.

Funding:

The Department of Education released its final determination of State Aid to Public Libraries on December 12th. Upper Dublin Public Library will receive \$376,914.86 in Quality Library Aid; \$45,596.07 in Incentive Aid, and \$4,562.80 in Equal Grant Aid for a total of \$88,073.73 (approximately \$2,200 less than earlier estimates). The State Library explains that when the estimates are issued in September and again in November, they do not know the exact amounts that will be available for each category of aid, nor do they know how many libraries will ultimately qualify for each level of aid. The categories of aid are based on standards met including hours, collection size, and levels of local financial support. The actual amounts are based on population. The state library is still using the 1990 census. The first state aid payment of 90% will be received in January.

MCLINC/Automation:

MCLINC is still trying to obtain clarification from the automation vendor about the current accuracy of circulation statistics. Some additional reports will be run, and the results will be compiled in an annual report. The results of those reports may show some changes in the statistics that were reported during the past year. If that turns out to be the case, the monthly statistical reports will be revised to reflect those changes. The Upper Dublin Public Library Annual Report will also use the revised statistics, when available.

A major upgrade to the Polaris library automation software is scheduled to be completed in mid-February. All MCLINC libraries will be offline for approximately one week. There will be no access to the computerized catalog during the offline period. MCLINC and the Upper Dublin Public Library are preparing flyers and bookmarks to assist the public in finding what they need. The upgrade will provide new functionality for the staff and an enhanced catalog for the public. The upgrade is a prerequisite for the consolidation project.

MCLINC used the Upper Dublin Public Library Story Hour/computer training facility during the week of January 8th to conduct training for the new version of the software. The training is done in a "train the trainer" format with each library sending a representative to the Systems Administration, Cataloging/Database, and Circulation Reference training. MCLINC will also be conducting training sessions for more inclusive groups of circulation and reference staff. The Upper Dublin Public Library will use the Story Hour/computer training facility for staff training once the MCLINC training is completed on January 12th.

The new mobile computer furniture has been delivered and set up. It will facilitate the use of the story hour room for computer training for the staff as well as the public.

Responding to a concern raised by Mr. Bryers, Ms. Troy said that the Library staff is waiting to see what will happen when new regulations are passed by the state regarding censorship of library computers. The new law will require blocking of certain computer programs for children of specific ages. The Library does have an internet policy in place that has been approved by the Library Board, but no one is actually doing any monitoring at this time.

Mr. Bryers noted that there are First Amendment issues because of the tax dollars used in support of access to the Internet. It becomes a question as to how to impose limits.

Mr. Leonard noted that the computer monitors are displayed in such a way that the staff can see what is on the computer screen at all times.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the months of November and December, 2000.

Camphill & Highland Athletic Complex (CHAC):

No news to report during the past two months due to weather conditions. Fry Electrical and Musco Lighting are waiting for acceptable conditions to drill test borings in the nine light pole locations. It is probable that Fry's completion date will have to be extended past February 28th.

Mondauk Common:

Weather conditions prevented moving ahead on completing the cross-park path. When the weather breaks, the Township forces will be out on site with the contractor to complete the work.

Upper Dublin Community Pool Gutter Replacement:

The project is currently being advertised.

Announcements have been sent notifying more than 20 agencies and potential contractors of the work. A pre-bid meeting is scheduled on January 29th at 10:00 a.m. Bids are scheduled to be opened on February 8th at 10:00 a.m. The results will be available and presented to the Board of Commissioners at the Stated Meeting scheduled for February 13th.

Veterans Memorial Park Land Management Plan:

The Veterans Memorial Park Land Management Plan was accepted by the Board of Commissioners at the January Stated Meeting.

The first parks improvements will be completed by the parks crew including removal of trees and shrubs identified as hazardous, dead or dying; ordering and installing play equipment; and lengthening the track to a full .25 miles.

20th Annual Twining Valley Golf Classic:

The event is scheduled to take place on June 7, 2001.

A kick-off event – “Breakfast with Larry Kane” was held on January 23rd at the Expo Center with 20 corporate, patron and hole sponsors in attendance along with four Commissioners and several Township staff members. Larry Kane discussed his book, *Larry Kane's Philadelphia*. Each attendee received a signed and personalized copy.

Commissioner Gift made a plea that patron and hole sponsors consider moving to the next level of sponsorship, and also that commitments be made early. The field will be limited to 30 groups this year.

Mr. Gift also highlighted the successful run of the tournament. During the past 19 years, the Township has donated approximately \$600,000 to organizations serving the community.

Parks Crew:

The parks crew concentrated on equipment maintenance, snow and ice control/removal operations; and completed renovation of two lower level rooms at the SAUDC facility.

Report of the Environmental Protection Advisory Board (EPAB):

Israel Milner offered the following comments:

- The EPAB has initiated a review of the Pennsylvania Department of Environmental Protection's update bulletins on the Internet. This is to be done weekly during every month by each member on a rotating basis. One of the EPAB's first reviews spurred interest in the old corrugated cardboard recycling program that was recently established in Cheltenham Township. This information has been shared with the Public Works Director. The EPAB hopes that his efforts on the recycling program of these wastes along with plastics will prove to be feasible in Upper Dublin Township.

Mr. Leonard said that corrugated paper presently goes into the trash stream.

The Public Works Director has been in touch with Cheltenham Township regarding its recently established program.

Mr. Pesavento commented that the Township is moving toward plastics pick-up at curbside once a new recycling facility is constructed.

- At the EPAB's January meeting, it was suggested that when the United States Environmental Protection Agency adopts Phase II Stormwater Permitting Regulations, the EPAB will have an opportunity to comment on the Township Engineer's recommendations on how Upper Dublin will comply with the standards.

DISCUSSION ITEMS:

Faust Tract – Revised Sketch Plan:

The applicant is requesting a four lot subdivision on a 1.79 acre site located in the “C” Residential Zoning District. An existing five unit apartment building will remain on one lot. Three new building lots will be reated. Each will be a duplex.

The applicant proposes to improve Homestead Lane up to Alma Avenue and improve Alma Avenue into a paved cul-de-sac. The remainder of Alma Avenue would be abandoned. A portion of the 500 year floodplain crosses through the tract. Central sewer and water serve the site. Proposed Lot 5 as it appeared on the first sketch plan has been removed, and access to the Alma Avenue cul-de-sac has been moved from Meadowbrook Avenue to Homestead Lane.

Marc Jonas, Esquire, and Tim Woodrow, Project Engineer, represented the applicant.

Issues discussed included:

- A waiver is required for the cartway width because 45 ft. are on Alma Avenue and 40 ft. are on Homestead Lane.
- The applicant intends to go before the Zoning Hearing Board.
- The applicant is asking for a waiver of curbs and sidewalks.
- The applicant plans to improve up to above the cul-de-sac.
- The rights-of-way will not be interrupted on Alma Avenue.
- The applicant has private rights regarding the access to the roadway.
- Topographical issues must be addressed.
- Homestead Lane and Alma Avenue will both be improved.
- The physical constraints that prevent the developer from extending the roadway all the way through to the cross street. An existing home at the intersection of Alma and Meadowbrook Avenues is directly in the right-of-way.
- Site distance regulations require the submission of traffic studies. Mr. Pesavento advised the applicant to consider providing left turns.

Mr. Pesavento pointed out that during rainy weather, a usually dry creek bed fills up and frequently washes out along Homestead Lane.

Mr. Pesavento asked how the applicant intends to legally provide the residents on Argyle Avenue from opening up their backyards and gaining access to Homestead Lane. Mr. Jonas replied that the Township's Driveway Ordinance would be the means of regulation. Mr. Leonard confirmed that the Township does have regulations for driveway access to public streets.

Mr. Leonard pointed out that the property in question is in a "C" Residential District. Five units presently exist on the property. The Zoning Ordinance requires that any future subdivision not increase the non-conformity. Mr. Jonas interjected that the parcel complies with the "MD" District. He also stated that the applicant does not plan on changing the apartments, but rather the area around them. Three new complying lots will be created.

Regarding density, Mr. Leonard believes that the applicant is in violation of the Zoning Ordinance.

Mr. Woodrow informed that there are 66,000 sq. ft. of net lot area. The gross tract is 80,000 sq. ft.

Mr. Leonard then asked the applicant to prepare a comparison between the "MD" and "C" Districts to assist the Board of Commissioners when it considers the zoning issues.

Arthur Avenue, Hidden Pines – Subdivision Preliminary Plan:

The original subdivision plan consisted of a 517 ft. extension to Arthur Avenue, currently a cul-de-sac with 10 new building lots and retention of an 11th lot by Sebastian Braccia. Three flag lots require conditional use approval. Lot No. 3 has a limited frontage of 39.93 ft. along the cul-de-sac. An underground stormwater management area is proposed on Lot No. 1. A floodway as identified by FEMA encroaches on Lot No. 6. Arthur Avenue will not be extended to Dillon Road.

Tim Woodrow, Project Engineer; and Mark Hosterman, Esquire; represented the developer, John Eichenlaub.

At the December 2000 Commerce and Interior Committee Meeting, the following issues were discussed:

- Number of flag lots.
- Condition of Arthur Avenue – through street or cul-de-sac.
- Configuration of lots on the north side of the cul-de-sac.

This evening, the applicant offered the following changes:

- Reduced flag lots to 9.
- Removed one flag lot from the rear of the cul-de-sac bulb.
- Shifted stormwater management facility, and will build an above ground basin.
- Messrs. Eichenlaub and Orlando have agreed to an easement allowing the developer to go across and under the Orlando's driveway.

Mr. Hosterman asked the Committee if there is still some interest in Arthur Avenue becoming a through street to Dillon Road? He noted that McMahan Associates has pointed out many pitfalls resulting in an undue impact on the residential building lots.

Mr. Bryers said:

- This is a discussion item for the entire Board of Commissioners to address.
- It is Township policy that paper streets should be improved, and Arthur Avenue is one such street.
- The adjacent neighbors (Braccia, Derbyshire and Ridgeway) are all in favor of not linking Arthur Avenue to Dillon Road. This matter should be brought before the Full Board for a decision.
- The homeowners association should bear the burden of future improvements.

Mr. Cassidy said there is a general Township policy to not only deal with but also improve paper streets. In this particular case, however, there are considerable reasons not to connect to Dillon Road.

Mr. Hosterman listed numerous problems standing in the way of connecting to Dillon Road:

- Traversing a flood plain area.
- Harm to many mature trees.
- 80 ft. pine trees will be destroyed.
- 60 ft. of hedge on the Derbyshire property will be damaged.
- There will always be opposition to opening Arthur Avenue.

Mr. High said:

- Public dedication can only be made up to the end of the cul-de-sac.
 - When a private street is abandoned, the land reverts to the owner of the underlying fee.
- It is not uncommon to defer any action.

Mrs. Herold invited the Committee to visit Arthur Avenue to better visualize how it would be impacted by becoming a through street to Dillon Road. She explained the following:

- Arthur Avenue has been used as a driveway to one home.
- It would be cumbersome for a builder to have to tell his buyers that they must pay for the road if it goes through.
- The elevation of Dillon Road is much higher than that of Arthur Avenue.
- Mr. Derbyshire owns the portion of road in question.
- It would be cost prohibitive to connect Arthur Avenue to Dillon Road.

Mr. Leonard said the ordinance requires that the Township seek as many new lots and existing lots fronting on a public street. If Arthur Avenue is not developed now, he advised that the Township should "walk away" and not provide municipal services on it.

Mr. Ridgeway, in the audience, is happy with the current plan. He wants to continue maintaining his driveway, and does not want a cul-de-sac in front of his home.

Mr. Bryers commented that if the Derbyshire lot were subdivided in the future, it would be good if Arthur Avenue were already improved in front of the property.

Mr. High advised that the Board of Commissioners could require that the road be extended to the end of the Derbyshire property.

The neighbor who resides on the corner said that 30 ft. of his property would have to be condemned, and a berm and retaining wall would have to be built.

Mr. Woodrow suggested reducing the number of flag lots from 4 to 2. Perhaps the Committee would then not have such objection to the lot to width ratio.

When Mr. Cassidy suggested one driveway feeding the two flag lots, both Messrs. Eichenlaub and Woodrow agreed.

Jeff Wert conducted a field visit to familiarize himself with the stormwater issue. The relocation of an underground system is positive. This plan represents a better stormwater project than prior plans.

Upon advice from Mr. Leonard that the spirit of the sketch plan allows this plan to be sent to the entire Board of Commissioners, the decision was made to do so.

Mr. Bryers asked the Solicitor and Township Engineer to provide advice concerning the paper street issues.

Mr. Leonard suggested that one of the plan copies be color-coded to show property ownership.

This plan will be an agenda item at the Stated Meeting scheduled on February 13, 2001.

Golden Circle, 1668 Susquehanna Road – Preliminary Subdivision Plan:

The subject property is a 5.40acre tract of land located between Golden Drive and Susquehanna Road in the “A” Residential Zoning District. The site is currently developed with a one-story building. It was previously submitted and reviewed as “Dresher Triangle” and is pending as a Preliminary Plan. A stream traverses the property from north to south. With this minor subdivision plan, the applicant, Jim Brandenburger, is proposing to subdivide the site into three parcels, and convey two of the parcels to the adjoining property owners, Rankin and McMillan. The third parcel is proposed for further subdivision for single-family dwellings under a separate application, (a revised plan also entitled Dresher Triangle).

Mr. Brandenburger was accompanied by his engineer, Tim Woodrow.

Messrs. Oyler and Wert have suggested a cul-de-sac turn-around that complies with the ordinance and provides improvement to Susquehanna Road.

Messrs. Brandenburger and Woodrow will provide detailed plans for full scale widening of Susquehanna Road along the entire frontage of the tract.

Mr. Brandenburger said he will develop the lower portion of the tract taking the Dresher Overlay District into consideration. A cut through from Susquehanna Road will be created which will open up the residential character of the neighborhood. He foresees the private bulb of the cul-de-sac will give residents what they want and provide a fire safety turn-around as well.

Messrs. Cassidy and Pesavento favored the cul-de-sac rather than cutting through to Golden Circle.

Better Living Homes, 1219 Highland Avenue – Minor Subdivision Plan:

This minor subdivision represents the creation of a flag Lot 2 with a 25 ft. wide access leading to Highland Avenue nearly opposite Stevens Drive. The total tract area, excluding existing rights-of-way, is 2.1522 acres. Lot 2 will contain approximately 67,123 sq. ft. after subdivision. Lot 1, the remainder with an existing dwelling and a well, contains 26,625 sq. ft. to public sewer.

Charlene Struthers of Cowan Associates represented the applicants.

Metz Engineers’ review letter of January 18, 2001 was discussed.

The following was addressed under the caption “Zoning Ordinance:”

1. Lot 1, as proposed, does not contain the minimum required 35,000 sq. ft. of land area or 130 ft. of lot width. Addition of public water service to Lot 1 will satisfy this zoning requirement and allow the smaller lot size and lot width.

The applicants agreed to the addition of public water service to Lot 1.

2. Steep slope areas should be shown on the plan.

There are no steep slope areas.

3. Developable area of Lot 1 may need to exclude Township ultimate right-of-way of Highland Avenue (80 ft. total, or 40 ft. from the centerline thereof).

Ms. Caruthers felt that 80 ft. would be extreme. She suggested reserving a 10 ft. additional easement for future walkway extension.

4. The location of the zoning line separating residence A from residence B scales more closely to 300 ft. offset from the centerline of Highland Avenue and has a slight skew (a counterclockwise rotation) in reviewing the zoning map.

Ms. Caruthers conferred with Richard Barton, Code Enforcement Officer who determined that the actual number is 150 ft. from the center line of Highland Avenue.

The following were addressed under the caption "Subdivision Land Development Ordinance:"

Ms. Caruthers asked for a deferral of issues regarding grading and landscaping until such time as the Applicants apply for a building permit.

Mr. Wert asked Ms. Caruthers to address 5-c which states: "The proposed driveway should be sloped to drain to the interior of the lot with the water being collected and controlled in accordance with the Stormwater Management Ordinance."

Mr. Wert had no objection to deferral for all other issues set forth in paragraphs 5 and 10.

Ms. Caruthers assured that the grading along the driveway will be engineered in such a way as to keep the entire drainage from the driveway from entering the Greer property. There has been some discussion about relocating the driveway. The intent is to grade properly to keep the water from flowing onto Mr. Greer's land.

Mr. Leonard suggested bringing the minor subdivision for preliminary and final approval when a buyer is secured. At that time, Ms. Caruthers could submit for a grading permit and approval of the final subdivision plan. Ms. Caruthers disagreed and said she would rather address all issues at once rather than wait for a buyer to come forward.

It was agreed that Ms. Caruthers and Mr. Greer would communicate to work out outstanding issues.

Ms. Caruthers withdrew her requests for deferrals.

- 11.a Indicate if any steep slope areas (over 15%), flood plain areas, or drainage courses exist on Lot 2. If same exists, the plan may not be considered as a minor subdivision plan unless a waiver is granted by the Board of Commissioners.

Ms. Caruthers asked that the plan be considered as a minor subdivision because it is only a two lot subdivision and there will not be many plan changes between the preliminary and final plans.

Mr. Wert agreed.

The following was addressed under the caption "General Engineering and Drafting Comments:"

3. Topography on sheet 2 indicates a clearly defined drainage swale traversing corners of lands of Petrushke, lot and lands of Muller. Is there an easement associated with this swale? If none exists, some form of easement offered to the Board of Commissioners would be appropriate depending on the nature of the drainage within the swale area.

Ms. Caruthers agreed to a 25 ft. easement.

4. In order to accommodate future construction to the rear of the dwelling, it is suggested the seepage bed be shifted to the southwest to coincide approximately with the elevation line of 85 ft.

Ms. Caruthers and Mr. Wert will discuss this issue privately.

Mr. Wert suggested that the applicants resolve the issues of driveway design and landscaping with the abutting neighbors, and then return to the Commerce and Interior Committee in February for further discussion. At that time, a recommendation can be made to the Board of Commissioners for final and preliminary approval in March.

Regarding the depth-to-width ratio of Lot 2, this particular lot exceeds the ratio set forth in the ordinance.

Lot 1 will be made larger.

Mr. Bryers asked that it be clearly indicated that no additional building lots will be required.

Ft. Washington Volvo – Preliminary Land Development Plan:

Mr. Wert informed that an extension of time was received from the applicants. Therefore, Mr. Pesavento motioned, with Mr. Bryers seconding, to table discussion of the Fort Washington Volvo Preliminary Land Development Plan.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Parking Requirements for Institutional Land Uses:

The Montgomery County Planning Commission (MCPC) suggested a number of changes which the Solicitor's Office incorporated into the draft ordinance together with some provisions the Solicitor suggested to help clarify the code. This ordinance supplements that which deals with school parking only.

Changes were agreed upon as follows (in italics):

- B. For any of the following uses, the required parking space shall be all-weather and shall be paved, and shall be located on the same lot therewith or on land adjacent thereto.
 - (1) Church, public auditorium, assembly or meeting room or other similar place of public or private assembly: one parking place for every *three* seats provided for public assembly.
 - (2) Stadium or other similar place of assembly: one parking space for every *three* seats or *three* feet of bench length.

- (3) Hospital, convalescent home, or sanitarium: one parking space for every four beds plus one per employee on the largest shift. *Mr. Bryers suggested additional parking spaces be provided for people who will be in waiting rooms or examination rooms.*
- (9) Secondary Schools: one space per employee, plus one space for every *three* students based on the building capacity.
- (10) Trade School: one parking space for every two students. *Should also include parking spaces for employees.*
- (11) College or University: one parking space for every *two* students. *Should also include parking spaces for employees.*
- (12) Dormitories for Colleges or Boarding Schools: *three* parking spaces for every *four* beds.

Temple University will be asked to provide statistics as to how many parking space permits they issue.

C. For any of the following uses, required parking spaces shall be all-weather and shall be paved, and such parking spaces shall be located on the same lot therewith except as provided in Section 255-136 below:

- (14) Indoor Recreation Facility: one parking space for every 250 sq.ft. of gross floor area. *Mr. Bryers felt the number of parking spaces should be increased.*
- (16) Motor Vehicle Service or Repair Facility: three parking spaces per service bay. *Should also include parking spaces for employees.*
- (17) Gasoline Service Station: one parking space per 300 sq. ft. of gross floor area or three parking spaces per service bay, whichever is greater. *Should also include parking spaces for employees.*
- (18) Motor Vehicle Sales Facility: one parking space per 500 sq. ft. of indoor gross floor area, plus one parking space per 5,000 sq. ft. of outdoor sales area, to be set aside for parking and not used for display or storage. *Should also include parking spaces for employees.*

Under Section 2, (6) Parking. The following minimum parking standards shall be required:

- (d) Whenever a health care facility is proposed as permitted in Subsection C(3) of this section, which facility is intended to accommodate patients other than occupants of the residential portion of the development, one parking space per four beds shall be required. *Should also include parking spaces for employees. Mr. High was asked to look into parking requirements at convalescent homes, rehabilitation centers, etc.*

Mr. High will seek input from the Planning Agency Advisory Board as well as Temple University and also confer with Michelle Smith from MCPC.

ACTION ITEMS:

Vaughn – 236 Chelsea Avenue – Minor Subdivision Plan:

The subject properties are 56,500 sq. ft. and 11,000 sq. ft. residential lots. The intent of the plan is to combine parcels (a reverse subdivision) resulting in a 16,500 sq. ft. property compliant with the zoning district, "C" Residential. No construction or land development is proposed.

The applicant, Fate Vaughn, and his attorney, John Reilly, appeared before the Committee to discuss the comments in Metz Engineers' review letter dated January 18, 2001.

Subdivision Ordinance:

1. The ownership of utilities, including width of easements or rights-of-way above ground or below ground, need to be noted on the plan.

The applicant will comply.

General Engineering and Drafting Comments:

1. Owner/developer must comply with the provisions of Article VII – Improvement Construction Requirements, Subdivision Ordinance Section 212-49, by providing a proper guarantee for the construction of all requirement improvements referenced herein, shown on the approved plans or within conditions of permits and approvals of the applicable regulatory agencies. Provide all required cost estimates, legal descriptions, permits and approvals for review prior to final approval, unless waived by the Board of Commissioners.

The applicant is not contemplating any improvements, and is therefore asking for a waiver.

Mr. Wert said a waiver would not be required if sidewalks are waived. A note will be placed on the plan stating that sidewalks are deferred.

2. Owner/developer must comply with the provision of Article VII, Sections 212, 50 through 55, inclusive regarding release from liability, public utilities and laterals, inspections, modifications, fees and costs and conditions of acceptance.

Since no improvements are planned for the property, the applicant is asking for a waiver.

Mr. Wert said a waiver would not be required if sidewalks are waived. A note will be placed on the plans stating that sidewalks are deferred.

3. The plan indicates an existing wooden stockade fence protruding from Parcel "B" onto the parcel to the northwest owned by Simmons. What is the disposition?

There is no plan to remove the fence at this time. It will remain to prohibit people from cutting through Mr. Vaughn's property.

4. The existing sanitary sewer connections available to Parcel "A" are noted. Are they to be removed?

The applicant does not plan to remove the three sanitary sewer laterals at this time (two on Parcel "A" and one on Parcel "B").

5. The plan indicates a 1,700 sq. ft. bituminous driveway on the acquired Parcel "A." Is this driveway to remain?

The bituminous driveway will remain so that the applicant can park his vehicles thereon.

8. Note iron pins to be set at property corners. Note existing I.P. to be removed between Parcel "A" and Parcel "B."

Because of historical reasons, Mr. Vaughn does not want to remove the monumentation. Mr. Wert agreed.

10. We note the two existing brick pillars encroach within the right-of-way of Chelsea Avenue.

Mr. Vaughn desires the pillars remain.

Mr. Leonard will obtain information as to which municipality provides the Vaughn property with water – Abington or Springfield.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Vaughn Minor Subdivision plan (Upper Dublin Reference No. 00.017) by the Board of Commissioners, granting of the two waivers requested, and deferral of sidewalk to be noted on the plan.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Upper Dublin Township/School District Land Exchange Agreement:

The applicant proposes to convey 13,247 sq. ft. of land from Upper Dublin School District to Upper Dublin Township along the rear of the existing Township facility (southwest property line). Also, the applicant proposes to convey another 13,750 sq. ft. of land along the southeast property line from Upper Dublin Township to the Upper Dublin School District. The tract lies within the Institutional Zoning District of Upper Dublin Township.

Mr. Leonard said this is a good opportunity for Upper Dublin Township to trade ground with the School District.

Mr. Wert felt this agreement is a fair deal that benefits both entities.

Mr. High indicated the three types of easements which the School District is giving to the Township as follows:

- Easement to the sewer line to the field house.
- Easement from the rear of the Township Administration Building.
- Easement to allow the use of the access road from Highland Avenue into the back of the building provided that it is not used in conjunction with the construction of the municipal building. The Township will fence off the building thereafter so that LaCrosse players will not be tempted to wander into the easement.

Mr. Leonard informed of his intention to approach PennDOT during the next three years to construct a culvert for the Township. The access-way will provide an option to enter Highland Avenue at a future date. The Township is trying to plan ahead, and it will be very helpful for the long-term use of this property.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval by the Board of Commissioners of the Land Exchange Agreement between the Township of Upper Dublin and the Upper Dublin School District.

VOTE ON MOTION ALL YES MOTION CARRIED

Montgomery County Planning Commission (MCPC) Contract:

Michelle Smith, representing MCPC, said the annual contract cost of \$9,000 per year reflects a 1% increase for inflation.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval by the Board of Commissioners of the MCPC Contract subject to Paul Leonard obtaining additional information from MCPC.

VOTE ON MOTION ALL YES MOTION CARRIED

Tall Oaks, Hassinger Tract – Revised Final Subdivision Plan:

The subject property is a 7.6± acre tract of land located in the ‘A’ Residential Zoning District on Tennis Avenue. A dwelling, enclosed pool, garage, greenhouse and several other accessory structures currently exist on the site. The applicant is proposing to remove the dwelling and accessory structures and subdivide the property into nine single-family lots. Also proposed is a cul-de-sac to service the new lots and an underground stormwater management system to control runoff. Public water and sewer are included. The adjoining lot was subdivided into three lots in 1999 by John Eichenlaub.

Sal Paone, Jr., the applicant; Steve Marshall, attorney; and Tim Woodrow, project engineer; appeared before the Committee and responded to Metz Engineers review letter dated January 19, 2001.

Under the caption “Subdivision Ordinance,” the following was discussed:

3. Township ultimate right-of-way map shows Tennis Avenue to be 100 ft. wide. A waiver may be required for the ultimate right-of-way width being offered (25 ft. from the center).

Mr. Woodrow said this issue was brought up at the time of preliminary plan approval.

Mr. Wert commented that “100 ft.” was shown on the Comprehensive Plan which was not adopted. He suggested changing the ultimate right-of-way in this area. Mr. Wert recommended granting of the waiver.

5. The proposed cul-de-sac road was not contemplated at the time of subdivision of the adjoining three lot tract to the northeast. A flag lot adjoins the proposed roadway (lands of Mr. and Mrs. Herman). The preliminary plan approval showed a “potential driveway location” for the Herman property, which was under negotiation at the time. Approval from the adjoiner was required for the new driveway connection. On the current final plan, this has been removed with no access proposed to the cul-de-sac. Accordingly, a waiver of Subdivision and Land Development Ordinance Section 212-16.A.1 will

be required to permit a driveway closer than 40 ft. to an intersection and on the street of higher classification, Tennis Avenue.

The applicant is proposing a waiver from the requirement along the Herman property frontage to provide Mr. Herman with screening from the development. A curb cut will be provided for the Herman property. The proposed sidewalk will be terminated at Mr. Herman's property by installation of a handicapped ramp.

Mr. Bryers asked who will clear the sidewalk during snow storms. In this case, the responsibility would fall on Mr. Herman.

- 8 b. If more than 25%, but less than 75% of the total number of existing trees will be removed, they shall be replaced at a ratio of 1:1. One hundred five trees are proposed to be removed (41%). Forty-five trees are proposed to be replaced with 12 trees of the remaining balance being held on site for additional buffering. The remaining 48 replacement trees are offered for planting at an alternate Township designated site. However, this calculation does not take into account that if ornamental trees are used as replacement trees, they must be replaced at a ratio of 2:1. Therefore, an additional 22 ornamental trees must be incorporated into the landscaping plan or accounted for in the balance.

It will not be feasible to replace all of the trees that will be lost during construction at Tall Oaks. Mr. Paone suggested allocating 30 trees for planting on Mr. Herman's property.

A note will be placed on the plan setting forth the species of trees that will be provided and the location of the curb cut.

- 8 c. A softening buffer, 20 ft. wide, should be provided along lands of Herman (the existing flag lot). A screen buffer may be required by the Board of Commissioners in accordance with Table 2 of S.O. 212-32.

Regarding the 300 ft. sidewalk, Mr. Leonard said it is important to determine whether sidewalks will be deferred or a waiver requested. Mr. Woodrow pointed out that PennDOT has not raised an issue, and it is felt there is nothing stopping a waiver being granted.

Mr. Cassidy interjected that if there is an unsafe condition, the Board of Commissioners cannot allow a waiver.

Mr. Herman, in the audience, said he is looking for a complete waiver because many trees would have to be torn down to install sidewalks. In his opinion, with a total of only nine homes in the new development, there certainly will not be much sidewalk traffic.

Mr. Woodrow said the ideal situation would be to close Mr. Herman's driveway to Tennis Avenue and provide him access to the new development. He stressed the importance of keeping the intersection at Tennis Avenue free and clear of vegetation. The existing stone entrance pier will be removed.

Robert Cohen, Esquire, attorney for Mr. Herman, noted that the Hermans have incurred major expenses while restoring the 110 year old property. The long winding driveway adds to the property's charm. It is felt that the curb cut would accommodate both the planners and Mr. Herman. Mr. Cohen reiterated that Mr. Herman would like to maintain the driveway to Tennis Avenue.

Mr. Cohen said his client is opposed to sidewalk because of the loss of the buffer zone that currently exists. The addition of sidewalk would cause the loss of approximately 10 ft. of green space and natural buffer. If the road were moved further away from the existing driveway, the buffer could be maintained and allow the Township to acquire the installation of sidewalks.

Mr. Bryers felt a waiver makes no sense. Sidewalks are required on public streets. Continuing use of a driveway that is so close to the street creates a bad situation.

Mr. Herman responded by saying that privacy is an issue for him. He continues to request a waiver for sidewalk, but has no objection to the road remaining as shown. Because of the damage that will be done to major trees and foliage, he wants the road as far from his house as possible. Mr. Herman continued by saying there is a parking area directly in front of his house that extends to the edge of the property.

Mr. Cassidy suggested that Mr. Herman consider the possibility of no sidewalk, considerable buffer area, and a new driveway.

Mr. Marshall said there is language in the ordinance which allows the Board of Commissioners to waive softening of the buffer if there are existing trees and plantings along the area.

Mr. Wert said additional plantings would be within the scope of softening the buffer. The Board of Commissioners could require a screening buffer.

Mr. Paone said that, at the present time, his development is deficient by 70 trees. He suggested 30 trees be located at the side of Mr. Herman's property in the area between the street and his property line. Mr. Herman agreed..

Mr. Bryers suggested that the excess number of trees which Mr. Paone is obligated to provide be divided between the nine new homeowners. Mr. Paone agreed.

Under the caption "Stormwater Management Ordinance" in Metz's review letter, two waivers are requested as follows:

1. The minimum allowable storm sewer pipe slope shall be 0.5%, or a waiver requested.
2. The minimum drop across junction boxes shall be 2 in., or a waiver requested.

The Committee agreed to recommend both waivers.

Under the caption "General Engineering and Drafting Comments, it is stated:

11. The applicant has indicated that maintenance of the proposed underground detention basin shall be addressed in the homeowner's agreement. We defer to the Solicitor's review of the final document.

The Solicitor's office reviewed the documents, and is in agreement therewith.

In an effort to facilitate an agreement, Mr. Bryers motioned, with Mr. Pesavento seconding, to table further discussion and permit the parties to meet privately to discuss this issue and then return to the meeting when an agreement is reached.

VOTE ON MOTION

ALL YES

MOTION CARRIED

After the private meeting was held, the gentlemen returned and informed that Mr. Eichenlaub has graciously offered an easement so that the driveway can be shifted to accommodate the required 40 ft.

Mr. Herman wants the buffer maintained. The developer is not in favor of the buffer. Mr. Pesavento suggested a deed restriction and that the buffered area remains.

Responding to a question raised by Mr. Pesavento, Mr. Wert said that if sidewalks were waived by the current Board of Commissioners, and, if at some future time, another Board would decide that sidewalks are necessary, that future Board could adopt an ordinance to ordain sidewalk and the burden would be on the homeowners' association. Said arrangement was pleasing to Messrs. Cohen and Herman.

It was decided that the curb cut will be provided at a location chosen by Mr. Herman.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Tall Oaks Revised Final Subdivision Plan (Upper Dublin Reference No. 00.005) subject to Metz Engineer's review letter dated January 19, 2001 with the following provisions: (1) granting of waivers set forth in paragraphs 1 and 3 under the heading "Subdivision Ordinance;" (2) deferral language as set forth in paragraph 2 under the heading "Subdivision Ordinance;" (3) a waiver of stormwater management as set forth in paragraphs 1 and 2 under the heading "Stormwater Management Ordinance;" and (4) language changes to the homeowners association agreement will be submitted and reviewed by Mr. Cohen on behalf of Mr. Herman.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Dresher Triangle, 1668 Susquehanna Road – Preliminary Subdivision Plan:

The subject property is a 3.11 acre tract of land shown as Lot A on the Golden Circle Minor Subdivision Plan, located between Golden Drive and Susquehanna Road in the 'A' Residential Zoning District. The site is currently developed with a one story building to be demolished. A stream flows in a southerly direction bisecting a corner of Lot 3. The applicant is proposing to subdivide the site into four lots with single-family detached dwellings. This development will not extend Golden Drive as shown. The plan is labeled as a preliminary plan, however, the provided information more closely meets a sketch plan definition and was reviewed by Metz Engineers as such.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend the approval of the Dresher Triangle Revised Preliminary Plan (Upper Dublin Reference No. 00.013) including: (1) a change in lot lines; (2) the developer will assume the responsibility of improvements to the Rankin Property; and (3) the requirement for a 25 ft. drainage easement.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

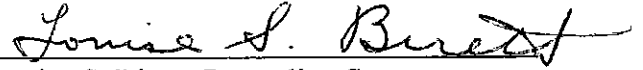
There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 9:20 p.m. and go into executive session to discuss legal matters with the Solicitor.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, February 27, 2001, in the Township Building; Michael Cassidy presiding.

attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Susan Lohoefer, Director of Parks and Recreation; Mary Lou Troy, Library Director; Israel Milner, Environmental Protection Advisory Board; Charles Haering, Planning Agency Advisory Board; and Michelle Smith, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the January 2001 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Cassidy seconding, to accept the Minutes of the January 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of January, 2001:

Public Services:

More people visited the Library and checked out more materials in January of this year than any previous January. The Staff is developing an account of computer usage and is refining those reports to continue the effort to understand the impact of the computers and internet use on Township Library operations.

Report included mention of the recent death of Part-time Reference Librarian, Rena Radovich. The Library Board continues to meet to discuss the Children's Internet Protection Act and is monitoring, along with Township staff, the use of the internet and various blocking technologies which are available.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of January, 2001.

Camphill & Highland Athletic Complex (CHAC):

Recent meetings were held with contractors and subcontractors for the Camphill & Highland Athletic Complex. Completion of the sports lighting has been scheduled for the summer of this year.

Mondauk Common:

Commissioner Bryers, on the committee inquired about the permitting process for use of pavilions and it was explained that a number of steps have been taken to streamline and facilitate those permits, including the elimination of rain dates and now requiring deposits from school groups.

Upper Dublin Community Pool Gutter Replacement:

The Director explained that the pool gutter replacement has been rescheduled to occur at the close of the 2001 season. Recommendations regarding the lowest responsible bidder would be forthcoming to the Board of Commissioners at a later date.

Parks Crew:

The parks crew was commended for their efforts to replace the bridge over the creek in Mondauk Common as well as their efforts during storm cleanup from recent snowstorms.

Report of the Environmental Protection Advisory Board (EPAB):

Israel Milner offered the following comments:

- Mr. Milner presented a white paper from the EPAB on stormwater management to be considered by the entire Board of Commissioners. It was hoped that a stated policy on stormwater would be useful in grant applications as well as in the formulation of township policies, budgets and ordinance amendments over time.

DISCUSSION ITEMS:

Better Living Homes, 1219 Highland – Minor Subdivision Plan

The applicant was represented by Cheryleen Strothers of Cowan Associates. The Township Engineer's letter was reviewed and Ms. Strothers advised that she had no problem with the conditions and comments as established by the Engineer. Also present was a neighbor, Mr. Greer, who spoke saying that he had met in the field with the Design Engineer and was pleased with the modifications to the plan regarding stormwater and buffering. He did ask that the Township Engineer verify that the plans set to be approved by the Board of Commissioners were, in fact, one and the same to those reviewed with him by the Consulting Engineer for the applicant.

Upon motion by Mr. Bryers, with Mr. Pesavento seconding, the Committee agreed to forward to the Board of Commissioners the Better Living Homes, 1219 Highland Avenue – Minor Subdivision Plan for Approval

VOTE ON MOTION

ALL YES

MOTION CARRIED

Cumberland Farms, 1713 Limekiln Pike – Preliminary Land Development Plan

Present for the applicant was Attorney Michael Yanoff. He advised that the applicant has agreed to a notation on the plan that there would be adjustments to the lighting within a sixty (60) day period upon request. Mr. Charles Haering from the Planning Agency Advisory Board asked if the applicant had been able to complete the lighting analysis and comparison to other gas stations within the Dresher area. Mr. Yanoff advised that that would be forthcoming.

Members of the Committee questioned the waiver request for Section 212-14.J. The Township Engineer explained that in consultation with the Code Enforcement Director it was appropriate that setback lines be established from the existing PennDOT right-of-way, rather than the ultimate right-of-way; the waiver was recommended.

Upon motion by Mr. Bryers, with Mr. Pesavento seconding, the Committee agreed to forward to the Board of Commissioners the Cumberland Farms, 1713 Limekiln Pike Preliminary Land Development Plan for approval pursuant to the recommendations of Metz Engineering in their letter of February 22, 2001, with the exception of item 2.a. of that letter which is now a will comply issue. The waivers are recommended in Section 1.a. through 1. Further this motion includes the requirement that the applicant seek appropriate approval from PennDOT for low level landscaping of the island as it extends into PennDOT's right-of-way towards the intersection of Limekiln Pike and Susquehanna Road and provide installation and maintenance of same. Finally, that the lighting study suggested by the Planning Agency Advisory Board be completed and subject to review of the Township Engineer.

VOTE ON MOTION

ALL YES

MOTION CARRIED

335 Commerce Drive – Final Land Development Plan

Present for the applicant was Noah Cutler, Esquire. Mr. Cutler described decisions to be made by Liberty Property in the near future about its long-term (fifty (50) year) lease with AMTRAK for the development and use of this property. He described in detail negotiations and complexities associated with securing appropriate easements across the Weinberg property as suggested by the C & I Committee. He explained that it may not be possible to secure all the appropriate approvals, including the approval of the tenant occupying the property.

Mr. Cutler also went into detail to describe negotiations and required approvals and reviews by the Pennsylvania Turnpike Authority associated with stormwater improvements just down stream of the property.

The Township Solicitor described options that the Committee may have to approve the land development, with conditions and for escrow arrangements to take account for the lack of approval from third parties. Commissioner Bryers also suggested some deferral arrangement, if the alternatives were not possible. Solicitor was directed to draft a single agreement to secure the improvements or alternatives, if needed.

Upon motion by Mr. Bryers, with Mr. Pesavento seconding, the Committee unanimously approved to forward to the Board of Commissioners a recommendation to approve the final land development plan for 335 Commerce Drive pursuant the recommendations in Metz Engineer's letter dated February 22, 2001. A recommendation to approve waivers as described in the Township Engineer's letter for curb height reveal in the parking areas. Further that appropriate Escrow Agreements would be established and approved by the Township Solicitor to establish funds for completion of the emergency access way and drainage improvements associated with the Pennsylvania Turnpike. Such funds would be required to be used for such projects or alternatives to be proposed by the developer. The Board of Commissioners would, based upon such escrow agreement, have discretion to use those funds for alternatives to address those issues in the immediate area, if the third party approvals were not obtained.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Community Ambulance Association of Ambler – Revised Land Development Plan

Present was Brian Dietrich, Esquire, representing the Community Ambulance Association of Ambler. He advised that as of this date he has received approval for the amended plan from Temple University, a written confirmation of that approval to follow.

Discussion occurred regarding a proposed waiver for tree planting on this heavily wooded lot. Applicant was asked to identify the original waivers approved by the Board of Commissioners and make comparison to the waivers requested under the amended plan. It was explained that redesigning the building from two stories to one story did necessitate the removal of some additional trees. The Committee agreed that this would be a matter that could be handled by the Board of Commissioners once the details on the waivers are documented.

The Committee also suggested that given activity on adjacent playfields, that original deferral for sidewalks might be reconsidered and sidewalks would more appropriately be installed now. It was suggested that any approval by the Board of Commissioners should require any installation of sidewalks prior to the issuance of the final certificate of occupancy for the property. Applicant agreed to do so, if that was the Board of Commissioners request. The Community Ambulance Association of Ambler reasserted its commitment to install pre-emption equipment, pursuant to PennDOT's permits, for the traffic signal at Susquehanna and Butler Pike.

Upon motion by Mr. Pesavento, with Mr. Bryers seconding, the Committee unanimously approved the Revised Land Development Plan for the Community Ambulance Association of Ambler and forwarded to the Board of Commissioners with a recommendation for approval.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Ft. Washington Volvo – Preliminary Land Development Plan:

Present was the owner of property, Horace B. Ott, Jr. and his Architect. The Committee reviewed the Township Engineer's letter of February 22, 2001. Significant discussion occurred regarding the lighting reviews, the coordination of the lighting plan with period lighting fixtures to contemplate for installation within the Fort Washington area.

The Township Manager advised that an authorization letter for PennDOT to conduct a preliminary review of the Highway Occupancy Permit could be readily provided.

The Committee suggested that the Township Lighting Consultant needs to immediately review the comments by the Township Engineer and the photometric reports prepared by the applicant.

Upon motion by Mr. Pesavento, with Mr. Bryers seconding, the Committee unanimously approved to forward the Preliminary Land Development Plan of Ft. Washington Volvo to the Board of Commissioners with the recommendation to approve, providing that all required permits are obtained and that a lighting plan be reviewed and recommended to the Board of Commissioners as satisfactory by Township Staff and consulting Engineer.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Golden Circle, 1668 Susquehanna Road – Preliminary Subdivision Plan:

The developer was Jim Sheridan, who explained that he had no difficulties with the Township Engineer's letter of February 9, 2001. The Committee asked the Township Solicitor to verify in the approval documents that the deferral language for public improvements and road widening be incorporated within the developers agreement, to establish that the improvements would go in at the developer's expense for the adjacent property.

Several residents were present to register their concern about the future land developments which might permit Golden Drive to become a through street to Susquehanna Road and they indicated their opposition to such plans. The Committee explained that this matter was not part of the applicant's development under consideration this evening.

Upon motion by Mr. Bryers, with Mr. Pesavento seconding, the Committee unanimously approved to forward the Preliminary Subdivision Plan of Golden Circle, 1668 Susquehanna Road, to the Board of Commissioners for approval.

VOTE ON MOTION ALL YES MOTION CARRIED

Bub Farm

The Township Engineer reviewed a plan set dated January 2, 2001 for the Bub Farm and fielded questions from the Committee regarding the Minor Subdivision's allocation to Fort Washington Estates and Township.

Upon motion by Mr. Bryers, and seconded by Mr. Pesavento, the Committee unanimously approved forwarding this plan to the Board of Commissioners for approval.

VOTE ON MOTION ALL YES MOTION CARRIED

Sign Ordinance

After discussion of the provisions within the proposed Sign Ordinance for signs within the public right-of-way, the Township Solicitor was advised to amend the plan to provide for provisions that temporary signs not be placed within six (6) feet of the edge of the roadway or on the inside edge of sidewalks, whichever was further. Discussions also went to other provisions of the sign ordinance with directions to the Solicitor to make those changes. The Committee, by consensus, agreed to forward the revised draft to the Board of Commissioners for Public Hearing, consideration and adoption. Reference was made to the Township Solicitor's summary memorandum on this final draft.

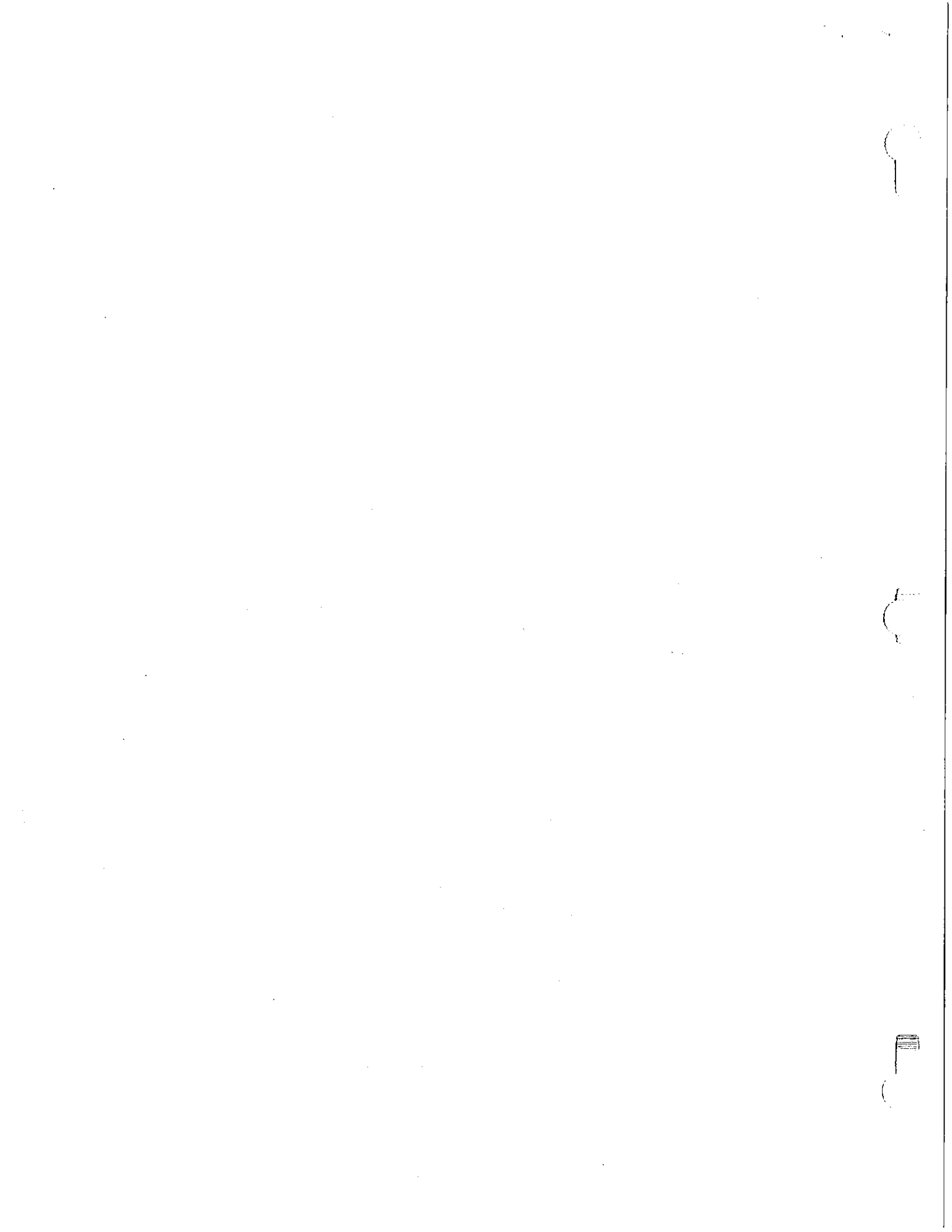
VOTE ON MOTION ALL YES MOTION CARRIED

Parking Requirements for Institutional Land Uses:

The Committee reviewed details of reports from Temple University, Montgomery County Planning Commission and the Planning Agency Advisory Board regarding parking requirements. After discussion and direction to the Solicitor about various modifications, it was determined that the first Ordinance amending parking requirements would focus on the Institutional Land Use only and that a subsequent ordinance would be drafted and considered to address other parking issues which may be deficient.

The Township Manager was directed to share information on this redraft with Temple University and Upper Dublin School District for their advice and comment.

The redraft included consideration of the number of employees, the ratio of faculty to students and the definition of the students. Reference was made to the good efforts of the Planning Agency Advisory Board.



Policies, Procedures & Check List for Plans

The Committee reviewed and made comments on a draft Policies and Procedures for Plans prepared by the Township Engineer and Staff. The Committee had policy discussions about the completeness of applications and check lists and generally concurred with the direction the Township staff was taking within the draft Policies and Procedures.

ADJOURNMENT:

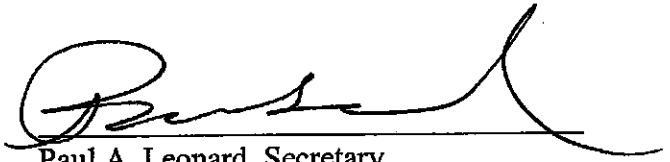
There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 10:20 p.m.

VOTE ON MOTION

ALL YES

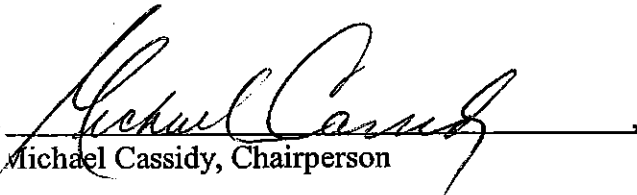
MOTION CARRIED

Respectfully submitted,



Paul A. Leonard, Secretary

Attest:



Michael Cassidy, Chairperson



A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, March 27, 2001, in the Township Building; Michael Cassidy presiding.

attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; and Michelle Smith, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the February 2001 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Bryers seconding, to accept the Minutes of the February 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of February 2001:

Hours:

The Library was open 27 days in February. It closed early due to poor weather conditions on February 5 and 22.

Public Services and Statistics:

Library usage dropped off in February. Weather conditions had some effect with fewer hours open and fewer people visiting the Library. The extremely low circulation statistics may be due to some server problems. The staff reported that usage was lighter than in January, but were surprised by the numbers. The server had some errors in the reporting process just before the upgrade began, but the Library staff was unable to troubleshoot before the upgrade. The statistical reports will be re-run once the server upgrade is completed. If the statistics need adjusting, a revised report will be issued with the March report.

The Internet computers were used an average of three hours per day each, a slight increase over the previous month.

Children's Programs:

Registration is underway for the next session of Story Hours which begins March 27th. The current session ends as of Friday, March 9th.

Registration begins on March 19th for the Tuckers' Tales Puppet Theater production of "The Bookaneers!" on April 2nd. This National Library Week Program is sponsored by the Friends of the Library.

Bedtime story hours will take place in April for children three years and older.

A special story hour is planned at the North Hills facility to celebrate National Library Week on April 3rd.

"Arthur the Ardvark's" 25th birthday will be celebrated with a special birthday party on May 16th.

Preliminary plans are being made for the "Science in the Summer" program which will be sponsored by Glaxo Smith/Klein. The emphasis of the program will be on "Oceanography."

Collections:

The new shelving has been assembled. New Books, Audio and Video collections have been rearranged to take advantage of the increased shelving.

The Library Board approved the Library joining the ACCESS Pennsylvania database. This membership will allow improved inter-library borrowing and lending. The application will be submitted in March. Actual participation in the database will not begin until later in the year.

The new POWER-Library databases are now available from within the Library and also accessible from resident's homes via the use of a Library card. These include reference material, magazine databases, pictures going back to the Civil War, current events, elementary school research databases, and literary research for high school students. If residents have questions, they are invited to call the Library desk for assistance.

The Library has begun to obtain classic movies on DVD.

The Upper Dublin schools have access to the POWER Library and are making it known to students that if they have a library card, they can access the databases from home.

Library Board:

The Library Board met on February 12th and March 12th and approved the Library's membership in the ACCESS Pennsylvania database.

The Board has begun to investigate filtering undesirable information on the Internet.

Responding to a concern raised by Mr. Bryers, Ms. Troy said that the Library staff is waiting to see what will happen when new regulations are passed by the state regarding censorship of library computers. The new law will require blocking of certain computer programs for children of specific ages. The Library does have an internet policy in place that has been approved by the Library Board, but no one is actually doing any monitoring at this time.

Mr. Bryers noted that there are First Amendment issues because of the tax dollars used in support of access to the Internet. It becomes a question as to how to impose limits.

Mr. Leonard noted that the computer monitors are displayed in such a way that the staff can see what is on the computer screen at all times.

MCLINC/Automation:

The major upgrade to the Polaris library automation software is now underway. Ms. Troy was very pleased with the new function.

It was announced that the consolidation of the MCLINC library databases into a central database will require the libraries to circulate offline for six weeks. Representatives from the various libraries will be meeting to develop policies and procedures that will make this as easy on the public as possible.

Report of the Parks and Recreation Director:

In Susan Lohoefer's absence, Paul Leonard discussed her report for the month of February 2001.

Announcement:

A "Barks in the Parks" interest meeting will be held on March 29th at 7:00p.m. in the Township Building to discuss with interested residents designating safe "dog park" locations to exercise their pets.

Camphill & Highland Athletic Complex (CHAC):

Jesse Howe of the Soil Conservation Service visited the site and acknowledged 70%+ substantial growth on the south side, and gave KC Construction authorization to proceed. Site conditions will dictate the contractor's ability to return with heavy equipment to complete the work.

Mondauk Common:

Work on the cross-park path began the week of March 19th (funded by developers' contributions).

The neighbor residing at 1437 Broad Street continues to complain about dust blowing into and through his home from the Broad Street and Susquehanna Road parking lot and the limestone-screening track. He has repeatedly asked for a resolution to rectify the situation. It was scheduled to be paved several years ago by the Public Works Department, however, the project was removed from the schedule when the Board of Commissioners determined that parking lots at Mondauk would not be paved. Mrs. Lohoefer believes the neighbor plans to contact Commissioner Mermelstein and Mr. Leonard to ask for reconsideration for that one particular area.

Mr. Leonard said there may be some options in lieu of paving (chemicals to control dust, etc.).

Upper Dublin Community Pool Gutter Replacement:

Pool maintenance costs have been documented in a memorandum from Mrs. Lohoefer dated March 16th.

The general contractor who will be doing the gutter work has agreed to hold the price of the plaster until completion.

Mr. Leonard and Mrs. Lohoefer will discuss the possibility of a cover for the pool.

20th Annual Twining Valley Golf Classic:

The event is scheduled to take place on June 7, 2001.

As of the present time, 7 corporate sponsors, 2 patron sponsors and 3 hole sponsors have committed to the event. Letters to additional sponsors, golfers and celebrities will be sent out within the next week.

Mr. Pesavento and Mrs. Lohoefer have had discussions regarding awards and prizes.

The Fire Company kitchen crew will provide lunch and dinner food service in a tent which will be placed near the "putting academy."

SiteWatch:

Week night and weekend day patrols are assigned.

Occurrences of use of fields without permits as well as people walking dogs in the parks has been typical for this time of year. All offenders have complied with SiteWatch requests to leave premises.

Mr. Pesavento informed of a horse and rider discovered on the Field of Dreams. Mrs. Lohoefer was asked to stress to the community that fields are to be used for organized sports only.

Mondauk Common:

Park attendant shifts will begin in early April.

Reservations for the 2001 rental season were taken beginning March 1st. The new system of "one group/one date" seems to be working well. More than 40 permits were issued for group use this month. Of those, 15 were issued for school group picnics during the period of May 21st through June 12th. The additional 25 are for private and company use of facilities.

Parks Crew:

Parks crews have been working on standard maintenance projects and repair operations.

Recreation:

Seasonal ballfields:

Assignments have been made. The fields open on April 2nd to community youth sports groups. Groups without permits will be in violation and may be fined \$100 for their actions.

Leisure Guide to Spring 2001:

Brochures have been distributed to homes. Registration began on March 19th with a great response to date.

Summer Theatre Program:

Registration is underway for Summer Stage, Middle School Theatre Club, and Kidz Stage (the latter two are at capacity).

Leisure Guide to Summer 2001:

Development and scheduling of summer programs, events and trips is well underway. The Summer Leisure Guide is slated to go to the printer in late April/early May and arrive in homes by mid-May.

CommUnity!2000:

Youth Games Day was held on March 4th on the campus of Montgomery County Community College. Despite predictions of a developing snowstorm, 40 children from 4 municipalities participated. The success of the day was such that CommUnity!2000 hopes to sponsor a second event during the summer months.

16th Annual Montgomery County Senior Games:

The games are scheduled for the week of May 7-11, 2001 and are open to any Montgomery County resident who will be age 50 or older at any time next year. Registration brochures are available through the Parks and Recreation Department's office.

Mr. Pesavento requested information on soccer equipment he observed at Sheeleigh park.

DISCUSSION ITEMS:

Dean Minor Subdivision Plan – 121 Linden Avenue:

The applicant is proposing to subdivide an existing 17,347 sq. ft. parcel of land, and consolidate a 2,750 sq. ft. parcel of land to create two new lots, both of which conform to lot size requirements set forth in the Zoning Ordinance. The lots are zoned "C" Residential. An existing dwelling will remain on proposed Lot 1, and an old garage foundation will be demolished and a new dwelling constructed on proposed Lot 2. Both lots will take access from public streets.

Thomas Dean, the builder, said he can comply with all issues set forth in Metz Engineers' review letter of March 23rd.

Because there are currently no existing sidewalks on Linden Avenue, deferral language was suggested to be placed on the plan.

Mr. Leonard suggested that the applicant's surveyor address all comments from Metz Engineers regarding grading and appropriate language to be placed on the plan.

Wolner – 1617 North Limekiln Pike – Revised Minor Land Development Plan:

This minor land development represents a conversion of an existing single-family home to an insurance agency with four parking spaces on a tract with a net area of 6,105 sq. ft. The underlying zoning district is "A" Residential. This tract is within the Dresher Overlay District and requires a conditional use before the Board of Commissioners.

Michael Yanoff, Esquire, representing the applicants, informed that the Zoning Hearing Board granted the following on March 26th:

- Relief from parking and driveway setbacks.
- Requirement that there be no more than three employees on the premises at any time.
- Landscape buffers around rear and side yards of the property.
- Approval of 25 ft. buffer.
- Sign variance as long as the plan complies with the Dresher Overlay District.

Zoning issues have all been resolved.

Permitted Uses in "EC" Employment Center District Ordinance:

Mr. High advised that the only way to limit areas for permitted uses in the "EC" District is to rezone the entire area.

Mr. Bryers asked if it would be possible to create an ordinance which would overlay the entire Township and specifying certain criteria? Mr. High answered that to do so would be creating a new district which would not be considered as an overlay district. Case law provides that all uses must comply to the entire district.

Mr. Bryers suggested looking for a specific area that might comply before bringing this issue before the Board of Commissioners.

When Mr. Leonard said that residential impact must be considered, Mr. Bryers suggested that buffer zones be created between residential and "EC" uses.

Mr. High was asked to look at those areas that would be targeted for this type of ordinance.

Parking Requirements for Institutional Land Uses:

A hearing was scheduled to discuss parking requirements for institutional land uses at 7:00 p.m. on April 10th.

LA Fitness Center Preliminary Land Development Plan:

The applicant is currently proposing a subdivision that includes construction of a fitness center on a 6.91 acre tract located within the "EC" Employment Center District. The site is located on Virginia Drive opposite Office Center Drive. The site will be served by public sewer and water. Currently, the site area is 17+ acres, including the slip ramp area. This Land Development submission identified the tract area of 6.91 acres for the fitness center. Metz Engineers has reviewed the plan with the assumption that the fitness center be located on a stand-alone parcel containing 6.91 acres.

Michael Yanoff represented the applicants and informed that the Zoning Hearing Board granted their request for a variance with respect to a bus stop. The applicants will discuss the issue and determine where a bus stop should be placed, if any.

Mr. Yanoff informed that many of the remarks in Metz Engineers' review letter have already been addressed by Adrienne Eiss of Orth-Rodgers.

Conditional use is required for floodplain analysis. This issue will come before the Board of Commissioners at the April Stated Meeting.

The largest remaining issue is stormwater management. Mr. Wert is interested in seeing some on-site detention for a one or two year storm.

Mr. Leonard pointed out that the properties along Virginia Drive have sustained severe flooding. He suggested that LA Fitness draw up emergency plans to evacuate the building should there be a need. Mr. Yanoff said that emergency management instructions will be available on-site and will be part of the conditional use approval.

LA Fitness will make a contribution for detention upstream.

ACTION ITEMS:

Kloures, 450-452 Renfrew Avenue – Minor Subdivision Plan:

This is a minor subdivision of a property with a net area of 4,600 sq. ft. and is zoned "C" Residential. A twin residence (side-by-side two-family dwelling) sits on the property, and the applicant is proposing to subdivide the lot in order to create a fee simple lot for each home. No improvements are proposed.

Kristen Lawton, a realtor, represented the applicants. She informed that this particular property is the only one on the street which has not yet been split into twins. Mr. Wert agreed that it would be better to have two fee simple lots.

The applicants have no objections to the contents of Metz Engineers' review letter dated March 23, 2001.

Answering a question raised in Metz's letter, Ms. Lawton informed that the party wall of the existing twin extends from the basement to the roof.

Mr. Wert had no objection to the applicants seeking a waiver from implementing the plan with existing features (woodlands, watercourses, floodplain, steep slopes, building, parking areas, location size, ownership of all utilities, and location of existing trees).

There are separate utility lines for both sides of the building.

An electric line owned by PECO crosses the rear of the building. That information must be verified on the plans.

Sewer laterals are separate, and the sanitary sewer lines must be verified. Separate sewer bills are issued for both sides of the property, but it must be clarified if there are separate connections.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Kloures Minor Subdivision Plan (Upper Dublin Reference No. 001.001) subject to confirmation by the Township staff or Engineer concerning sewer laterals and if they are one on one line or two, and also subject to all comments in Metz Engineers' review letter dated March 23, 2001.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Arthur Avenue, Hidden Pines – Subdivision Preliminary Plan:

The original subdivision plan consisted of a 517 ft. extension to Arthur Avenue, currently a cul-de-sac with 10 new building lots and retention of an 11th lot by Sebastian Braccia. Three flag lots require conditional use approval. Lot No. 3 has a limited frontage of 39.93 ft. along the cul-de-sac. An underground stormwater management area is proposed on Lot No. 1. A floodway as identified by FEMA encroaches on Lot No. 6. Arthur Avenue will not be extended to Dillon Road.

John Eichenlaub said that the second submission of the Preliminary Plan is being considered this evening.

All review letters have been received except that from Carroll Engineering.



All items in Metz Engineers' review letter have been addressed and revisions to the plans have already been submitted to Mr. Wert for his review. Several minor issues left over from the first submission will be addressed within the next two weeks.

An agreement has been reached about the Orlando property in regard to stormwater. An 18 in. pipe will be installed across that property and through the stone driveway. An output structure will be installed through the Rapp Run.

All issues pertaining to the Ridgeway property have been resolved. Mr. Ridgeway has agreed to maintain the 10 ft. of extra land which will be connected to his property.

Messrs. Derbyshire and Ridgeway have agreed to allow emergency vehicles to come through their properties and permit the Water Company to install appropriate water connections for emergencies. Mr. Bryers asked that Mr. Ridgeway provide the Township with a "hold harmless" agreement. Mr. Wert will confirm that the macadam on the Ridgeway property will be able to sustain the weight of emergency vehicles.

Mr. Eichenlaub said he is trying to establish a neat, orderly subdivision. He proposed providing identical "high end" lampposts and mailboxes for each lot. Mr. Leonard asked him to submit details and photos of the proposed lights.

Mr. Bryers said that a homeowners association should be created to bear the burden of future improvements and maintain the consistency of the development (i.e., mail boxes, lampposts, etc.). Mr. Eichenlaub agreed thereto.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Arthur Avenue Hidden Pines Preliminary Subdivision Plan (Upper Dublin Reference No. 96-11) subject to the comments in Metz Engineers review letter dated March 23rd and Carroll Engineering's' review letter, subject to the Solicitor recording the agreements with Mr. Ridgeway relative to emergency vehicles, and the establishment of a Homeowners' Association.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 9:40 p.m.

VOTE ON MOTION

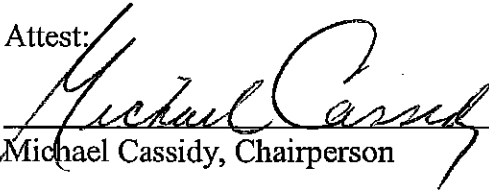
ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson

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A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, April 24, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Sue Lohoefer, Parks and Recreation Director; Israel Milner, Environmental Protection Advisory Board; and Michelle Smith along with Matthew Shelly, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the March 2001 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the March 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of March 2001:

Hours:

The Library was open 31 days in March. It closed early due to poor weather conditions on March 5th.

Public Services and Statistics:

- The low circulation statistics in February were the result of a problem with the server. It is estimated that the Library lost at least 3,300 in circulation count. A revised statistical report for February will be issued as soon as calculations are complete.
- March statistics show a healthy increase from March of 2000 though they are not quite as high as March of 1999. A breakdown by adult and juvenile books is unavailable because the detailed circulation statistical report must be rewritten due to the upgrade. A revised report for March will be issued when the statistics become available.
- More than 12,000 patrons used the library in March with more than 490 people using the library on seven specific days during the month.
- Circulation statistics may be unavailable during the database consolidation period. The MCLINC staff is trying to determine if there is a way to capture statistics during the six week offline period from April 15th through June 1st.

Children's Programs:

- The "Ravenous Readers" family book discussion group continues. Several parents are so pleased with the program that they have asked if it can be continued through the summer. This will be done if suitable dates can be found.
- Spring Story Hours continue through early May.
- Several Bedtime Story Hours have been held on Wednesday evenings in April.

- Two special programs will be held in May celebrating the 25th birthday of the beloved children's book character, Arthur.
- Information on the summer reading programs will be available on the website in mid-April.
- Chuck Mitchell, sponsored by the Philadelphia Folksong Society, will entertain at the Library on May 10th.

Volunteers:

- In March, 17 volunteers gave 163 hours of their time to the Library. A number of volunteers were asked to work extra hours in March and April to assist the staff in preparing the database for the centralization project.

Library Board:

- At the March 12th and April 16th meetings, the Library Board discussed techniques for filtering the Internet. They are looking for ways to improve procedures to prevent the improper use of e-mail chat rooms.

MCLINC/Automation:

- The upgrade to the Polaris automation software has been successfully completed.
- All MCLINC Libraries went offline for checkins and checkouts on April 15th to allow Gaylord Information Services to consolidate the thirteen databases into a single central database. Gaylord will be consolidating patron, bibliographic, circulation transactions and holds records. It is estimated that the merger and loading of the consolidated records onto the new MCLINC central servers will take approximately 6 weeks. At the end of that period, all of the offline checkins and checkouts will be loaded into the new central database to bring it up-to-date. In many ways, this undertaking is comparable to migrating to a new system. It will allow the public to view the holdings of the MCLINC libraries as a single database and will allow MCLINC member libraries to share resources much more easily.

Mr. Pesavento asked if there are any specific tools for doing genealogy searches? Ms. Troy replied that the Library has a number of books dealing with this subject, but agreed that CDs would assist in this area and are something to think about purchasing in the future.

When Mr. Bryers asked if the Library Board will be formulating a plan for Ms. Troy to take to MCLINC Meetings, Ms. Troy informed that she handles policy issues. She is also waiting to see how long it takes MCLINC to input all the information on its servers.

Mr. Bryers asked that the Committee be provided with a list of attendees at Library Board meetings during the past year.

Mr. Bryers suggested that the Library staff put together some educational programming to be televised on Channel 16. He stressed that better cable utilization is something the Township can really use.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of March 2001.

Camphill & Highland Athletic Complex (CHAC):

- Work resumed on the project at the end of the month.
- Fry Electric worked on the panels.
- KC Construction began turf renovation and final grading on the south side.

Upper Dublin Community Pool Gutter Replacement:

- Project on hold until September.
- In compliance with grant stipulations, HUD/CDBG-required paperwork has been sent to the Montgomery County Housing and Community Development Office.
- Further investigation was made regarding actual maintenance experience with plaster vs. painted concrete finishes.
- Plaster walls require that the pool be filled at all times and would have to be covered with a tarp during off-season. Ms. Lohoefer has concerns regarding liability issues.
- After speaking with a pool specialist, it was ascertained that a plaster surface on an existing pool becomes problematic after three years. Therefore, the Parks and Recreation staff recommend accepting the base bid and foregoing a plaster surface.

Mondauk Common:

- The cross park path was completed early in the month.
- Park rentals started over Easter weekend. Seasonal ballfield usage began April 2nd. Two fund-raising walk-a-thons used the Mondauk Common track during the month. The facilities in the park were used for Jewish Community Day in addition to planned activities at Temple Sinai on April 22nd.
- The wood player benches at Mondauk Common are due for replacement. Aluminum benches borrowed from the Camphill and Highland Athletic Complex (CHAC) replaced those in the worst condition. Numerous compliments were received from the public on these particular benches and requests to use this same style as we replace player benches throughout the park system were received.
- Weekend shifts for park attendants were scheduled through the month. Daily shifts will begin on May 1st.
- Reservations for group use of pavilions, ballfields and volleyball courts are ongoing. More than 70 groups are scheduled to date.

Request for Release of Funds:

- Ms. Lohoefer met with the Finance Director about the unallocated balance of \$40,000 in the Open Space Fund. The Committee was asked to consider recommending to the Board of Commissioners an appropriation not to exceed \$10,000 for the purchase and installation of new player benches at Mondauk (Fields 1, 2, 4 and 5) and the north field at CHAC. This issue will be discussed further at the Finance Committee meeting scheduled in May.

20th Annual Twining Valley Golf Classic:

- The event is scheduled to take place on June 7, 2001.
- As of the present time, 8 corporate sponsors, 4 patron sponsors and 8 hole sponsors have committed to the event.
- The Fire Company kitchen crew will provide lunch and dinner food service.

"Barks in the Parks:"

- Twenty-five people attended a meeting on March 29th to identify what types of areas and amenities are desirable for dog walking, what problems may be encountered, and necessary rules and enforcement. A group of people volunteered to continue working with Ms. Lohoefer on developing this concept.

Parks Crew:

- Seasonal moving and trimming.
- Weekly ballfield maintenance.
- Completed Mondauk Common cross park path.
- Tree and shrub work.
- Playground maintenance.
- Lining of Mondauk Common and Sheeleigh soccer fields.
- Accepted delivery of play structures for Mondauk Common and Veterans' Memorial Park.

Recreation:

Pennsylvania Recreation and Park Society Awards Banquet:

- In March, the Upper Dublin Parks and Recreation Department was the recipient of two "Excellence in Programming" awards, and one "Agency Publication and Promotion" award from the Pennsylvania Recreation and Park Society Awards Banquet as follows:
 - *Seniors Surfing the Net* – Senior Adult Programming
 - *Star Party* – Family Programming
 - *2000 Leisure Guides* – Community Recreation Publication

Summer Theatre Programs:

- Middle School Theatre Club and Kidz Stage are full.
- Summer Stage has been canceled because the Upper Dublin High School Auditorium is no longer available to the Township due to construction.
- Summer Playground information brochures are available in the Township Building lobby.
- Summer Playground registration will begin on May 7th at 9:00 a.m. in the main meeting room of the Township Building. Registration forms will be available after 5:00 p.m. on May 3rd.
- 65% of programs are guaranteed.
- 8 out of 52 programs have been cancelled.

Leisure Guide to Summer 2001:

- Will go to the printer by April 27th.
- Registration for programs other than Summer Theatre and Summer Playgrounds will begin mid-May.

Responding to a question raised by Mr. Bryers, Mrs. Lohoefer informed that the Parks and Recreation Department does not run a summer camp in North Hills. It is the responsibility of the Manor Resident Board and North Hills Community Group.

Report from the Environmental Protection Advisory Board (EPAB):

Israel Milner discussed the following:

- Wayne Zachary and Israel Milner attended the Southeastern Pennsylvania Region's Environmental Advisory Council (EAC) Conference on March 31st. This is an annual conference sponsored by the Pennsylvania

Environmental Council where various presenters, both professionals and citizen volunteers, share their experiences and recommendations relating to environmental issues.

The EPAB received the EAC Achievement Award for the third year running based upon EPAB's outreach to the community by conducting a survey during Upper Dublin Community Day. A plaque acknowledging this award was presented to Mr. Zachary who prepared the excellent report of Upper Dublin citizen opinions that was shared with Township officials.

The EAC Network of the Pennsylvania Environmental Council awarded Upper Dublin Township a check in the amount of \$500 which Mr. Milner was proud to present to the Board of Commissioners.

Strongly stressed at the conference was the need to evaluate vegetation identified in development plans to ensure that species of plantings, both proposed and existing, be native species. At the recent EPAB Meeting, it was recommended to representatives of SJP Properties (i.e., Prudential Building 2, U.D. Reference No. 98-15), that they revise their landscape plan to eliminate Norway Maple trees – a non-native and invasive species.

Because the EPAB has not been sufficiently sensitive to vegetation issues involving native, threatened, and alien species, Mr. Milner intends to ask the EPAB members to evaluate existing landscape ordinances, both within Upper Dublin Township and in other Montgomery County or state ordinances).

- Concerning the proposed L.A. Fitness Center, Peter Jacobson of the EPAB prepared an extensive summary of the EPAB's outstanding concerns pertaining to stormwater management at that site. His comments were also shared with representatives of the developer and are documented in the EPAB memo of April 19th to Richard Barton, Code Enforcement Director.
- As in the past several years, the EPAB will participate with the Wissahickon Valley Watershed Association in an annual stream clean-up in Upper Dublin on Saturday, May 5th. It is hoped that early publicity for this event will ensure even greater success than last year, and volunteers are invited to appear at 9:00 a.m. at the ADP Building lot across from the Fort Washington Convention Center dressed appropriately to handle "muck." This appeal for assistance will also be posted on Channel 16.
- A vacancy has occurred on the EPAB due to the resignation of long-time member, Nancy Guminski.

DISCUSSION ITEMS:

Prudential – Revised Final Land Development Plan:

This plan represents an amended Final Land Development Plan for Building II, Phase I. This development, on Lot 2, includes construction of stormwater management areas, a proposed building containing 224,000 sq. ft. of gross floor area on 4 floors and a construction of a proposed 3 level parking structure containing approximately 56,000 sq. ft. Two wet ponds, located at the corners of the proposed intersections of Prudential Road and Welsh Road/Prudential Road and Connector Road B, are proposed as per the prior development plan. The one dry detention basin and parking area located on the rear of Lot 1 adjacent to the Dublin Hunt Subdivision has been deleted from the plan. Other improvements, as previously approved, include the construction of Prudential Road to the Lot 2 (Phase I) limit, the cutting and filling of the subgrade of Prudential Road to Dreshertown Road for utility installation (i.e., water and sewer and required off-site highway improvements including drainage, widening, and signalization). The lot will be served by public water and sewer. Water is now

proposed to enter from a service to be installed to Welsh Road. All interior roads are private roads and, as such, will not be dedicated.

Michael Yanoff, representing the applicants, said there are only a few items to discuss as set forth in Metz Engineers' review letter dated April 19th under the heading "Subdivision Ordinance."

- No. 4 This plan represents a shift of the building by approximately 10 ft. to the northwest toward Prudential Road. How will this shift to the building and construction in close proximity to the wooded area be preserved, and the impact to those root systems on a long-term basis?

Joe Fleming, the applicants' engineer, said that the shift in building was made to accommodate architectural plans in the footprint. He verified the location of the footprint. It is very probable that the major trees will indeed be saved. Plantings will be placed at the drip line to reinforce the edge.

- No. 6 In addition to the proposed parking garage structure, additional parking has been provided on the plan in the form of an extension of the proposed lot paralleling Welsh Road, and 5 spaces to the northeast of the building. What impact do the additional parking areas have on removal of additional trees and replacements thereof?

Mr. Fleming said there will be some additional impact to the wooded area because the building is being extended an additional 18 ft. beyond what was originally to be disturbed. Thus, two existing trees will be affected.

- No. 7 A generator and transformers have been added to the plan on the southeast face of the structure near the loading area. Details of the generators should be provided for the use, need, sound levels generated, timing, buffering, and noise mitigation measures proposed.

The applicants will comply. Emergency back-up power is required by the tenant.

When Mr. Leonard asked the applicants to submit details of the sound absorbing equipment, the applicants agreed.

Mr. Wert interjected that the location of the sound equipment will not be directed toward any residential areas.

- No. 10 Owner/developer must comply with the provisions of Article VII – Improvement Construction Requirements, Subdivision Ordinance Section 212-49 by providing a proper guarantee for the construction of all requirement improvements referenced herein shown on the approved plans or within conditions of permits and approvals of the applicable regulatory agencies. Provide all required cost estimates, legal descriptions, permits and approvals for review prior to final approval.

The applicants will comply.

- No. 13 Final bus stop locations have been coordinated with SEPTA and the Transportation Management Association as identified on the plans.

The locations of bus stops are shown on the plans.

No. 20 Additional disturbance of the wetland areas is shown with construction of the parking area immediately to the southwest of the proposed parking garage. Does this additional disturbance require any change, mainly permitting as approved to date?

There will be no disturbance in the wetland area, but the applicants will remove trees that are in marginal health.

No. 22 Additional parking areas has been provided to the southwest of the building in proximity to Connector Road B. Removal of the watered area may require mitigation in the form of additional landscaping on the site.

The applicants intend to provide additional landscape.

No. 31 Additional traffic created due to the parking increase and apparent increase of use may require review of the Highway Occupancy plans, permits, and timing of those improvements. We defer to Orth-Rogers for their input.

The above have been submitted to Orth-Rogers for comments.

Joe DeSantis, Traffic Consultant, said that the trip generation program was based on the square footage of the building, and that is what improvements are based upon.

Mr. Leonard explained that the Township minimum standards are 4 parking spaces per 1,000 sq. ft.. The tenant has asked for 5-7 parking spaces per 1,000 sq. ft.. In his opinion, 5-7 parking spaces seem to be extremely generous.

Mr. DeSantis said that the plan is currently at a rate of 3.8 per 1,000 sq. ft. The applicants are asking for 362 additional spaces (a total of 4,400 parking spaces which changes the ratio from 3.8 to 4.1).

Prudential is not going forward with 255 parking spaces because they do not need them. The traffic industry does not look at parking which is available. They look at other predictors of parking.

Mr. DeSantis stressed that the applicants only want a few more parking spaces than what the Zoning Ordinance requires as a minimum.

Mr. DeSantis was asked by the Committee to communicate with Adrienne Eiss of Orth-Rogers so that a report can be issued before the Stated Meeting in May.

Mr. Yanoff assured that the applicants no longer have any issues.

Answering a question raised by Mr. Cassidy, Mr. Wert informed that the applicants are using nationwide averages for office buildings.

Mr. Leonard asked that the three outstanding fire protection issues noted below be discussed with the Fire Marshall. In his opinion, he believes that the Sprinkler Ordinance does apply in this case.

- Whether to sprinkler the parking garages. Mr. Yanoff pointed out that the NFPA says there shall be no sprinklering of open structures. This is a decision that must be supplied by the Solicitor.
- Status of taking the direct service lines from the water lines into the properties.
- Increasing the circumference of the hydrant connections more than 2 ½ in.

Mr. Bryers noted that according to the consultant, the lighting is unacceptable to the municipality. Mr. Yanoff requested that this issue not delay preliminary approval.

Because of the outstanding issues, Mr. Wert recommended that this plan be brought back before the Commerce and Interior Committee in May before being sent on for approval by the Board of Commissioners.

Permitted Uses in "EC" Employment Center District Ordinance:

Michelle Smith of the Montgomery County Planning Commission found some areas in the Township where an "EC" District might be possible:

- The area between the Turnpike and Virginia Drive north of the L.A. Fitness Center (50 acres)
- The area just south of the above bound by Virginia Drive and the Turnpike (45 acres)

Mr. High didn't feel that there is any particular criteria for the size of the area.

Mr. Bryers would be more comfortable considering smaller areas and staying away from the above two areas.

When Ms. Smith said that buffering must be addressed to keep the impact to a minimum, Mr. Bryers asked her to identify the natural terrain along the areas she suggested (including land features, highway features, etc.).

Matthew Shelly, a new planner with the Montgomery County Planning Commission, will be teaming with Ms. Smith to provide community services to Upper Dublin Township.

Planning Proposal for the Maple Glen Overlay District:

A draft of the Maple Glen Vision Plan was submitted by Carter van Dyke, ASLA, AICP. Mr. Leonard asked the Committee to critique the draft and move this along very quickly to have a planning initiative focused on zoning.

Mr. Bryers urged cooperation with Horsham Township in the planning stages to demonstrate that Upper Dublin is a good neighbor. He also asked that the staff look into state funding that may be available.

ACTION ITEMS:

Seltzer, Virginia Drive – Minor Subdivision Plan:

This minor subdivision represents the division of the Seltzer Organization property (W.F.P. Pennland/South Brunswick Industrial Properties, Ltd.) into three fee-simple parcels. Lot 2 is the Pennsylvania Turnpike Slip Ramp right-of-way. Lot 1 is currently under consideration as the L.A. Fitness Center. Lot 3 is not formally proposed for development at this time. No construction is proposed with this plan.

Michael Yanoff, Esquire, represented the Seltzer Organization. The applicants have no objections to the issues raised in the April 19th review letter of Metz Engineers.

In his review letter, Jeff Wert, asked the Board of Commissioners to consider a formal deferral of those improvements to the development of Lots 1 and 4.

A waiver of the plan scale requirements has been requested.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval of the Seltzer Minor Subdivision (Upper Dublin Reference No. 01.003) to the Board of Commissioners subject to the contents of Metz Engineer's review letter dated April 19, 2001.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Cumberland Farms – Final Land Development Plan:

The subject development is a 0.845 acre tract of land located at the intersection of Limekiln Pike and Susquehanna Road in the "CR-I" Commercial Retail Class I Zoning District. The site is currently developed with a Gulf Service Station, two fuel dispensing islands consisting of 4 fueling stations each, and associated paved parking areas. The applicant is proposing to demolish the existing building, accessories, and parking areas and build a new Cumberland Farms Convenience Store and Gulf Gasoline Station with associated parking areas. Stormwater runoff will be collected by several proposed inlets and conveyed to existing stormwater systems in Limekiln Pike and Susquehanna Road, both state highways.

Michael Yanoff represented the developers and had no objections to the requirements as set forth in Metz Engineers' review letter dated April 19, 2001.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend that the Board of Commissioners approve the Cumberland Farms Final Land Development Plan (Upper Dublin Reference No. 00-11) subject to the comments in Metz Engineers' review letter dated April 19, 2001.

VOTE ON MOTION

ALL YES

MOTION CARRIED

525 Highland Avenue – Amended Final Subdivision Plan:

Mr. Bryers motioned, with Mr. Pesavento seconding, to deny the Final Subdivision Plan for 525 Highland Avenue contingent upon receipt of an extension of time.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Ft. Washington Volvo – Preliminary Land Development Plan:

The subject property is a 1.2± acre tract of land located mostly in the “CR” Commercial Retail Class I Zoning District. The site is currently improved with a one-story, 11,060 sq. ft. masonry building (the former Fort Washington Buick Building) and associated macadam parking area. The applicant is proposing a 1,501 sq. ft. building addition, a 413 sq. ft. car wash addition, revised parking areas, vehicle display areas for 7 vehicles, additional landscaping and revised site lighting. Relocation of the driveway, widening, curb, and sidewalk along Bethlehem Pike plus curb on Washington Lane has been shown. Public water and sewer are included

Dom Marciano represented the applicant and said they could comply with the comments in Metz Engineers’ review letter dated April 17th.

Regarding site lighting, they intend to show decorative street lights on their plan and submit same to Metz Engineers. The 24 ft. high light candles have been lessened on the property. Those on the perimeter will be properly shielded. The applicants have agreed to remove existing flood lights on utility poles and on the building.

Mr. Bryers asked that the applicants put their commitment regarding lighting in written form.

Mr. Wert suggested submission of two different photometric plans (one on lighting during operation hours, and another after hours).

The review letter of February 9th from Carroll Engineering must be addressed.

Mr. Wert suggested going before the Board of Commissioners at the May Stated Meeting providing that a lighting plan has been provided before that time. He asked the applicant for an extension of time so that this can occur.

Peter Blood in the audience said that 30-40 ft. candles in the employee and customer parking areas are very bright in the area. He noted that normal is one candle.

Mr. Wert suggested they consider light standards that are lower than 24 ft.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the preliminary land development plan of Ft. Washington Volvo (Upper Dublin Reference No. 00.006) subject to review by the lighting consultants and the Solicitor’s approval of the lighting situation.

VOTE ON MOTION

ALL YES

MOTION CARRIED

QUESTIONS/COMMENTS:

Mr. Leonard things it is incumbent upon the Ft. Washington Expo Center to keep the Committee updated about a tenant who proposed to put up a large technology facility to the rear of the expo property.

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Louise S. Birett
Louise S. Birett, Recording Secretary

Attest:

Michael Cassidy
Michael Cassidy, Chairperson

(9)

(1)

(1)

A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, May 22, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Sue Lohoefer, Parks and Recreation Director; Israel Milner, Environmental Protection Advisory Board; and Michelle Smith along with Matthew Shelly, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the April 2001 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the March 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of April 2001:

Statistical Highlights April

Most people	Mon. April 16	655
Most reference questions	Mon. April 16	32
Average circulation per day		446.3
Average people per day		400
Regular Volunteer Hours		151

Hours

The Library was open 29 days in April for a total of 248 hours. It was closed on Sunday April 15 (Easter Sunday) and closed early on Friday April 13, a Township holiday.

Public Services and Statistics

- April circulation and library usage statistics show an increase from April of 2000. A breakdown by adult and juvenile books will continue to be unavailable through May.
- More than 11,000 people used the library in April. There were 3 days when more than 600 people visited the library.
- Included in this report are revised statistics pages for the first 3 months of the year. The January and March pages have a corrected title but the statistics are unchanged. The February statistics have been revised to reflect a conservative estimate of the statistical counts lost through a server malfunction. It is estimated that at least 3,300 circulation transactions were uncounted in February. The figures on the February report were changed to include the estimated counts.

Children's Programs

- Total attendance at children's programs in April was 585. The Spring session of story hours concluded May 5. Total attendance at the daytime story hours was 275 in April. In addition, there

were 3 bedtime story hours with a total attendance of 77. On April 3, 70 children attended the "Teachers Read" program at the North Hills Community Library. Other programs included the Ravenous Readers and the "Bookaneers" puppet program.

- The Ravenous Readers family book discussion group will continue through the summer at the request of the participants. Information can be found on the Upper Dublin Library Youth Service web page at <http://udp.mclinc.org>, on Channel 16, in the Summer Brochure and at the front desk of the library.
- Information on all library summer programs including the Summer Reading Club, the entertainment programs, the story hours, Science in the Summer, Literary Lunches and the Teen Reading Club can also be found on the web page. New this summer are movie nights with short films based on children's books and Crafty Critter Days. Information about most of these programs can also be found on Channel 16, in the Summer Brochure and at the front desk of the library. The Summer Reading Club starts June 18 and runs through August 10.
- Barbara McNutt is planning classroom visits to as many of the schools as possible. Flyers for distribution will go to most of public and private schools in the Township. Flyers are also available at the front desk of the library.
- May programs include folksinger Chuck Mitchell in a program sponsored by the Philadelphia Folksong Society on May 7 and the Arthur's Birthday Party programs on May 16.

Volunteers

- In April, 16 volunteers gave 151 hours of their time to the library. Several of our volunteers to worked April to help the staff prepare the database for the centralization project.

Library Board

- The Library Board met April 16 and discussed Internet policy. The policies of several other local libraries were discussed. Initially, the Board will seek staff recommendations to improve the Upper Dublin policy. In accordance with the requirements of the Children's Neighborhood Internet Protection Act a public meeting will be scheduled later this year to gain public input on the proposed policy. Mary Lou Troy has been appointed to the MCLINC committee that is evaluating blocking technologies. MCLINC will adopt a technology that will allow its members to choose whether or not to comply with the law. MCLINC is preparing a financial impact statement which will state the costs to acquire blocking software and a server to run it on as well as the amounts of the federal telecommunications discounts the libraries will lose if they choose not to comply. It is estimated that Upper Dublin Public Library receives about \$5000 in telecommunications discounts through MCLINC.
- The impact of the database consolidation project on the public was also discussed.
- The next meeting of the Library Board is Monday May 14 at 7:30 p.m.

MCLINC/Automation

- All MCLINC libraries went offline for checkins and checkouts starting Monday April 15 to allow Gaylord Information Services to consolidate the thirteen databases into a single central database. The merger of the databases is proceeding ahead of schedule and it is anticipated that the loading of the offline files could begin as early as May 21, two weeks ahead of schedule. At the end of that period all of the offline checkins and checkouts will be uploaded to the new server.

Meetings

- Mary Lou Troy, Marcia Chou and Mary Mastraccio attended a number of meetings in preparation for the database consolidation.
- Barbara McNutt attended the District Children's meeting.
- Beth Albertini attended a MCLINC reference meeting.
- Marcia Chou and Beth Albertini attended training in the use of the POWER Library databases.

- Marcia Chou attended District ILL policy and procedures committee meeting.
- Mary Lou Troy attended the MCLINC Board meeting, the District Library meeting, a MCLINC User Services committee meeting and the District Legislative Breakfast.
- Mary Lou Troy attended a workshop on Media Training for Library Spokespersons.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of April 2001.

Camphill & Highland Athletic Complex (CHAC):

- Work resumed on the project at the end of the month - as agreed to by the architect.
- KC Construction and their landscaper will correct turf issues and complete final seeding and overseeding of the site.
- Shade Tree Commission planted a number of trees on the site, per the architect's plans.

UDCPool Gutter Replacement

- No progress at this point except securing all required paperwork.

Mondauk Common

- Use of the park continues to be very high.
- 19 groups had permits to use pavilions + *many* others using ballfields, volleyball courts, basketball courts, play equipment & the track. At this time, 33 groups are scheduled for pavilion use in June; another 13 groups in July; 6 in August and 2 in September...with more to book.
- At the end of my report, I would like to address an issue that has arisen regarding overall regulation of group usage of parks in general; but, especially Mondauk Common.

20th Annual Twining Valley Golf Classic

- The 20th Annual Event is set for Thursday, June 7th.
- As of this time we have commitments from 11 Corporate Sponsors, 4 Patron Sponsor and 11 Hole Sponsors.
- The playing field is full with 120 golfers + 30 celebrities.
- Prizes, awards and giveaways are on hand.

SiteWatch

- Patrols continue.
- Added Saturday and Sunday evening patrols beginning June and July due to issues with permit holders.

Mondauk Common

- Park Attendant shifts continue.

Parks Crew

- seasonal mowing and trimming continue
- weekly ballfield maintenance continues
- installing the handicapped accessible addition to the play structure at M/C -- including a ramp
- will begin installing the play structure at VMP in the next few weeks
- water fountain near the track will be replaced in the next 2 weeks

Recreation

- Winter Programs
- Spring 2001 programs are nearing completion -- good spring season. Financial Summary information will be available next month.
- Summer 2001

- Summer Playground registration started Monday, May 7 -- to date there are 432 children registered in the program (last year's final number was 451; only 19 less so far with another month remaining in the discount registration period). Playgrounds open Friday, June 22nd at 9 a.m. at 4 sites.
- Leisure Guide is out! UDP&R is offering 76 core programs, trips and special events this summer. Using the Multiple Session Factor, staff will manage 105 independent sessions.
- General Summer Registration began Monday, May 19th -- CSR's processed 340 registrations in the past 2 days & have fielded many calls requesting information.
- Annual Montgomery County Senior Games - were held the week of May 7-11, 2001. A record 420 participants registered for the games! This number is 18% greater than our best previous year. Excellent coverage in the newspapers -- locally, photos and stories appeared in the Ambler Gazette and The Record.

Mr. Pesavetno questioned problems we are having with large groups monopolizing fields, courts, etc. Mrs. Lohoefer reported that problems encountered have included unpermitted large groups dominating specific areas, i.e. volleyball, basketball, picnic areas. There have also been incidents with obviously organized activities (possibly arranged by an event planner.)

Needs identified include having large groups contact the township for a Parks Regulations briefing; allowing the township to regulate the amount of time any group uses a facility and allowing the township to require permits in any facility for any organized group or activity.

Mr. Leonard feels that we need to regulate groups that just appear and step up the regulation and enforcement.

The committee consensus was to legislate sharing, have the peak usage times identified and get the name of a contact person. The park facilities are not available on a first come, first served all day long.

Mrs. Lohoefer will work with our solicitor to include new ordinance language. Major points covered include:

- Allowing the township to regulate the amount of time any group monopolizes use of a facility or amenity
- Allowing the township to require permits in any facility for any organized event or activity.

Report from the Environmental Protection Advisory Board (EPAB):

Israel Milner discussed the following:

- The EPAB has not been sufficiently sensitive to vegetation issues involving native, threatened and alien species. With Paul Leonard's help, we have received a number of model ordinances from the Montgomery County Planning Commission and supplementary literature addressing such issues and related environmental materials.
- The EPAB was pleased to receive the news that SJP Properties (Prudential Building No. 2) had revised its landscape plan to eliminate Norway Maple Trees.
- For the third consecutive year, the EPAB participated with the Wissahickon Valley Watershed Association in the annual stream clean up. Led by Peter Jacobson, along stretch of Pine Run Creek was cleaned on Saturday, May 5. Eleven volunteers participated, including employees from firms in the industrial park. Volunteers were awarded colorful Earth Day tee shirts.
- Representatives of Horsham Township's Advisory Council will attend the EPAB next meeting on June 5. They had expressed concerns with development plans in the Maple Glen border area.

ACTION ITEMS:

Mr. Pesavento motioned, with Mr. Bryers seconding to recommend to the Board of Commissioners to retain the services of Carter Van Dyke for the Maple Glen Action Plan. Services would include: Feasibility Study, Review of existing Mobile Home Ordinance, Review of Storm Water Management Issues, Development of Design Standards and Prepare Recommended Overlay Districts.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSSION ITEMS:

Hidden Pines Final Subdivision Plan

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval of the Final Subdivision Plan for Hidden Pines (Upper Dublin Reference No. U.D. 00-01) to the Board of Commissioners subject to the comments in Metz Engineers review letter dated May 17, 2001.

VOTE ON MOTION

ALL YES

MOTION CARRIED

270 Commerce – Land Development Plan

Mr. Michael Trio, agent for the owner of 270 Commerce Drive Associates, L.P., presented plans and documents for the proposed redesign of the parking lot at 270 Commerce Drive in order to increase its capacity to 588 spaces or 6.1 spaces per 1000 sq. ft. of gross floor area, office use.

Mr. Trio stated that they would be able to work through Metz Engineer's recommendations, dated May 17, 2001, which included Zoning Ordinance-Chapter 255, Subdivision Ordinance-Chapter 212, Stormwater Management Ordinance-Chapter 206, General Engineering and Drafting Comments-ECSIP, Permits, Reviews and Approval required.

Matthew Schelly of the Montgomery County Planning Commission presented additional review. The applicant's property is in the EC District and the applicant is proposing to completely revise the parking area for the site.

Mr. Schelly's report outlined concerns that the essential issue is that, compared to present zoning, the existing facility is overdeveloped and therefore non-conforming in a number of ways. The applicant wants to reconfigure the parking area in a way that they will gain many new parking spaces, far more than the minimum required. They are creating their own hardship and they are asking the township to provide variances and waivers to allow them to do that.

The MCPC recommendations include having the applicant revise the parking layout to conform to parking setbacks, include required landscaping island and stormwater management. They do, however, recommend relief for the parking setback on the southeast corner of the site.

Mr. Leonard expressed concerns with pedestrian safety and asked that crosswalks be considered in the design.

Mr. Bryers has concerns about stormwater management and Mr. Cassidy would like to see the parking scaled back.

Hilton Garden Hotel – Preliminary Land Development Plan:

Mr. Yanoff, attorney for Horst Hotels, presented an overview of the project; a 115 room hotel on a 4+ acre tract adjacent to the turnpike slip ramp at Virginia Drive. Mr. Anderson of Bohler Engineering, Inc. stated that they recognized the need for variances, waivers and conditional uses.

Mr. Wert from Metz Engineers presented their Preliminary Land Development Plan review. Reports included with their report are a traffic impact study and Conservation Program and Stormwater Management Calculations prepared for the Horst Hotels by Bohler Engineering dated April 12, 2001.

Mr. Wert’s report itemized required variances, waivers and conditional uses. He also highlighted recommendations under our Zoning Ordinance-Chapter 255, Subdivision Ordinance-Chapter 212 and Stormwater Management Ordinance-Chapter 206. General Engineering and Drafting Comments –ECSIP were also provided, together with permits, reviews and approvals.

Adreinne Eiss of Orth-Rodgers Associates discussed their preliminary review dated May 17, 2001 of a Traffic Impact Study for the Hilton Garden Hotel dated April 2001 as prepared by McMahon Associates.

Prudential – Revised Final Land Development Plan:

This plan represents a revised Final Land Development Plan for Building II. The key addition to the plan is a three-level parking garage and the addition of 362 parking spaces to the approved land development plan. This would increase the total number of parking spaces of the expansion project from 4087 to 4442.

Mr. Wert of Metz Engineers presented their firm’s Draft review dated May 21, 2001. Reports included with his submission were a Stormwater Water Management Plan. His narrative included a report on the Proposed Development, comments on our Zoning and Subdivision Ordinances, Permits, Reviews and Approvals required.

Mr. Yanoff responded to several issues addressed in Mr. Wert’s Draft review. Items discussed included the height of the lighting fixtures. The developer advised they would be willing to lower the fixtures to 18 feet and/or install outside shields. The Committee felt further information and a comprehensive lighting plan was needed. Mr. Cassidy stated he would like to see the lighting scaled back and, if possible, a brick facade be added to the front of the parking garage.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Montgomery Corporate Center’s (formerly Prudential) Amended Final Land Development (Phase 1 – Lot 2, Building 2) (UD98.015.1) to the Board of Commissioners. This approval, however, is subject to a meeting with the Township’s new lighting consultant, with the developer adjusting to any reasonable requests.

VOTE ON MOTION ALL YES MOTION CARRIED

Permitted Uses in “EC” Employment Center District Ordinance:

Following up on last month’s meeting, Michelle Smith of the Montgomery County Planning Commission and Mr. Leonard presented some logical and natural breakoffs for the “EC” District. Those being a portion along Virginia Drive from the turnpike slip ramp to a point above Camphill Road.

Mr. High didn’t feel that there are any particular criteria for the size of the area. He will, however, search for any additional information on size or location.

Ordinance Providing For Expiration of Conditional Use & Special Exception on a Variance:

Mr. High explained that this was a housekeeping ordinance that would add a provision that allows the granting of final subdivision or land development to toll the 12-month period.

Outdoor Lighting Ordinance:

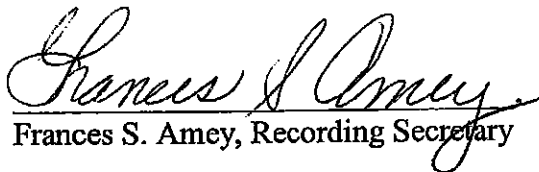
Mr. Leonard explained that this was first draft of a model ordinance that provides for minimum standards for outdoor lighting. Outdoor lighting minimum standards would be defined; definitions and criteria would be established; provisions would be included to control illumination levels, nuisance and disabling glare; lighting fixture design and installation would be defined.

The ordinance would also include provisions for plan submission, compliance monitoring, nonconforming lighting, violations and penalties, and abatement of nuisances.

The Committee gave Mr. Leonard approval to start the process for the Outdoor Lighting Ordinance. Mr. Leonard will also make arrangements for a presentation by a Lighting Consultant.

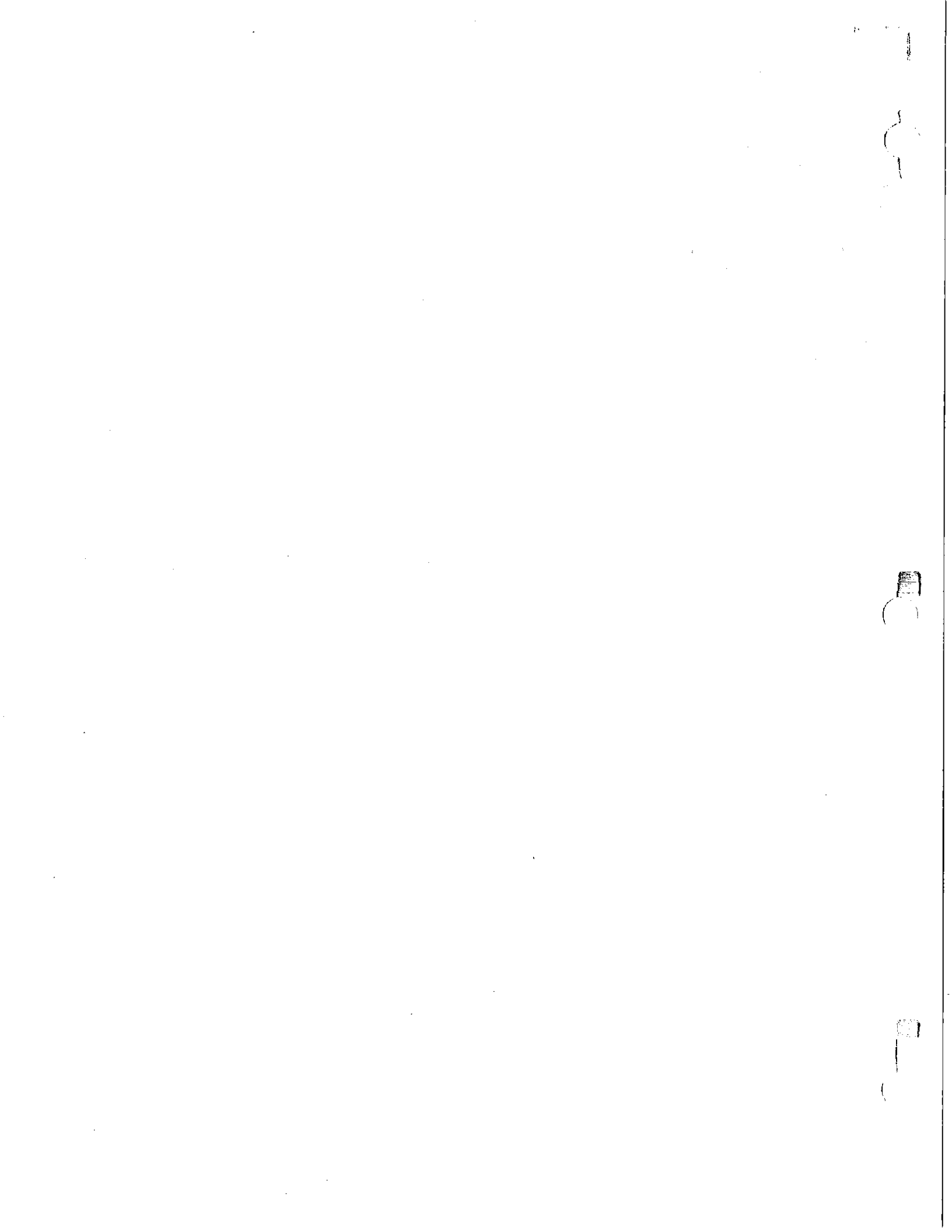
There being no further business to discuss, Mr. Pesavento motioned, with Mr. Bryers seconding, to adjourn the meeting at 9:30 p.m.

Respectfully submitted,


Frances S. Amey, Recording Secretary

Attest:


Michael Cassidy, Chairperson



A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, June 26, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Sue Lohoefer, Parks and Recreation Director; Wayne Zachary, Environmental Protection Advisory Board; and Michelle Smith along with Matthew Schelly, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the May 2001 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the May 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of May 2001:

Hours:

The Library was open 28 days in May (a total of 209 hours).

Public Services and Statistics:

- The new centralized server appears to recapture some cross-server statistics that it was believed lost. Statistics for the first 6 months of the year will be restated at the end of June.
- During the month of May, 11,755 items were circulated (a small increase over the previous year).
- Attendance increased with 11,484 patrons visiting the library in May (an average of 410 people per day).
- The Internet computers were used a total of 839 hours (2.7 hours per computer per day).
- A computer virus brought the Upper Dublin web page down as well as most of the MCLINC servers the weekend of May 5th. Recovery took several days.

Children's Programs:

- Total attendance at children's programs in May was 313, including a family program with folksinger Chuck Mitchell and the two Arthur's Birthday Party programs.
- The spring session of story hours concluded May 4th.
- Beth Albertini developed a calendar of events for distribution to the public.
- Signups have begun for the Summer Reading Club "Animal Odyssey."
- Several programs have been filled including one session of Literary lunch and the Ravenous Readers Family Book Discussion Group.
- Information on all library summer programs can be found on the web page: <http://udp.mclinc.org>.

Volunteers:

- In May, 17 volunteers gave 119.5 hours of their time to the Library.

Library Board:

- The Library Board met on May 14th and discussed the status of various Library policies, the impact of the Township Building construction on the Library, and the progress of the MCLINC database consolidation project.

MCLINC/Automation:

- The MCLINC database consolidation project is nearly complete. Gaylord Information Services completed the database merge in mid May and delivered the new servers the week of May 23rd. Staff in the local libraries spent the next few days loading offline files and records for previously cataloged items. The libraries went live for circulation on May 29th. Hold requests were enabled on June 4th. While there is still some clean-up to do in the database, functionality seems much improved. MCLINC will be upgrading its network equipment in Conshohocken in the near future.

Staff:

- Staff from the Upper Dublin Library has been filling in at the North Hills Library due to the hospitalization of the regular North Hills staff person.,
- One staff member resigned today.

Weather-Related Problems:

- Due to Hurricane Allison, ceiling leaks in the main library occurred.
- Water damage also occurred at the North Hills facility. Approximately \$800 worth of reference material was damaged.

Township Building Construction:

- No Library functions have been interrupted as a result of the construction activity.
- Mr. Pesavento suggested that a drawing of the proposed construction be displayed in the Library for patrons to view.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of May 2001:

Camphill & Highland Athletic Complex (CHAC):

- Work resumed on the project as agreed to by the architect.
- A punch-list meeting is scheduled on June 29th with KC Construction and the landscape architect.
- The electrical contractor has until August 31st to complete his work.
- The project should be completed by September 30th.

Upper Dublin Community Pool Gutter Replacement:

- No progress on the gutter replacement project.
- The pool opened on June 26th and is running without significant incident.
- Pool personnel includes Bob Olga, Pool Manager; Allison Skulkis, Head Lifeguard; and Darlene Williams, Head Monitor.
- No food vendors will be on-site this year.

- The former vending area has been transformed into a lifeguard garage.

Mondauk Common:

- Use remains high.
- A water fountain has been installed at the track.

20th Annual Twining Valley Golf Classic:

- The event took place on June 7, 2001 with a full field.
- \$30,000 was raised for the eight charities the Township supports.
- Most expenses have been paid (only four remaining).
- On behalf of the Board of Commissioners, Mr. Cassidy thanked the Parks and Recreation staff for a job well done.

Parks Crew:

- Seasonal mowing and trimming continue.
- Seasonal ballfield, track, volleyball, basketball court and picnic pavilion maintenance continues.
- Prepared the Upper Dublin Community pool for opening day and continue daily maintenance monitoring.
- Frank Isabella and Ed Dearden responded during the recent flood emergency.

Flood Damage:

- Significant damage was experienced in the downstairs of the EPI-Center, Robbins Park and Mondauk Common.
- Ballfields and the track required immediate repair due to washouts.
- Sewage backup created by high water at Robbins Park forced replacement of the carpeting at the Cheston Learning Center (\$5,500).
- Water damage forced replacement of Fun-nastics room mats (\$4,500-\$4,600).
- Crews are continuing to attend to downed trees and branches as well as removal of debris from waterways.

Summer Recreation Programs:

- Tremendous parks crew staff support of various recreation programs and special events including the Twining Valley Upper Dublin Golf Classic, flea market, summer playgrounds, X-Zone, Camp BIG and Small Folks, two soccer camps, one field hockey camp, and the soccer league.
- Summer playgrounds began on June 22nd with 477 children registered (25 greater than last year).
- Super Summer Adventures replaced the old Super Sleuth program. There has been a tremendous response with all six trips having reached their minimum registration requirement.
- Middle School Theatre Club and Kidz Stage are underway and filled to capacity.
- Partnered with SAUDC members to offer a two morning children's ceramics program. This program was filled to capacity.
- Completed one babysitter's course.
- Took a full bus to New York for a day trip.
- Registration for Robbins Park programs is going well.

North Hills Recreation Programs:

- Brian Hinson was recruited from Cheltenham Township's LaMott Community Center to function as part-time North Hills Recreation Supervisor.

- Programs are currently being advertised and will begin during the next 2 weeks.
- Unspent funds from the Goldsmith Greenfield Foundation grant will be added to Township funds to support this program.
- A summer playground sponsored by North Hills Manor has attracted 70 registrants.

Parks and Recreation Ordinance:

- Suggested language revisions for a Parks and Recreation Ordinance were sent to the Solicitor.
- The ordinance deals with permit requirements for groups using Township facilities.
- The ordinance provides that the Parks and Recreation Director can revoke a permit for improper use of a Township facility.
- Groups will be refused use of a facility in the absence of a permit.

Mr. Pesavento motioned, with Mr. Bryers seconding, to move the draft Parks and Recreation Ordinance forward to the Board of Commissioners for their consideration at the Stated Meeting scheduled for July 10th.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Report from the Environmental Protection Advisory Board (EPAB):

Wayne Zachary discussed the following:

- The EPAB has been discussing the frequency of unusual meteorological events and microclimatic variations of a fault line that exists in Upper Dublin Township.
- They discovered that the maps indicating the presence of flood plains are potentially inappropriate, particularly in high water areas.
- Discussions included the capabilities to address cross-community flooding.
- Seminar attendance has proved to be very informative.
- A plan is in place to construct heavy-duty stormwater detention in the area of the Twining Valley Golf Course.
- Township staff and the members of the Board of Commissioners were invited to brainstorm with the EPAB on stormwater issues.
- The EPAB is looking for opportunities to provide additional water detention and will continually make recommendations regarding stormwater issues.
- Act 67 and 68 are being used to facilitate cross-Township planning.
- The EPAB has met with the Horsham environmental group and shared information.
- Upper Dublin Township is a co-sponsor of a river conservation study of the Sandy Run at the County level.
- It was suggested that the state be asked to do a floodplain analysis.
- The Township does not have a map showing where all detention basins are located.

Mr. Leonard stated the following:

- He displayed and discussed the current floodplain maps provided by the Army Corps of Engineers.
- All citizens were urged to consider obtaining flood insurance, the cost of which is approximately \$300 per year.
- Hurricanes Fran, Floyd and Allison were all characterized as 1,000 year events.
- Statistics show that a 100 year event occurs once a year.
- FEMA maps were drawn up in 1995.
- The state-wide building code will include a number of flood-proofing mandates.

- The state-wide building code will require doing work in a different manner.
- Damage estimates from Hurricane Allison are \$2,500,000 or more.
- The state will reimburse the Township 50% of the engineering and legal work.

Bill Carter, President of the Dresherbrooke Homeowners Association, residing at 136 Green Valley Circle, made the following comments:

- He has been working with Messrs. Leonard and Wert on numerous projects dealing with the Dresherbrooke Development.
- Due to Hurricane Allison, the berm behind his and other homes blew out causing flooding conditions. He and other residents had as much as 3 ft. of water in their homes.
- Mr. Carter lost 27 ft. of his property
- He thanked Messrs. Leonard and Gift for their quick response to the development's problems.
- The day after the hurricane, Messrs. Wert, Oyler and Leonard assessed the damages incurred.
- Crews were assigned to temporarily repair the damaged berm the following day.
- Mr. Carter and his neighbors want to know what is planned for the site and when it will occur. He stressed that a solution is needed to stop the water permanently and very quickly. Mr. Leonard said that the fairway of the Twining Valley Golf Course will be redesigned to rectify problems with the pond.
- The Commerce and Interior Committee members were invited to inspect the property damage.
- Funding must be found to eliminate the flooding situation from occurring again.
- Nothing has changed about the water run-off from the Twining Valley Golf Course. He asked why nothing has been done from above their development?
- Golf balls tend to ricochet off the rip rap of the swale.
- Dresherbrooke's landscaper is available and willing to assist Township crews.

A resident who resides at 122 Green Valley Road informed that she and her husband are frightened to live at that address because of the flooding conditions. She does not understand why the builder was granted a permit.

Mr. Leonard commented:

- The Township moved quickly when the blow out occurred.
- Over the past five years, the problems with Dresherbrooke have ranged from the color of paving to life-threatening issues.
- The Township has made so many requests of the developer, that he will no longer respond.
- The emergency repairs performed have rendered the homes in Dresherbrooke to be in a safe condition.
- The swale as well as the fence has handled the largest volume of water.
- The Township Engineer has completed preliminary designs, has been in touch with the Department of Environmental Protection (DEP), and has traveled to Harrisburg to discuss said plans. A solution is in mind, but there is a need to identify funding.
- Leg work, design work, and the obtaining of approvals is well underway.
- Twenty-five people were evacuated from Inverness Avenue during Hurricane Allison. Those residents are competing against much more severe stormwater damage.
- The budget process begins in August, and this is a project to be funded within the capital fund.
- The Township does not favor spending incremental funds for temporary repairs.

Rod Carlin of 157 Green Valley Road thanked Mr. Leonard for the Township's quick response. He asked if anyone has looked into how the water gets from the wetlands to Susquehanna Road? Mr. Wert explained that a very small conduit was not allowed to be upgraded because of the wetlands as part of the regulatory process.

Ir. Carlin was invited to discuss this situation further via telephone with Mr. Wert.

DISCUSSION ITEMS:

Outdoor Lighting Ordinance:

The Solicitor is currently redrafting the Outdoor Lighting Ordinance using information obtained from the Outdoor Lighting Association.

Lee Walter, a lighting expert from Waldron Associates, then proceeded to educate the Committee on how to determine proper lighting and what to look for in proposed lighting plans. He has recently joined the Illumination Engineering Society and has drawn up guidelines and recommendations. Mr. Walter discussed the following:

- Issues of glare.
- Proper light levels.
- Lighting in public places.
- Safety lighting.
- Task lighting.
- Visual environment.
- Dealing with horizontal foot candles.
- Looking at overhead lighting fixtures.
- Field lighting at sports events.
- Signage.

Mr. Leonard stated that the Board of Commissioners does not want to put undue regulatory restrictions on every applicant.

It was suggested that when Mr. Wert is aware of lighting problems on the border of residential properties, he should recommend a full scale lighting review.

Messrs. Leonard, Wert and Walter will develop a "game plan" and report back to the Committee.

Assisted Living – Revision to Final Land Development Plan:

Assisted Living Group, Inc. is proposing to remove the wet pond as previously shown on plans approved by the Board of Commissioners on March 9, 1999. The wet pond did not serve as a stormwater management facility. It does serve as a temporary sediment trap until site stabilization is accomplished. The 104 unit Senior Assisted Living Residence is currently under construction. No other changes are proposed with this resubmission.

Michael Yanoff, Esquire, and Mark Beeson of Brandywine Senior Care, represented the applicants.

Mr. Yanoff said the applicant wishes to do away with the pond at the corner of the property for various reasons including financial, health, maintenance and West Nile Virus concerns. The change will not impact negatively on the aesthetics. There is no ordinance requiring the applicant to have a pond at the present location.

Mark Beeson informed that when they started the sewer line three months ago, they ran into a gas line. The pond was a temporary sediment trap put in by the previous owner.

When Mr. Bryers stated that a landscape plan must be submitted for review, Mr. Yanoff assured that landscaping on the site is more than sufficient. Upwards of \$100,000 has been earmarked for landscaping. A landscape plan will be provided before the July Stated Meeting.

Mr. Bryers suggested that the applicants consider several other enhancements for the corner of the property now containing the pond, (i.e., gazebo, plantings, walkway, fish pond, fountain, etc.).

The Committee agreed with Mr. Wert's suggestion that the applicants return to the Commerce and Interior Committee in July at which time the landscape plan will be reviewed.

70 Commerce Drive – Preliminary/Final Land Development Plan:

The project site contains 8.577 acres that is occupied by a building covering 70,586 sq. ft. gross floor area. A parking lot expansion is proposed which would increase capacity from 454 to 588 vehicles. In addition, several new entrances are proposed along the perimeter of the building. Wastewater from this project is tributary to the Delaware Drive Interceptor, and will be treated at the Upper Dublin Wastewater Treatment Plant.

Chris Kimmel represented the applicant and stated the following:

- The site will be heavily landscaped.
- The applicant is planning to redesign the parking lot.
- Proposing to cut back some of the impervious surfaces by the addition of green spaces and islands. The result will be a loss of eight parking spaces.
- Proposing underground storage retention to control an additional 10% of water on the site.
- The Zoning Hearing Board granted a variance to permit smaller parking spaces.
- A number of waivers have been requested.
 - Most are for parking.
 - Some are to make parking requirements meet the Zoning Hearing Board variance.
- The applicant plans to improve existing conditions.
- Constraints on the site do not allow the applicant to meet all of the ordinance requirements.
- A single user has been identified for the building.

A 90 day extension will be required of the applicants so that the Commerce and Interior Committee can be apprised of compliance with all issues in the Township Engineer's review letter before sending the plan on to the Full Board in August.

LA Fitness Center – Preliminary Land Development Plan:

The applicant is currently proposing development of this parcel that includes construction of a fitness center on a 6.91 acre tract located within the EC-Employment Center District. The site is located on Virginia Drive, opposite Office Center Drive. The site will be served by public sewer and public water. Currently, the total tract area is 17+ acres, including the slip ramp area. The subdivision to split (fee simple) this parcel, the slip ramp area, and the Hilton Hotel site was approved by the Board of Commissioners last month. The plan has been reviewed with the assumption that the fitness center is located on a stand-alone parcel containing 6.91 acres.

Michael Yanoff, Esquire, represented the applicant and brought up the following:

- He informed of the need to file a conditional use application.
- Landscaping issues remain outstanding.
- The issue of the concrete culvert crossing into the project can be resolved. This is a construction problem, not a development issue.
- The Turnpike Commission must approve the emergency driveway that will access the proposed slip ramp. However, the approval should not hold up preliminary approval.
- Topographic information provided along the Turnpike indicates grading will encroach on the Turnpike right-of-way. Turnpike Commission approval is required, but should not hold up preliminary approval.

Regarding the culvert, Mr. Wert asked how the applicants plan to physically build it 14 ft. below Virginia Drive and not undermine the public street and utilities? A concrete box was suggested as a viable alternative. He assured that the utility conduit can be constructed.

Mr. Wert brought up the following:

- He asked how the developer plans to cross the malleable curb for emergency access to the slip ramp? It was pointed out that most vehicles cannot.
- The development encroaches into the Turnpike right-of-way by 20 ft. Mr. Wert was concerned that nothing from the Turnpike Commission has been submitted in writing. The encroachment only deals with emergency access to the slip ramp.
- The issue of Turnpike approval should be secured before preliminary approval.
- An emergency procedures manual has not been submitted.
- The issue of fire truck access must be resolved.
- An analysis is underway to determine the ultimate storage capacity of the pond and how much impervious surface can be added.
- He requested some reasonable assurance that the project will not undermine Virginia Drive.

Matthew Schelly of the Montgomery County Planning Commission (MCPC) raised five issues.

1. Floodway: MCPC suggests the existing stream banks be expanded to a terraced retaining wall.
2. Left Turn Lane: MCPC suggested a turn lane be provided. The applicant has complied.
3. Vehicular and Pedestrian Access Easement: MCPC suggested that the applicant provide an access easement to the Mandelbaum property so that when it is redeveloped into a new use, vehicles and pedestrians can traverse from one to the other without using their Susquehanna Road and Virginia Drive intersection.

4. Tree Replacement: MCPC suggests more trees be provided as buffering, particularly around the perimeter and perhaps plantings in a terraced retaining wall along the creek or other plantings in or along the creekway to help mitigate some of the trees which are to be removed.
5. Depth of Concrete Encased Stream Crossings: The depth of the sanitary sewer crossing is indicated to be 2 ft. below the existing creek bed. The depth of the other utility lines, however, is not indicated. MCPC recommends they also be shown to cross under the creek bed.

This preliminary land development plan will be discussed further at the July meeting of the Commerce and Interior Committee.

Twin Spring Farm – Minor Land Development Plan:

There were no representatives of Twin Spring Farm present. However, Mr. Leonard informed that the applicants are suggesting a waiver of the land development plan process.

Noxious Odors Within 100 Ft. of Residential Zone Ordinance:

The proposed ordinance sets forth the following:

Section 255.24.1. – Prohibited uses:

A. No building may be erected, altered or used and no lot or premises may be used for any trade, processing or business which is noxious, offensive or a public nuisance by reason of odor, dust, smoke, gas, vibration, illumination, noise or the emission of electronic or magnetic waves, or which constitutes a public hazard.

B. No tavern, bar, saloon, take-out restaurant, sit-down restaurant, catering business involving the cooking of food, business entity which as a primary function cooks food, or business entity which emits any noxious chemicals or expels any noxious odors shall have any part of a building in which such use is carried or located within 100 ft. of a residentially zoned property.

When the distance of 100 ft. was questioned, Mr. Pesavento said that it could be changed but stressed it is the Board of Commissioner's duty to protect the neighborhoods.

Mr. Leonard raised the following issues:

- What or who constitutes noxious? It was agreed that it should be the opinion of five people.
- It would be unfair in some cases where properties have been zoned in a certain way for years.
- Almost all commercial properties are surrounded by private dwellings.
- This represents a change in zoning for almost all of the commercial properties in the Township.

When the question of cell towers was raised, it was determined that the Township has no jurisdiction over federal frequencies.

MCPC will be asked to study this issue and provide a recommendation at the July Commerce and Interior Committee Meeting.

Permitted Uses in "EC" Employment Center District Ordinance:

Michelle Smith of MCPC prepared a map of a proposed district for non-permitted uses which includes 45 acres of land. After a short discussion, it was decided to remove three of the parcels indicated on Ms. Smith's map. She was also asked to provide the Solicitor with legal descriptions of the remaining properties within the specified 45 acres.

This issue will be discussed further during the July Commerce and Interior Committee meeting.

Maple Glen Overlay District Planning Proposal:

The recent proposal for professional services from Carter van Dyke was discussed.

Mr. Wert pointed out that Paragraph 3 in Mr. van Dyke's proposal is almost identical to Horsham Township's Ordinance No. 221.

Mr. Leonard will share Mr. van Dyke's proposal with Horsham Township and their environmental protection advisory board as well as the EPAB of Upper Dublin Township.

Institutional Parking Requirements Ordinance:

This issue is scheduled for a hearing in July.

ACTION ITEMS:

545 Highland Avenue -- Amended Final Subdivision Plan:

This subdivision provides for four single-family dwellings on a 2.35 acre wooded lot at the corner of Highland Avenue and Creek Drive. Lot 1 is proposed as a rear or flag lot, which requires a conditional use hearing. The site is wooded with a watercourse roughly bisecting the tract. The original submission from 1996 had five lots, two of which were combined. Four small surface detention areas were proposed for stormwater management. Four individual on-lot seepage pits have been provided in accordance with current Township practices and ordinances.

Daniel Winokur, PE; and Joseph Kalkbrenner, Esquire, represented the applicant.

Referring to comments in Metz Engineering's June 20, 2001 review letter:

Subdivision Ordinance -- Chapter 212 -- Paragraph 2 - Sidewalk has not been shown along Creek Drive. A 10 ft. wide strip of land belonging to Stuart Creek Farms exists between this tract and the right-of-way of Creek Drive. Section 212-18.A(1) states that sidewalk should be provided along roadway frontages to link adjoining tracts and provide access to Veteran's Park across Highland Avenue.

Mr. Kalkbrenner stated that it is not his client's responsibility to install sidewalk in the 10 ft. access way, and Mr. Wert agreed.

Subdivision Ordinance -- Chapter 212 -- Paragraph 3a. -- A 25 ft. wide buffer strip is required along the zoning district under Section 212-32.B(4)(a). A buffer area of approximately 8 ft. has been provided.

Under the new ordinance, Mr. Kalkbrenner said it is their understanding that the buffer will not be required. The driveway has been moved and a number of trees were added along the property line. This issue will be resolved to the satisfaction of Messrs. Wert and Barton.

Subdivision Ordinance – Chapter 212 – Paragraph 3b. – Sight triangles need to be identified for each proposed drive.

Will comply.

Subdivision Ordinance – Chapter 212 – Paragraph 3b. – Seventy trees (33%) are proposed to be removed and will be replaced.

Stormwater Management Ordinance – Chapter 206 – Paragraph 4 under General Engineering and Drafting Comments – This ordinance only requires installation of laterals into the existing sewer system.

Stormwater Management Ordinance – Chapter 206 – Paragraph 6 under General Engineering and Drafting Comments – The sanitary sewer main is within a portion of Inverness Avenue, a paper street, not open. Mr. Wert deferred to the Solicitor's judgement as to whether or not an easement is required or if the right exists by virtue of the tract adjoining the paper street.

Will comply with the Solicitor's recommendations.

Stormwater Management Ordinance – Chapter 206 – Paragraph 7 under General Engineering and Drafting Comments – An easement with 25 ft. offsets, each side, is required from the existing stream. The building on Lot No. 4 appears to be directly adjacent or within the easement.

* The applicant will revise the drainage easement on both sides to provide the required minimum 25 ft. offset.

Stormwater Management Ordinance – Chapter 206 – Paragraph 9 under General Engineering and Drafting Comments – An amended plan set has been transmitted to the designer to address minor drafting comments.

The applicant will comply.

Basements are designed to be 1 ½ ft. above flood level. Mr. Wert suggested they be even higher. The watershed in this area is less than a third of the size of Inverness Avenue.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Final Subdivision of 525 Highland Avenue (Upper Dublin Reference No. 96.011) subject to (1) the comments and conditions in Metz Engineers review letter of June 20, 2001; (2) conditioned upon the granting of an easement for the sanitary sewer on Inverness Avenue; (3) that the structures will not be built in the easement; (4) buffer strip issues will be resolved; and (5) subject to the engineer's approval of the language about trees.

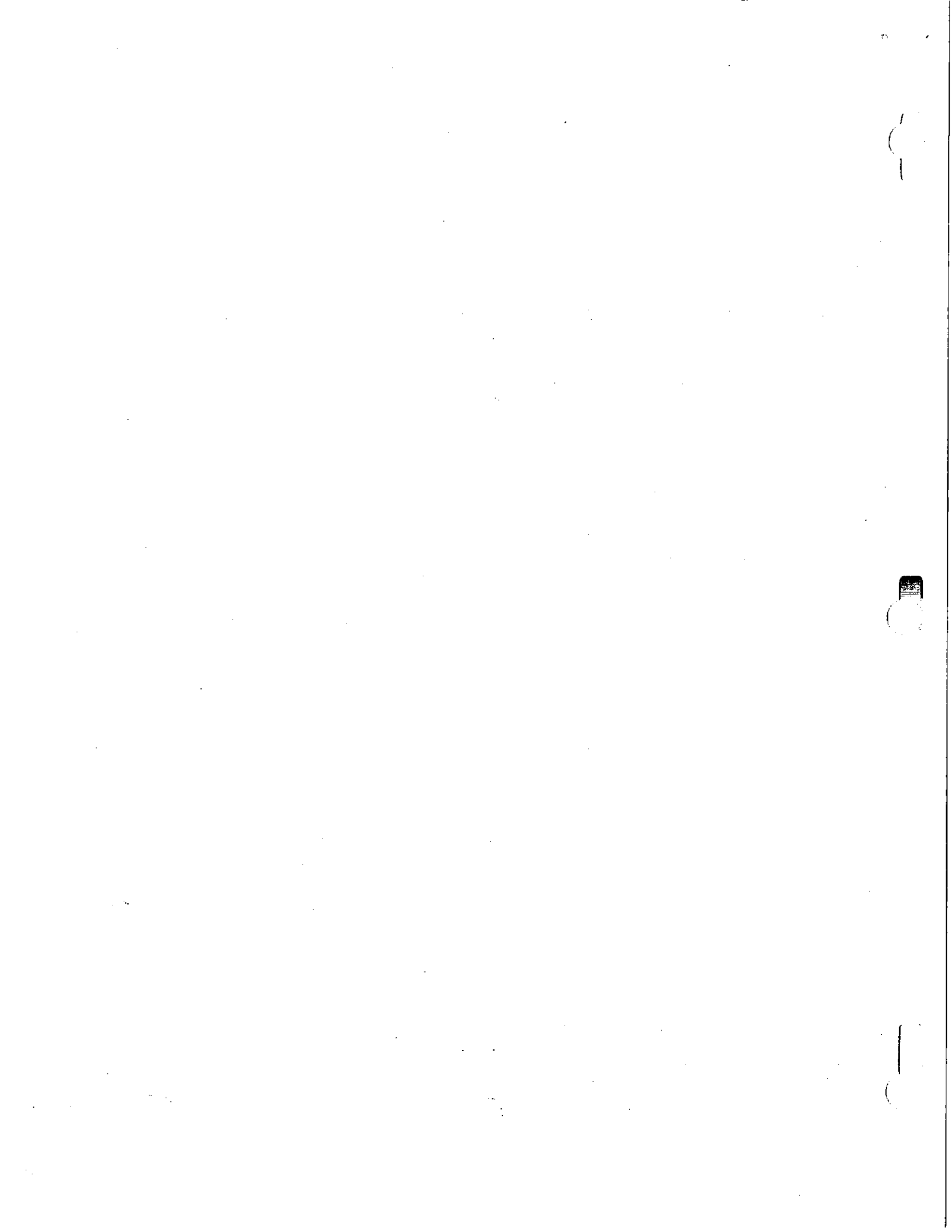
VOTE ON MOTION

ALL YES

MOTION CARRIED

Wolner – 1617 North Limekiln Pike – Revised Minor Land Development Plan:

This minor land development represents a conversion of an existing single-family home to an insurance agency with 4 parking spaces on a tract with a net area of 6,105 sq. ft. The underlying zoning district is "A" residential.



This tract is within the Dresher Overlay District and requires a Conditional Use Hearing before the Board of Commissioners.

Michael Yanoff, Esquire, represented the applicant.

The June 20th review letter from Metz Engineers, particularly that part in which Mr. Wert stated that the proposed sign may not be installed within the proposed right-of-way to be dedicated to the Township. A determination must be made as to where a sign may be placed.

Radii for the driveway are suggested to be 10 ft. to 15 ft. to facilitate turning movements. The applicant will defer to PennDOT.

The landscape table includes two replacement trees as part of the required street trees. The replacements required should be in addition to the street trees.

The applicant met with the Shade Tree Commission. That body agreed to one additional tree due to the difficulties on this particular property. Therefore, the applicant is requesting a waiver.


Since the house is already connected to public water, the note on the plan should be modified to clearly require abandonment of the existing on-site well in accordance with the requirements of the Pennsylvania Department of Conservation and Natural Resources (DCNR) prior to paving of the new parking area. A form should be submitted to DCNR with a copy to Upper Dublin Township as documentation that the work was properly completed.

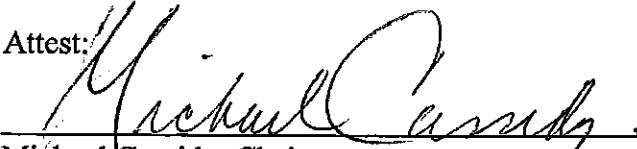
Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Wolner Revised Minor Land Development Plan (Upper Dublin Reference No. 00-15) subject to (1) the comments in Metz Engineers' review letter of June 20, 2001; (2) that the sign will be removed and placed at another location; (3) that one additional tree be required; (4) that the Board of Commissioners will defer to PennDOT for a decision on the radii of the driveway; and (5) compliance with the comments in Carroll Engineering's review letter.

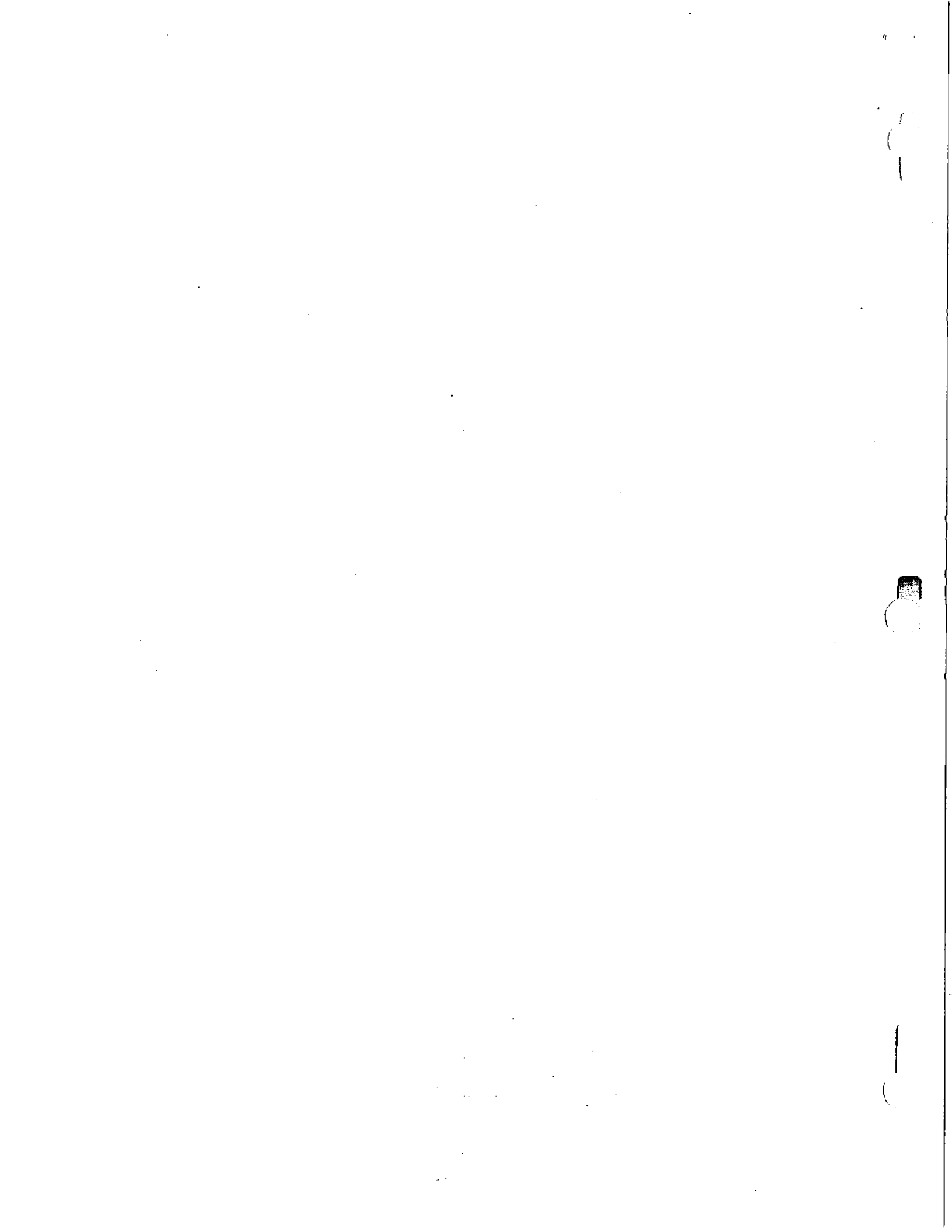
VOTE ON MOTION ALL YES MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 10:15 p.m.

Respectfully submitted,

Louise S. Birett, Recording Secretary

Attest:

Michael Cassidy, Chairperson



A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, July 24, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Alan W. Flenner, Township Solicitor; Sue Lohoefer, Parks and Recreation Director; Charles Haering, Planning Agency Advisory Board and Matthew Schelly, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the June 2001 Meeting Without Reading:

Mr. Pesavento motioned, with Mr. Bryers seconding, to accept the Minutes of the June 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mr. Leonard, reporting for Mary Lou Troy, detailed the following activities for the month of June 2001:

Summer Reading Club is in Full Swing: 650 children registered.

Attendance at evening programs has been very good. Offering many of the programs twice has served to split the audience and has allowed us to accommodate everyone in reduced space due to the township building construction.

Science in the Summer sponsored by Glaxo SmithKline was very successful. The topic was Oceanography and the teachers at the Main Library and North Hills were excellent. Photos taken at the Main Library accompanied a front page story in the Ambler Gazette.

Circulation of library materials has been very close to the record set in 1997 – Translation: very, very busy at the front desk. There have been 3 days when more than 1000 items were checked out and 3 days when more than 950 items were checked out. This is a continuation of the heavy circulation that began in June. Circulation of library materials in June was the highest for any June.

The June report included a breakdown of circulation of items by the home municipality of the library users during the Pennsylvania Access survey period.

Total circulation during the 2 week period was 6,218 items. Of that total:

74% was to residents of Upper Dublin

9% was to residents of Horsham

3% was to residents of Montgomery Township

1% was to residents of Lower Gwynedd

1% was to residents of Ambler

1% was to residents of Abington

6% was to patrons with no municipal coding in their patron records.

the rest, 4% was to residents of a number of different townships and boroughs (less than 1% each).

The library is currently short staffed. Interviews are continuing to replace a part-time front desk assistant who worked 20 hours per week and who left the beginning of July. The position will be offered by the end of the week.

Mary Mastraccio, the library's Head of Technical Services and Systems is leaving in early September to take a job in San Antonio. This is a professional position responsible for all of the database management, acquisition and processing of new materials. The position will be advertised this week and postings sent out to library joblines and Masters of Library Science programs in the Northeast and Mid-Atlantic states.

Mr. Leonard advised that Stop Signs have been installed at the pedestrian crosswalk by the library entrance.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of June 2001.

- Camphill & Highland Athletic Complex (CHAC):
 1. A "punch list" of about 8 items has been prepared by the landscape architect for KC Construction -- dealing with final turf repair; grading and seeding; flower bed preparation; and straightening of the acknowledgment plaque
 2. In the meantime, we have signed a "substantial completion" letter for KC Construction -- allows for them to acquire the Maintenance Bond for the project
 3. Again, Fry Electrical has until August 31st to complete its work.
 4. Township will take over turf and field overseeding, aeration, mowing & general maintenance procedures in the very near future -- closely watching the condition of the grass with the current lack of rain.
 5. Fields remain closed to the public; however, the track is open and useable by pedestrians.
 6. Signage at the site will be reviewed and improved as necessary.
- UDCPool
 1. Season is proceeding well; staff is doing a good job.
 2. Number of daily non-resident patrons has increased over last year -- more on pace with previous years.
- Mondauk Common
 1. Use remains high
 2. STARLINGS are back -- dispersal program to be re-enacted beginning Mon. evening. Aug. 20th
- SiteWatch
 1. Patrols continue.

Parks Crew

- seasonal mowing and trimming continue
- seasonal ballfield, track, volleyball, basketball court and picnic pavilion maintenance continues

- daily monitoring of the UDCPool
- projects
- rec program support

Summer 2001

- a. continue to be pleased with the public response to our summer programs!
- b. we are in full swing--
 - Summer Playgrounds continue underway with 480 children registered
 - Of 73 programs being managed this summer; 60 (82+%) are guaranteed

Specific Note:

- a. Two "Movies in the Park" at Mondauk Common have drawn 150 people each
- b. A new special event, a "Teen Carnival" for youths entering grades 6-9, drew 110 participants to Mondauk Common on Friday night, July 13
- c. Kidz Stage, under the direction of Miss Jessica Ritter and Miss Erin Frederick, ended last week following a SRO production of "The Sweet Sounds of Silverstein" - celebrating the works of poet, author and artist, Shel Silverstein
- d. The Middle School Theatre Club, under the direction of Mrs. Judi Starr Pezola, will present two performances of the musical, "How to Eat Like a Child and Other Lessons in Not Being a Grown-Up" -- this Thursday and Friday evenings, 7:30 p.m., SRMS - tickets are \$3 each
- e. The expanded X-Zone, along with the revamped Super Summer Adventures weekly trips, continue to draw excellent numbers of middle schoolers and young teenagers into daily and weekly programs and trips

Fall 2001

- staff is preparing information to be included in the fall Leisure Guide, scheduled for mailing by the end of August.

Mrs. Lohoefer advised that program usage is constantly monitored, and the offerings are tailored to the needs of the community. Some programs are more popular at different times of the year, and this, with many other factors, is considered when preparing the seasonal Leisure Guides.

Mrs. Lohoefer highlighted the concerns we are addressing through the Group Usage Ordinance. The ordinance attempts to deal with unknown groups using the facilities and adds language to ask groups who are monopolizing the facilities to move on. We are effectively trying to regulate sharing and scheduling. Discussion on minor children and group size was determined to be legislative discretion.

Several changes proposed including language for an authorized township staff person having the ability to enforce regulations and size of organized groups will be included in a revised ordinance.

Mr. Pesavento motioned, with Mr. Bryers seconding, to move the draft Parks and Recreation Ordinance, with suggested changes, forward to the Board of Commissioners for their consideration at the Stated Meeting scheduled for August 14th.

VOTE ON MOTION

ALL YES

MOTION CARRIED

The solicitor's office will check on readvertising and Mr. Bryers asked all activity under this ordinance be monitored and a report made to the Board of Commissioners.

Report from the Environmental Protection Advisory Board (EPAB):

No report.

ACTION ITEMS:

DISCUSSION ITEMS:

Assisted Living – Revision to Final Land Development Plan:

Michael Yanoff, Esquire, and Mark Beeson of Brandywine Senior Care, representing the applicants, distributed updated and revised landscaping plans, which include a drainage channel, but no pond.

Mr. Pesavento motioned, with Mr. Bryers seconding, to recommend approval of landscaping plans without the pond. The landscape plans, however, would be subject to review by the Environmental Protection Advisory Board and the Planning Agency Advisory Board and conditioned upon the developer meeting all the landscaping requirements of the township and the township engineer.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Mr. Bryers reiterated his suggestion that the applicants consider several other enhancements for the corner of the property now containing the pond, (i.e., gazebo, plantings, walkway, fish pond, fountain, etc.).

Outdoor Lighting Ordinance:

No report.

270 Commerce Drive – Preliminary/Final Land Development Plan:

Chris Kimmel, representing the applicant, stated that the new design for the parking lot increases parking, but reduces the amount of impervious surfaces.

A proposal was made to hold 47 parking spaces in reserve, should they be needed at a future date. The details will be worked out with the township engineer and our solicitor will frame the approval in the form of a resolution.

Mr. Bryers motioned, with Mr. Pesavento seconding, to forward the 270 Commerce Drive Preliminary/Final Land Development Plan, U.D.01-4 to the Board of Commissioners for approval, subject to the reserved parking resolution.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Hilton Garden Hotel – Preliminary Land Development Plan:

Michael Yanoff, Esquire, representing the applicant, advised that he has been in contact with the Turnpike Commission and has a basic agreement regarding the approval for the emergency driveway that will access the slip ramp.

Dean, 121 Linden Avenue – Revised Preliminary Subdivision Plan:

Applicant proposes to re-subdivide two lots between Chelsea and Linden Avenue to create a new building lot.

Mr. and Mrs. Dean agreed to all recommendations. They, however, requested a waiver for sidewalks and landscaping requirements. It was agreed to give the Deans a sidewalk deferral and the township engineer and the applicant will work out the landscaping details.

Motion made by Mr. Bryers, seconded by Mr. Pesavento to recommend approval to the Board of Commissioners of the Revised Preliminary Minor Subdivision Plan, U.D.01-2 to include a sidewalk deferral and agreement on landscaping.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Permitted Uses in "EC" Employment Center District Ordinance:

This issue will be discussed further during the August Commerce and Interior Committee meeting.

ADJOURNMENT:

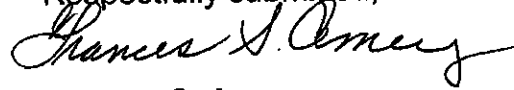
There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 8:10 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,



Frances S. Amey,
Recording Secretary

Attest:


Michael Cassidy, Chairperson

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A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, September 25, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Bryers and Pesavento.

Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Sue Lohoefer, Parks and Recreation Director; and Matthew Schelly, Montgomery County Planning Commission; were also present.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the July 2001 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the July 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of September 2001:

Hours:

- The Library was open 27 days in August (a total of 249 hours).

Public Services and Statistics:

- August was another month of record usage at the Upper Dublin Public Library, both in the number of items checked out and in the number of people visiting the library. In August, 11,939 visitors to the library checked out 15,424 items. Both counts were records for August.

YEAR TO DATE

Increase in number of people	3%
Increase in circulation of all items	16%
Increase in non-book materials	63%
Increase in reference questions	21%

Children's Programs:

- The Summer Reading Club wound down in August. The final programs took place during the first week of the month although the children continued to come in to get their stickers and activity sheets. Participants are now receiving their certificates.

Volunteers:

- In August, 23 of the regular volunteers worked 257.5 hours of time in the Library. This is an all-time high number of hours for a month without a special project, and is the equivalent of 1½ full-time employees.

Library Board:

- The Library Board met in August and approved an Interim Materials Selection policy. This policy attempts to put into writing the selection practices and policies in use at the library.
- The Library Board discussed revisions to the Library Internet and Computer Use Policy. In compliance with the Children's Internet Protection Act, the Board will hold a public meeting as part of the regularly scheduled Library Board meeting on October 8th. A copy of the draft policy will be provided to the Board of Commissioners following the September 10th Library Board Meeting. The public may view the proposed policy via the Website or in the Library.

Friends of the Library:

- Local resident, Rosemarie Hart, has agreed to chair the Friends of the Upper Dublin Public Library. A membership drive and organizational activities are planned.

MCLINC/Automation:

- The Polaris library software upgrade took place on August 22-23. The upgrade went smoothly and has provided improved functionality even though a virus was discovered which disabled 7 out of 15 computers in the Library.

Staff:

- Interviews of candidates for the position of Head of Technical Services and Systems position were conducted, but no well-qualified applicants were found. The position will be re-advertised on September 9th. A shortage of professional librarians, particularly in the areas of children's services and cataloging, has been reported in the professional literature. Preliminary research indicates that the Library's salary levels are now a bit low. This will be researched and addressed in detail in the budget proposal for 2002.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of September 2001.

Camp Hill & Highland Athletic Complex (CHAC):

- The Township has signed off on KC Construction.
- Fry Electrical was given an extension until the end of October, but expects to be finished by the end of the month. Representatives from Musco Lighting will be on hand when the "switch is flipped" to make adjustments to lighting direction and field coverage.
- Youth Sports Organizations have undertaken the cost of installing an irrigation system at CHAC. The Township's exposure to this project is the purchase of one water reel as well as acting as "expeditor." The project should be completed by the end of next week.
- Parks crews are installing bollards and doing some ballfield work.
- The Township has taken over turf maintenance. Township crews have aerated once and put down a light application of grass seed. A heavier grass seed application is scheduled for mid-October.
 - When Mr. Pesavento raised concerns about the condition of the turf, Ms. Lohoefer said that experts reviewed the situation and have determined that the conditions are where they should be at this point with the kind of weather that we had during the summer months.
- The Parks and Recreation Department has applied for 90% funding reimbursement from the State (\$67,500). Additional invoicing of youth sports organizations will take place near the end of the year or early in 2002.

Upper Dublin Community Pool:

- The season ended with very little time off for employees due to inclement weather.
- The pool gutter replacement project is underway. Weekly construction meetings are scheduled on Tuesdays at 10:00 a.m.

Mondauk Common:

- Use of the park remains high:
 - Soccer every night
 - Group picnics on Sundays
 - Touch football
 - Playgrounds
 - Midweek company picnics
 - 3 v. 3 basketball league two evenings per week
 - Two scheduled walk-a-thons
 - Mr. Pesavento suggested the erection of a welcome sign posted at the various facilities informing of the name of the individuals/groups who have signed up for a particular time period.
- The startling dispersal program was conducted August 20-23 with good results. Parks personnel continue to monitor the situation.
 - Responding to a concern raised by Mr. Bryers, Ms. Lohoefer said she will continue to look at the possibility of thinning out the pine trees. Rick Collier who drew up the comprehensive plan for Mondauk Common also favors thinning of the trees. Ms. Lohoefer has been in touch with the Shade Tree Commission about the removal of all pine trees and replacement with more appropriate trees. It was Ms. Lohoefer's opinion that there would be an outcry from the public if trees were removed before other remedial measures were tried.

Parks Crew:

- Seasonal mowing and trimming continue.
- Maintenance continues on seasonal soccer fields, track, volleyball and basketball courts as well as picnic pavilions.
- Recreational program support.

Fall Recreation Programs:

- Fall registration is underway.
- There was a dramatic drop-off in telephone calls during the two weeks in the aftermath of the terrorist attacks on America. However, people seem to be following President Bush's directive to "get back to a normal way of life" and registration is picking up.
- Several programs are underway. Others are poised to begin within the next few weeks.
- The only trip in jeopardy at the present time is a tour of Yankee Stadium. It is possible that it will be cancelled due to World Series play.

Report from the Environmental Protection Advisory Board (EPAB):

- No representation. Written report received.
- Israel Milner, Chairman of the EPAB, has notified the Township that until further notice, he will be taking a temporary leave of absence due to personal family obligations.

ACTION ITEMS:

LA Fitness Center – Preliminary Land Development Plan:

The applicant is proposing development of this parcel that includes construction of a 41,405 sq. ft. fitness center on a 6.91 acre tract located within the "EC" Employment Center District. The site is located on Virginia Drive opposite Office Center Drive. Public sewer and public water will serve the site. The number of parking spaces required total 166, while 291 spaces are proposed. The subdivision to split (fee simple this parcel, the slip ramp areas and the Hilton Hotel site) was previously approved by the Board of Commissioners.

Michael Yanoff, Esquire, representing the applicant, stated the following:

- All issues set forth in Metz Engineers' review letter dated September 20, 2001 have been or will be done.
- A conditional use application will be filed this week.
- An emergency procedure manual has been submitted to the Township.
- The Turnpike Commission has agreed that the applicant can use the slip ramp for access in the event of an emergency.
- There is a legal issue outstanding whether a license or special easement is required to use the slip ramp during emergency situations.
- The Solicitor has submitted the Township's position in writing regarding the slip ramp usage.
- The only issue remaining is the structural composition of the culvert entering the property from Virginia Drive.

Mr. Wert's comments included:

- The shortage of 409 trees that should be replaced.
 - Mr. Yanoff said the issue is resolvable and should not hold up preliminary approval of the plan. He suggested a fee in lieu of total compliance.
- The applicant has provided on-site storm sewer detention for a 2 year storm.
- Mr. Wert questioned how the dollar figure was arrived at for replacement of the storage. Said information must be provided before the October Stated Meeting.
 - Mr. Yanoff said that Bohler Engineering, Inc. submitted calculations to Metz Engineers' office sometime ago. A feasibility study indicates that it will work and the applicant moved forward on that basis.
- A method of crossing the mountable concrete median on the slip ramps should be addressed.
 - Bohler Engineering will resolve the issue with the Turnpike Commission before the October Stated Meeting.
- Mr. Wert was in agreement with all of the requested waivers:
 - To allow an alternate method of slope stabilization.
 - To permit grading within 3 ft. of a property line.
 - Continuous parking spaces in excess of 120 ft. without providing a landscape island.
 - The requirement to provide a sketch plan.
 - Some portion of the parking should be deferred to lessen the impact on the site. The allowable impervious cover is 65%. Proposed impervious cover is 59%. The reduction from 63% is noted.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the LA Fitness Center Preliminary Land Development Plan (Upper Dublin Reference No. 99.018) to the Board of Commissioners conditioned upon final agreement with the Turnpike Commission and the satisfying of the recommendations contained within Metz Engineers' review letter dated September 20, 2001, Carroll Engineerings' review letter dated August 31, 2001, and Jastrzebski Engineers' review of August 16, 2000. It is recommended that the waivers set forth under Subdivision and Land Development Ordinance, Nos. 1 a, b, c and d be granted. A resolution of the issue with the Best Western Hotel must take place before the Solicitor can draw up a resolution for presentation to the Board of Commissioners at the October Stated Meeting.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Golfview Estates Revised Preliminary Subdivision Plan:

The applicant is proposing 18 twin homes on a 3.03 acre tract. The tract is zoned "C" Residential and "B" Residential. However, all dwellings are proposed within the "C" Residential District. The Zoning Hearing Board granted a special exception on May 22, 2000 to permit the twin units. The project is located on Girard Avenue between Walnut Street and Summit Avenue. Development of this project is in conjunction with the Upper Dublin Township Community Development Block Grant Program.

Michael Macaninch, Esquire, and Tim Woodrow, PE, represented the applicant.

Mr. Woodrow stated the following:

- The proposed detention basin is on lands of LuLu Country Club adjoining the tract. The basin is oversized to control future runoff requirements as the area develops.
- The applicant will fully improve Girard Avenue with curbs on both sides of the roadway. Sidewalk will be installed on the development's side of the street.
- Appropriate street lighting will be installed.
- The applicant will comply with all issues raised in Metz Engineers' review letter dated September 20, 2001.
- Waivers are requested as follows:
 - Waiver from providing plan and profile for adjoining and nearby streets.
 - Waiver to permit lots to have a depth to width ration of 2.5:1.
 - Waiver from landscaping the detention basin.
 - Waiver from installing sidewalks.
 - Waiver from installing street lights.
 - Waiver from installing detention basin landscaping.
 - Waiver from the prohibition of encroachment over an easement.
 - Waiver from providing a full tree survey for the entire property because the rear of the property is heavily wooded.
- Some homes will have front entrances, while others will have side entries.
- A bituminous walkway leading from the homes to the pool is planned.
- The backyards will be primarily lawn with a heavy tree line to the rear of the properties.
- The applicant will agree to a conservation easement.

Mr. Wert noted the following:

- The plan shows a single parking space for each unit. He suggested an additional space per unit.
- Discussions were held with representatives of LuLu Golf Club regarding deed restrictions for the first 75 ft. The development will solve drainage problems on Valley Road.

- LuLu Golf Club is interested in the Township vacating Beechwood, and he will work out the mechanics with them.

Mr. Woodrow stated that the developer prefers extending the length of each driveway to accommodate two vehicles rather than making each driveway double wide (which would increase the impervious surface of the property and would not be aesthetically pleasing). While grade changes make moving the proposed homes back further on the elongated properties a problem, he will attempt to move them back a bit.

When Mr. Bryers asked the applicant to consider providing sidewalks on both sides of the road, Mr. Woodrow said they are building a fully improved street. To put sidewalks on both sides would be another costly expense that the applicant would have to bear. In addition, landscaping may be impacted by the addition of sidewalks. Mr. Wert pointed out that to put sidewalks on the opposite side of the road would mean that they would have to be placed next to the curb or encroach on private property.

Mr. Cassidy requested that disclosures regarding potential golf ball hazards be included in the sales agreement.

Mr. Macaninch will provide covenant language.

Mr. Gries, a neighbor residing at 320 Valley Road, made the following comments:

- He encouraged the Board of Commissioners to review, question, ask, understand, and act promptly because he and his neighbor will be in the middle of this project if there are delays.
- He asked if the Board would consider vacating its position on Jackson Street? He would like it removed from the development table.
 - Mr. Macaninch said Jackson Street has been a paper street and the public rights have already expired.
 - Research is required between the engineers and the Solicitor.

Mr. High said a Homeowners' Association should be established so that the property owners will be responsible for maintaining the rear of the development as a preservation area.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of Golf View Estates (Upper Dublin Reference No. 00.014) to the Board of Commissioners subject to the comments in Metz Engineers' review letter dated September 20, 2001, and to include a deed restriction for the rear portion of the property from the front curb back to the 75 ft. line. The following waivers are recommended: (a) waiver from providing a plan and profile for adjoining and nearby streets with the exception of Girard Avenue; (b) waiver from the requirement that the depth to width ratio be 2.5:1; (c) waiver of sidewalks on the opposite side of the street, but sidewalks will be required in front of the development; and (d) waiver of identification of trees.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSSION ITEMS:

Wiley Sketch Plan Subdivision Plan:

The proposed subdivision sketch plan contemplates creation of two new flag lots paralleling the 309 Expressway. Lot No. 1 will remain with the existing dwelling, bar, tennis courts, and pond. Lots Nos. 2 and 3 are to be served by on-site septic systems and wells. Lot No. 1 is currently served by an on-site septic system and well. A common driveway is proposed to serve all three lots.

John Reilly, PE, represented the applicants who have received reviews from the Environmental Protection Advisory Board (EPAB), Carroll Engineering, the Parks and Recreation Department, Metz Engineers and the Montgomery County Planning Commission (MCPC). He made the following comments:

- Conditional use hearings are required for Lots No. 2 and 3.
 - Lots No. 2 and 3 are proposed to have a 25 ft. wide, fee simple access to Butler Pike on the east end of the tract adjacent to Route 309.
 - Actual driveways for Lots No. 2 and 3 are proposed to be in common with the existing driveway for Lot No. 1 on the south end of the site. The applicants will comply by moving the lot lines around.
 - To serve Lots No. 2 and 3 through the 25 ft. wide single open space area will require a variance.
 - A waiver will be requested from the requirement to construct new water mains.
 - Responding to a request by Mr. Wert, the applicants will respond at a later date regarding sprinkler requirements.
 - The dwellings on the adjoining lots will be shown to determine the impact of the driveway placement to Lots No. 2 and 3 as well as cutting of trees.
 - Additional buffering or relocation of the driveway may be required to preserve trees.
 - The proposed driveway turnaround will be enlarged to fit one vehicle.
- The applicants intend to ask the Board of Commissioners for a waiver for sidewalks on Butler Pike and Susquehanna Road because there are no other sidewalks at those locations. They will show some softening buffers, if required.
- Percolation testing and approval by the Montgomery County Health Department of the on-site septic/sanitary sewers will be accomplished.
 - A waiver will be requested for the 2 1/2:1 ratio of depth to width.
 - A General Permit will be obtained to cross the watercourse. PECO will come in 100 ft. from the property line.
 - The applicant will determine the ownership of the area between the Route 309 right-of-way and the eastern most property line.
 - The easternmost corner of the lot was condemned by PennDOT in the 1950s and is now under their jurisdiction.
 - Submission of the formal Subdivision Plan will include information found in SO 212-44. If Section 212.44.A.6 applies, the Preliminary Plan information requirements of Section 212-43 apply.

Mr. Wert made the following comments:

- If the property owners disagree on maintenance and access in the future, they will have to go through wetlands and a flood plain.
- It makes sense to have all three driveways accessing one.
- There is no room for a public road.
- The proposed 309 widening and reconstruction project may impact this Sketch Plan by way of additional right-of-way to be acquired/condemned.

- The applicants are urged to contact PennDOT to determine the impact of any right-of-way changes on this lot configuration.
- The existing branch to the Rose Valley bisecting Lot No. 1 and across which Lots No. 2 and 3 are proposed to take access is within a floodplain conservation district. Questions should be addressed to the Code Enforcement Officer.
- Construction of a common driveway to serve Lots No. 2 and 3 may need to meet the standards of the ECSIP for streets. Mr. Reilly assured that fire apparatus and other trucks have used the driveway with no problem.
- The applicants will probably be requesting waivers to reconfigure the public streets for construction of a private driveway.
- Deferral language for sidewalks was suggested.

Comments regarding the trail along the creek are required from the Parks and Recreation Director.

Fort Washington Volvo Lighting Survey:

HK Lighting Design, Inc. was responsible for doing a lighting survey of the Fort Washington Volvo property. Their cover letter stated in part:

“Looking at the calculation for the proposed Volvo site, the brightest areas are along the side and front of the building, both of which abut commercial properties. It is important to note that the light levels calculated for the Volvo site do not take into account the existing fence along the residential perimeter of the property. As the numbers indicate, there is 0.5 footcandle or less, 10 ft. from the residential property line. The fence is 6 ft. high and would certainly reduce this value. In addition, the dealership lights will go off at 10:00 p.m. At that time, only security lights will remain on, significantly reducing the light levels across the entire site.”

The Township’s lighting expert will be asked to present to the Commerce and Interior Committee in October so that the members will have something to which they can compare HK Lighting Design’s survey.

Planning Agency Advisory Board (PAAB) Comments re: Alter Property, 624 Welsh Road, Horsham Township, Subdivision Plan:

Mr. Schelly of MCPC said his staff looked at the application and has no desire to comment to Horsham Township.

The PAAB’s comments were forwarded to Horsham Township with a cover letter from Paul Leonard.

Shade Tree Commission Ordinance and Rules and Regulations:

Mr. High said the First Class Township Code and the Upper Dublin Township Code authorized the Shade Tree Commission to adopt Rules and Regulations subject to the approval of the Board of Commissioners.

The Shade Tree Commission felt it was important for them to have a set of Rules and Regulations for several reasons:

- They wanted to adopt a set of internal operating procedures for the Shade Tree Commission.
- They wanted to establish a permitting procedure so that anyone wanting to work on shade trees in the Township would have to provide for kind of information the Shade Tree Commission needs to properly oversee those operations.

- They wanted to establish a set of standards which those working on shade trees in the Township would have to follow while doing tree trimming.
- Part of the motivation for the adoption of these Rules and Regulations was a desire to more closely control work on Township trees being performed by PECO.
- Standards for tree trimming have also been incorporated into the Rules and Regulations.

Neither Mr. High nor the members of the Shade Tree Commission have been able to find a national standard.

Mr. Bryers suggested members of the Shade Tree Commission attend a future Commerce and Interior Committee Meeting to explain exactly what they are looking for.

Mr. Pesavento suggested that outside experts (perhaps from Temple University's Horticultural Department or Penn State University's School of Urban Forestry) to provide input.

Mr. High suggested inviting PECO to attend a future meeting and provide a basis for their standards.

Permitted Uses in "EC" Employment Center District Ordinance:

The draft Overlay Ordinance was drawn up to provide for a new zoning district within the "EC" Employment Center District. The purpose is to allow lawful uses not otherwise permitted by the Zoning Code on four particular parcels as follows:

"Those four certain parcels of land fronting on Virginia Drive and backing onto lands of the Pennsylvania Turnpike, extending from the slip ramp of the Pennsylvania Turnpike southerly to Camp Hill Road, with the exception of the parcel adjacent to the slip ramp and the parcel adjacent to Camp Hill Road, Upper Dublin Township . . ."

The Township staff and MCPC will confer to determine what is permitted to keep the impact on the community to a minimum.

Commercial Parking Ordinance:

The Township is proposing to amend the definitions for schools and indoor/outdoor recreation as well as the parking requirements for these and assembly uses. The MCPC recommends approval of the zoning ordinance text amendments provided all other issues are resolved to the satisfaction of the Township.

All parking provisions will be contained in one section of the Code.

Section C states:

For any of the following uses, required parking spaces shall be all-weather and shall be paved, and such parking spaces shall be located on the same lot therewith except as provided in Section 255-136 below:

(5) Office or wholesale establishment:

(c) Medical Office: One parking space for every 150 sq. ft. of gross floor area.

Mr. Bryers was of the opinion that there should be a parking space for every employee.

Mr. High felt the standard should be made more severe for medical offices because of the turnover of patients in a day.

Mr. Schelly was asked to draw up a spread sheet of what should be included in the ordinance.

The proposed ordinance deals with parking for personal care facilities or senior assisted living residences, motor vehicle service or repair facilities, gasoline service stations, motor vehicle sales facility, day care center, convenience store/mini-market, home occupation, and bank.

When Mr. Bryers suggested that parking rules should be established for private gyms (i.e., in a church building), Mr. High said that such a facility will not attract people from the outside.

Mr. Bryers countered that the Committee should be wary of situations based on pew seating only. If the gym is being used in a church in conjunction with other church activities, there may be an overflow parking problem. It was decided to insert the words "the greater of" to deal with this potential problem.

The Commerce and Interior Committed was asked to study the document and offer suggestions, after which, the ordinance will be put into final form.

Institutional Parking Requirements Ordinance:

The paragraph dealing with parking regulations for secondary schools states:

"The greater number of one space per employee, plus one space for every four students based on design capacity or if the facility has an attached auditorium or other place of assembly, the number of parking spaces specified in B(1)."

Mr. Bryers suggested changing to one space for every two students.

The paragraph dealing with parking for indoor recreation facility states:

"One parking space for every 250 sq. ft. of gross leasible floor area plus one space per 50 sq. ft. of rink or court area, if applicable. Bowling alleys shall have five spaces per lane."

Mr. Bryers expressed concern because the paragraph does not take into consideration all possible uses of indoor recreation facilities. He suggested the elimination of the word "leasible."

ADJOURNMENT:

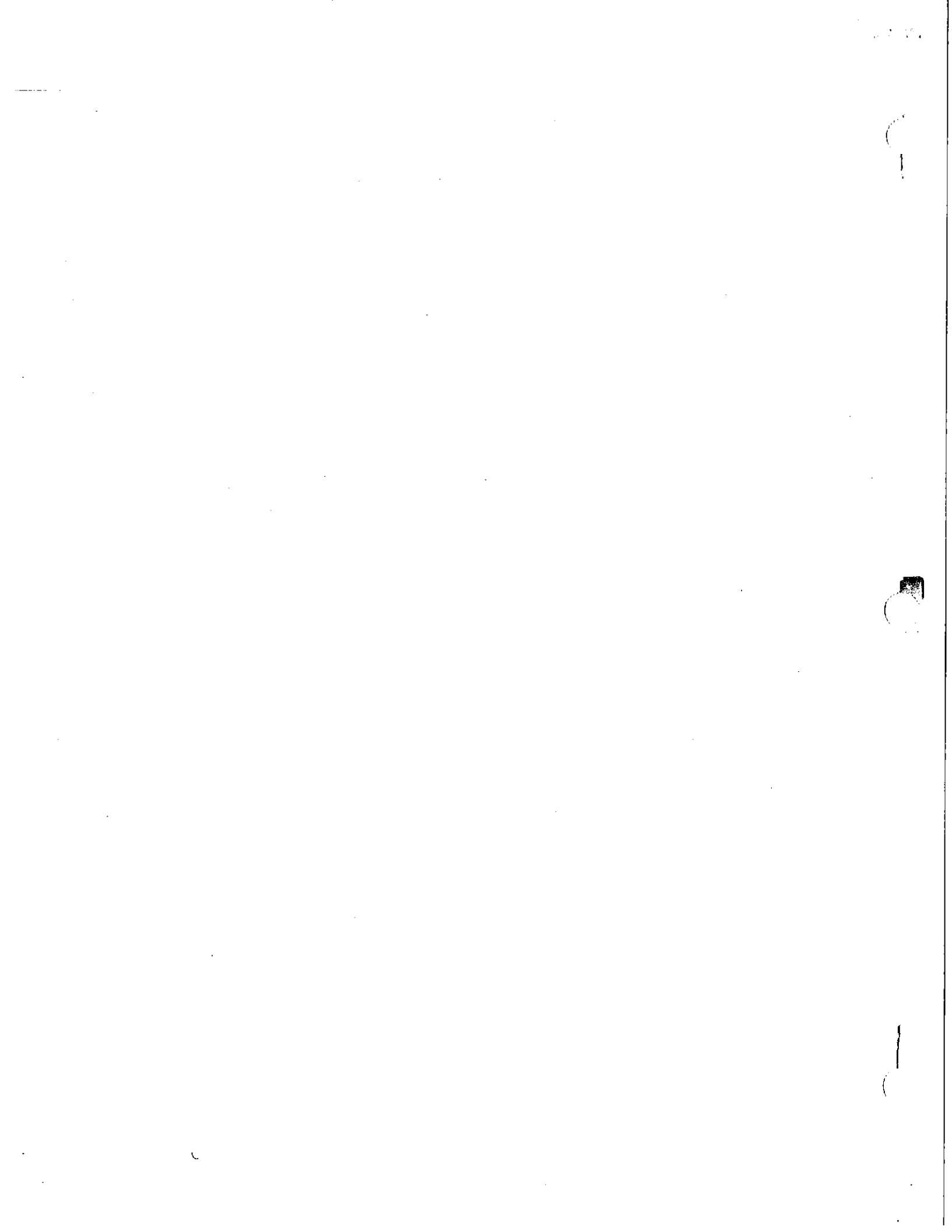
There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Louise S. Birett
Louise S. Birett, Recording Secretary

Attest:

Michael Cassidy
Michael Cassidy, Chairperson



A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, October 23, 2001, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Pesavento, Bryers and Herold.

Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Sue Lohoefer, Parks and Recreation Director; and Matthew Schelly, Montgomery County Planning Commission; were also present.

Mr. Pesavento convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the September 2001 Meeting Without Reading:

Mr. Bryers motioned, with Mrs. Herold seconding, to accept the Minutes of the September 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of September 2001:

Hours:

- The Library was open 27 days in September (233 hours).

Public Services and Statistics:

- August was another month of very high usage at the Upper Dublin Public Library, both in the number of items checked out and in the number of people visiting the library. In September, 10,567 visitors to the library checked out 12,171 items. Circulation of all items is up 16% over last year. The number of people visiting the library is up 3% over last year.

Children's Programs:

- The Summer Reading Club was the most successful ever. Total budget was just over \$3,000. Of that amount, \$2,082 came from the Friends of the Library and paid for the entertainment programs. Materials, food, decorations, prizes, bookmarks and incentives totaling \$938 came out of the regular Library budget.
- The fall session of Story Hours started the first week in October.
- There will be a special "Teen Read Week" evening story hour on Thursday, October 18th, presented by the "Helping Our World Club" from the Upper Dublin High School.
- The annual Halloween Story Hour will take place on Wednesday evening, October 24th.
- The "Ravenous Readers" family book club resumes Wednesday, October 17th.

Staffing:

- There are still no applicants for the Head of Technical Systems and Services. The position will be re-advertised. The Library continues to add books to the collection but cataloging problems are being set aside. Beth Albertini and Mary Lou Troy are splitting systems tasks until a new person can be hired.
- Alfia Henry accepted a part-time position and began working on September 28th.
- The front desk was short-handed most of the month of September due to the illness of employee, Carol Morgan. The part-time staff worked additional hours, but there were times when there just was not another person to be brought in. Ms. Morgan returned to work on a part-time basis for administrative tasks and is working on a very limited schedule.

Volunteers:

- In September, 24 volunteers gave the Library and the community 170.5 hours of their time.

Library Board:

- The Library Board met in September and finalized a proposed revision to the Library Internet and Computer Use Policy. Copies of the proposed policy are available on the website and in the Library.

MCLINC/Automation:

- MCLINC was severely affected by the NIMDA virus, and, as a result, has required upgraded virus protection on all workstations connected to the MCLINC network. This has proven to be problematic on some of the old Windows 95 workstations. As a result, Upper Dublin has only 8 out of 15 public workstations in operation. North Hills has none. Each of the workstations requires individual troubleshooting. Each will be brought back onto the network once the Corporate Edition of Norton Antivirus is installed.
- Responding to a question raised by Mr. Bryers, Ms. Troy informed that MCLINC has recently issued the RFP to install filters on a system-wide basis. She also warned that while Internet filters block some undesirable information, they can also block some legitimate information.

Mr. Bryers wishes the Library Staff to continue to look at the policy and rework it every year.

- As all bills for the database consolidation are in and the merge is complete, the MCLINC Board finally declared the initial capital project complete.

Meetings:

- Beth Albertini attended a MCLINC User Services Committee Meeting and an Old York Road Reference librarians' Meeting. Mary Lou Troy attended the MCLINC Board Meeting and the MCLINC Database Meeting. Both ladies attended a MCLINC Automation Coordinators Meeting and a Workshop on Measuring the Use of Electronic Resources.

Public Survey:

- The public was asked to fill out a survey form in the Library to determine customer satisfaction and their reaction to book availability, etc.

Mr. Pesavento wished to know if circulation has increased during this time of uncertainty and unrest. While Ms. Troy has not seen an increase in usage, statistically, readership goes up when the economy goes down.

Report from the Environmental Protection Advisory Board (EPAB):

- Israel Milner reported that Jean Barrett Ortiz, Executive Director of the Pennsylvania Environmental Council (PEC), reviewed with the EPAB the strategies that the PEC employs to enhance environmental protection. The information provided covered the gamut of government environmental councils that range from those in an advisory capacity, to elected officials, and to grassroot civic groups. The PEC deals with how they can employ activities to resolve conflicts. Resources are available on the website.

The EPAB also discussed their activities with Ms. Ortiz.

- Members of the EPAB have been quite busy on their jobs. In particular, Doug Mueller has been involved with Anthrax services at "Ground Zero" in New York City.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of October 2001.

Camp Hill & Highland Athletic Complex (CHAC):

- Phase I development is completed.
- Irrigation system has been installed and working well.
- Township crews have dedicated time to installing perimeter and parking lot bollards.
- Township crews are diligently working to improve the soil by aerating, topdressing and fertilizing.

Upper Dublin Community Pool:

- Pool gutter replacement project is well underway.
- Photographs depicting progress have been taken over the past 2-3 weeks.
- All demolition has taken place, and new pipes for the tot pool have been installed.
- The small concrete block shed for the separate tot pool filter is being constructed.
- At a construction meeting on October 23rd, it was learned that the schedule is "on time."

Mondauk Common:

- Use of the park remains high:
 - Soccer every night
 - Group picnics on Sundays
 - Two fundraising walk-a-thons
- Park attendants will continue working in the park into November.

SiteWatch:

- Patrols will continue into early December. Shifts will be abbreviated in October, November and December based upon scheduled activities and the change back to standard time.
- Typical issues associated with seasonal activities are reported (dogs, illegal parking, smoking on School District property, etc.).

Parks Crew:

- Seasonal mowing and trimming continue, but are slowing down.
- Seasonal soccer fields, track, volleyball, basketball courts and picnic pavilion maintenance continues.
- Monitoring of Upper Dublin Community Pool.
- Recreational program support.

Fall Recreation Programs:

- Fall registrations have been slow. Several programs and trips have been cancelled.
- There has been no problem with filling three bus trips to New York in November and December. While there have been some cancellations, other interested persons have stepped up to go instead.

Miscellaneous:

- The proposed budget for 2002 has been submitted.
 - The Department is in the process of updating the Five Year Improvement Plan.
 - A Family Funfest will replace Imagination Station for pre-schoolers.
 - Entertainment Books are on sale in the Parks and Recreation Office.
- Responding to Mr. Bryers, Ms. Lohoefer assured him that the "dog" problem at the Three Tuns Playground has been resolved.
- Referring to a suggestion made by Mrs. Herold, Ms. Lohoefer said that signs at entrances to parkland throughout the Township will be replaced with larger ones with more legible printing.
- Reiterating a suggestion made by Mr. Bryers previously, he asked that the Township produce a video for placement on Channel 16 regarding the collection and various activities that take place in Upper Dublin's Library.

Mr. Leonard informed that Comcast Corporation has pledged some assistance for such a video. However, he cautioned that because the Township does not have studio facilities, the lighting will not be the best it could be.

Mr. Leonard also suggested that perhaps MCLINC would be interested in producing a video regarding the services they provide in general, and also specific to the Upper Dublin Library.

The Township has ordered additional equipment to improve the sound system in the Township Building as well as to assist in pre-programming when videos are run. Several DVDs have also been ordered.

DISCUSSION ITEMS:

Open Space Plan:

Susan Lohoefer presented a progress report on the Open Space Plan from 1994 – 2001.

➤ Open Space Plan (1994) Recommendations

- Short-Term
 - Sidewalks
 - Trails
 - Playground equipment at eight sites
- Long-Range
 - Sandy Run Greenway
 - Community Recreation Center
 - Community Gardens
 - Scenic roads (identifying and protecting them)
 - Land banking (144 acres identified)

➤ Comprehensive Plan (1998) Recommendations

- Deficit of active use acres (purchase 114-135 more acres)
- Township trail system
- Identify more open field areas
- Pursue most of the acquisitions recommended in the 1994 Open Space Plan

➤ Land Banking (1994 List)

SITE	ACRES	PRIORITY
North Wales Water Parcel	2.0	High
S. Polekoff Site	5.28	High
Camp Hill Field	6.0	High
Rorer Property	8.13	Medium
Edwards Property	44.21	Medium
Seltzer Barn Site	8.9	Medium
Bub Property	10.58	Moderate
O'Reilly Property	16.40	Moderate
Manufacturers (Mannies) Site	1.0	Moderate
Prudential Site	42.47	Moderate

➤ New Playground Sites (1994 List)

LOCATION	STATUS
Three Tuns Playground	Installed 1997
H. L. Willet Park	Installed 1997
Burn Brae Park	Installed 1998
Veterans Memorial Park	Installed 2001
Camp Hill Field	Scheduled 2002
Franklin Park	Deferred by Board of Commissioners. Pending land management review.
Meetinghouse Park	To be determined
Sandy Run Park	To be determined
EPI Center Expansion	To be determined

• Sidewalk and Trail Development

- Mondauk Common - along Broad Street
 - Mondauk Common – trail spurs connecting corners to Susquehanna Road
 - CHAC – 0.4 mile track
 - Veterans Memorial Park – 0.25 mile track
 - H. L. Willet Park – rechipped trails
 - Burn Brae Park – rechipped trails
- Sandy Run Greenway
- Upper Dublin Township continues to participate on a Montgomery County Committee addressing the Sandy Run Greenway (short and long term development as well as maintenance).
- Community Recreation Center
- Resources have been directed to development and renovation of playing fields (highest priority).
 - Staff participated in discussions with Temple University. Project stalled.
 - Lower level of East Oreland School renovated into program space (EPI-Center).
 - Township Building renovation includes community use space.
- Community Gardens
- Considered Community Gardens at the Dannenberg Property. Recent sale eliminates this option.
 - Board of Commissioners to consider this option for a portion of the Bub Property.
- Scenic Roads
- Every land development plan and subdivision plan is reviewed by the Upper Dublin Parks and Recreation staff relative to its impact on scenic roads as identified in the 1994 Open Space Plan.
 - Comment is made on the Plan Review by Code Enforcement, the Township Engineer, the Township Manager, the Commerce and Interior Committee, and the developer.
- Modified Land Banking (from 1994 List)

SITE	ACRES	PRIORITY	STATUS
North Wales Water Authority Parcel	2.0	High	Acquired 1994
S. Polekoff Site	5.28	High	Acquired 1997
Camp Hill Field	6.0	High	Acquired 1998
Rorer Property	8.13	Medium	Acquired 1998
Edwards Property	44.21	Medium	Upper Dublin School District
Seltzer Barn Site	8.9	Medium	Available
Bub Property	10.58	Moderate	Pending 2001
O'Reilly Property	16.40	Moderate	Sale Pending
Manufacturer's County Club (Mannies Site)	1.0	Moderate	Approached
Prudential Site	42.47	Moderate	Unavailable

➤ Land Acquisition Costs

SITE	ACRES	ACQUISITION COST
North Wales Water Authority Parcel	2.0	\$140,000*
Camp Hill Field	6.0	\$1.00
S. Polekoff Site	5.28	\$1.00
Rorer Property	8.13	\$310,000* (2.93 acres)
Bub Property	10.58	\$600,000
TOTAL		\$1,050,002

*90% Open Space Grants of \$126,000 and \$279,000 (deed restricted properties)
Township Cash Outlay = \$465,004 (61%)

➤ Open Space Acres Acquired by Public Agencies since 1994

- 144 acres identified in plan
- 76.2 acres (53%) acquired or acquisition pending
- 42.74 acres (30%) not available
- 25.3 acres (17%) remain
 - (Seltzer Barn Site and O'Reilly Property)

➤ Open Space Acres Acquired by Public Agencies since 1994

- 144 acres identified in plan
- 76.2 acres (53%) acquired or acquisition pending
- 58.9 acres (41%) not available
- 8.9 acres (6%) remain
 - (Seltzer Barn Site Only)

➤ Suggested Priority of Future Land Acquisition (from Parks and Recreation needs standpoint:

SITE	ACRES	PRIORITY	USE(S)
O'Reilly Property	16.40	Low	Slope/Features
Seltzer Barn Site "G"	8.9	High	Indoor Recreation
Seltzer Property "H"	9.1	High	Fields
Seltzer Property "A"	14.6	Low	Too Narrow
Seltzer Property "D"	3.65	Low	Too Small
AARP Site	10.8	Low	Too Steep
Manufacturer's County Club (Mannies) Site	1.0	High	Site Extension

➤ Open Space Future Acquisition Costs

SITE	ACRES	PRICE RANGE
O'Reilly Property	16.40	\$2.7 – 3.4 million
Seltzer Barn Site "G"	8.9	\$2 to \$2.7 million
Seltzer Property "H"	9.1	\$2 to \$2.7 million
Seltzer Property "A"	14.6	Not Applicable
Seltzer Property "D"	3.65	\$800K to \$1.25 million

AARP Site	10.8	Not Applicable
Manufacturer's County Club (Mannies) Site	1.0	Not Applicable

- Messrs. Pesavento and Leonard complimented Mrs. Lohoefer for a fine presentation. Such a report is something that the Board of Commissioners needs from time to time to determine where the Township is coming from and where the Township is headed. Mr. Pesavento suggested that the presentation be placed on Channel 16 for viewing by the public.
- Mr. Leonard said the sale of the O'Reilly farm was a "wake-up call" for the community. His office has gone beyond the 1994 plan in the last two weeks by looking at 27 other properties in the Township. (A list of the properties will be provided to the Commerce and Interior Committee.) He will issue a letter to the owners of those properties asking for a meeting to discuss future acquisition and what could be done with the property. The Township would like the "right of first refusal." The Township can also negotiate a match for any bona fide offer. The letters will be followed up with a personal phone call.

Mr. Leonard encouraged residents who would like their properties considered for preservation, open space, or park uses, to contact the Manager's Office.

Mr. Bryers commented that it may be time to think about acquiring smaller land parcels in addition to larger land masses.

Mrs. Lohoefer informed that the School Superintendent has expressed a desire for four meetings per year between school personnel and the Youth Sports Council.

Mr. Bryers countered by saying the Township should look at all recreational requirements, not just those that are youth oriented. The Board of Commissioners should reach out and address the needs of all groups in the community.

- Mr. Milner noted that part of the Sandy Run Greenway is located in Whitemarsh Township which municipality is acutely aware of the needs for that site.

Mr. Leonard informed that Senator Greenleaf recently sponsored a discussion on local flooding. Commissioners Derr and Gift were in attendance.

Responding to a concern raised by Mrs. Herold, Mr. Leonard said that Abington Township has not hardened the streamways. Their most recent work has resulted in good things for Upper Dublin Township. Upper Dublin has cleaned out the culverts on Township properties.

- Commissioner Mermelstein has asked the Township Engineer to monitor the Ardsley drainage project.

Hilton Garden Hotel – Preliminary Land Development Plan:

The applicant is proposing to construct a four-story, 115 room hotel on a 4.025 acre site located in the Employment Center Zoning District along Virginia Drive adjacent to the newly constructed Pennsylvania Turnpike slip ramp. Public water and sewer are proposed to serve the site. A new culvert crossing the Pine Run is proposed to provide access to the Hotel. An emergency access is planned to connect to the slip ramps. The application, as submitted, will require waivers, variances, and conditional use approvals.

Michael Yanoff, Esquire, represented the applicants, and said they are able to comply with most of the comments in Metz Engineers' review letter dated October 19, 2001. He brought up the following issues:

- Waivers requested include:
 - Waiver to permit grading within 3 ft. of a property line.
 - Waiver from providing continuous islands perpendicular to parking spaces every 120 feet.
 - Waiver from providing a sketch plan.
- The request for a conditional use to permit the construction of a culvert within the flood plain is an open issue and must be resolved.
- Messrs. Yanoff, Wert and Collier will meet to discuss replacement of trees or a contribution in lieu thereof.
- A variance and conditional use approval is required relating to the flood plain issues.
- The applicants will be represented by Mr. Yanoff at the Zoning Hearing Board Meeting on October 29th.
- The applicants will continue to work on stormwater management, emergency procedures, etc.
- The landscaping plans far exceed the Township requirements or ordinance (including interior landscaping designs).

Page 4 of Metz Engineers' review letter states in part:

“An emergency plan for ingress and egress is required since the only access point is located within the flood plain. . . The plan identifies an emergency access drive connecting to the existing slip ramp. Approval from the Pennsylvania Turnpike Authority will be required. . .”

Mr. Yanoff argued that said emergency plan could be in place before preliminary approval; but it is not a requirement prior to that time. Mr. Wert countered that he still feels it is a good idea.

Mr. Wert asked for the following:

- Flood plain status.
- Details about structural issues.
- Submission of an emergency plan.
- Sign off by Adrienne Eiss of Orth-Rogers, the Township's Traffic Engineer. Mr. Yanoff will make sure it is done.
- Submission of soils report.

Mr. Wert noted:

- The first floor of the proposed building is 6 ft. above the 100 year floodway.
- The benefit of elevation will make grading issues a bit easier.
- The Fire Marshal has requested a paved emergency access drive that can safely support fire equipment in the event of an emergency (concrete and asphalt not to be considered as alternatives).

Mr. Leonard worried that the property is not the best for development because of the Little Pine Run directly in front of this property. There have been severe flooding incidents in the past. He cannot over-emphasize that the people who operate this facility understand that they have to take the matter of flooding very seriously.

When Mrs. Herold asked why it would not be better to fill in the under-part of the building with dirt rather than leaving it open, Mr. Wert answered:

- Aesthetic reasons.
It is applicants' judgement call.

- The design philosophy is to elevate the property.
- The building will not be placed in the middle of the floodway.

Answering a question raised by Charles Haering, representing the Planning Agency Advisory Board, Mr. Leonard said that the ordinance does allow for offsite detention, and it is up to the applicant to work with the Township and identify it.

Mr. Bryers made the following comments and/or raised the following questions:

- He referred to the second item in the review letter dated September 18, 2001 from Bohler Engineering, Inc.
 - Mr. Wert will revisit the issue and make sure it is consistent.
- The applicants must go before the Planning Agency Advisory Board (PAAB) to determine what else has to be done regarding the removal of the basin on the Assisted Living property.
 - Mr. Yanoff said his clients have instructed him to not make any concessions.
- Mr. Bryers indicated that he is willing to meet with the applicants to determine what needs to be done.
 - Mr. Yanoff is willing to meet with Mr. Bryers. He informed of a lengthy discussion with the PAAB this week. Although the plans were submitted to the Township in timely fashion, the PAAB did not receive a copy of them.

It was noted that the PAAB suggested a sculpture garden at the intersection of Limekiln Pike and Broad Street, Mr. Yanoff said although his clients have not authorized him to agree to any recommendations, they will certainly consider all suggestions. His Assisted Living clients are against a sculpture garden at the suggested dangerous intersection due to the age, health and welfare of its elderly clientele. Appropriate age-related recreation has already been provided.

Mr. Yanoff invited all interested parties to visit the site. His clients would also be willing to sit down with the PAAB and discuss all issues.

1100 Virginia Drive – Change of Use – DeVry Institute.

1100 Virginia Drive Associates is proposing changes to the application of space in their building in order to set aside 103,180 sq. ft. for the DeVry Institute (a private, professional school). Schools are a permitted use by right use in the “EC” Zoning District.

Ross Weiss, Esquire; Ted Kochen, CE; Marie Pantalon, McMahon Associates; and Michael Mandelbaum, owner of 1100 Virginia Drive; attended the meeting.

Mr. Wert studied the Traffic Report and asked that the applicant address the possible impacts.

Mr. Weiss made the following comments:

- He did not think the traffic impact would deprive passage of the change of use.
- The change of use is proposed for an existing building.
- Usage by the DeVry Institute will not coincide or interfere with expositions.
- Initially, the DeVry Institute does not expect to be at full capacity.
- Provisions for reservation or dedication of right-of-way for the Cross County Trail has been added to the plan.
- The nearest bus stop locations will be added to the plan.
- The applicant will verify that the plan as presented represents as-built conditions.
- Architectural plans will be provided.

- Hours of operation of the school (Monday through Friday) will be documented as follows:
 - Three shifts per day:
 - 200 students – 9:00 a.m. - noon
 - 150 students – 1:00 – 5:00 p.m.
 - 50 students – evening session
 - Should there be a demand for weekend classes in the future, the school would consider it.
- If additional site construction is warranted, the applicant will comply with the provisions of Article VII – Improvement Construction Requirements, Subdivision Ordinance Section 212-49, by providing a proper guarantee for the construction of all required improvements on the approved plans or within conditions of permits and approvals of the applicable regulatory agencies.
- The applicant will comply with all issues contained in Metz Engineers’ review letter dated October 18, 2001.
- The applicant will place appropriate notations on the plan.
- The traffic study was favorable to the sharing of use between the Expo Center and DeVry Institute:
 - 184,000 sq. ft. of the Expo Center will be reduced to 134,000 The net result will be less vehicles if the building were used exclusively by the Expo Center.
- The application is not for a change of use to accommodate an additional occupant which is a “use by right.”
- The Expo Center does not operate very often on weekdays, and only operates at capacity twice a year.

Ms. Pantaloni, who conducted the traffic study, offered the following:

- She looked at this change in use in terms of total occupancy capacity.
- Her calculations were based on a “worse case” scenario. The worse case hypothetical situation was then multiplied by ten.
 - Mr. Bryers pointed out that the ordinance says that traffic should be a major concern. He disagrees that the worse case scenario is adequate.
 - Mr. Ross said the ordinance provides his client with the right to move ahead.
 - Mr. Leonard informed that the traffic study was forwarded to the Township’s Traffic Engineer, Adrienne Eiss of Orth-Rogers, and she is definitely capable to decide if the report is accurate.
 - Mr. Mandelbaum said that if a traffic signal is deemed necessary, he welcomes the opportunity to do so because it will make his property more accessible.

Mr. Pesavento suggesting putting this matter on the agenda as an action item during the November Stated Meeting.

Regarding the Cross County Trail, Mr. Mandelbaum worried about 15 trees that are very close to where the pathway is proposed. Mr. Wert assured that the walkway will meander away from the trees.

Fort Washington Volvo Lighting:

Lighting Consultant, Sandra Stashik, represented the applicants, and made the following comments:

- She reviewed the information submitted by HK Lighting Design, Inc. (the manufacturer) in reference to the proposed lighting for the Volvo dealership.
- She was hired to visit six randomly selected sites and obtain light level readings:

Upper Dublin Library parking lot:

- Averages - ½ ft. candle
- Maximum: - 1.4
- Minimum – 1.3

Best Western Hotel parking lot:

- Averages - .75 ft. candle
- Maximum: - 2.4
- Minimum - .04

NCO Group parking lot:

- Averages - .84 ft. candle
- Maximum: - 5.5
- Minimum - .2

Genuardi's parking lot:

- Averages - 2.9 ft. candle
- Maximum: - 7
- Minimum - .7

Abington Bank parking lot:

- Averages - 4.5 ft. candle
- Maximum: - 12
- Minimum - 1.1

7-Eleven Store parking lot on Butler Avenue:

- Averages - 8 ft. candle
- Maximum: - 43
- Minimum - .5.5

7-Eleven Store parking lot under gas canopy:

- Averages - 52 ft. candle
- Maximum: - 119
- Minimum - .25

In her memo of October 3, 2001, Ms. Stashik said "The Illuminating Engineering Society of North America recommends a maximum illuminant of 10-20 foot candles (fc) of the front row, adjacent to a roadway in a main business district, and 5-10 fc for the other rows. Assuming the maximum value recommended (34.3 fc) is for the front row, this is higher than the national standard, although not excessive if the luminaires provide adequate cutoff."

The above survey compares the proposed Volvo dealership to other sites in the Township, none of which are car dealerships, and except for the excessive lighting at the 7-Eleven on Butler Pike, the levels are reasonable."

The Township will wait for a review of the Lighting Plan by its lighting consultants before moving it on to the Board of Commissioners for approval.

Barclay - 702 Randolph Avenue - Minor Subdivision Plan:

This application is for the subdivision of a 34,991 sq. ft. tract, (Zoned 'B' Residential) into two lots. Lot 1, with 18,995 sq. ft., will contain the existing dwelling, a two-story masonry residence. Lot 2 will be a new building lot with 15,996 sq. ft. Public water is provided by way of a new water service from Glencoe Avenue. Public

sewer will be provided by a 2 in. diameter force main and sewage ejection pump to a gravity manhole at the intersection of Randolph Avenue and Glencoe Avenue.

Jeffrey Barclay referred to Metz Engineers' review letter of October 18, 2001 and made the following comments:

- His family has lived in the existing dwelling for 60 years.
- His engineer, Ken Pahutski, has been operating under the Subdivision Land Development Ordinance.
- Waivers requested include:
 - Waiver from widening Glencoe Avenue or Randolph Avenue.
 - Waiver from sidewalks along the tract frontage.
 - Waiver from curbs along the tract frontage.
 - Waiver from showing existing physical features within 100 ft. of the tract.
 - The trench will be moved.
 - Less than 25% of trees on the property will be removed. Due to the dense buffer along the Stuart Creek property, the applicant does not wish to add more trees. Mr. Wert agreed that a waiver makes sense.
 - Mr. Barclay likes the seclusion of his property, and is therefore not in favor of street lighting.
 - The driveway and house are on an angle so as not to look directly into the twin homes across the street.

Mr. Wert noted that the Township's road map shows that Glencoe Avenue has been dedicated.

Mr. Bryers was amenable to a deferral of curbs and sidewalks with an escrow amount in lieu thereof.

Outdoor Lighting Ordinance:

Mrs. Herold asked if the proposed draft Outdoor Lighting Ordinance is adopted, what will happen to the lighting on sports fields? Mr. Leonard advised that there is an exemption for municipally owned lands. Therefore, the Township will be in compliance with the ordinance.

Mr. High said that the proposed ordinance is based upon a model ordinance and is one that is being considered for a statewide outdoor lighting ordinance.

Mr. Bryers pointed out the outstanding issues:

- Need to address appropriate lighting on recreational fields.
- Should the ordinance include specifying lights to be shut down at a given time in certain areas?
 - Mr. Leonard informed that some municipalities have actually installed photocells to turn on street lights at dusk and off at a predetermined time.
- Lighting fixture design needs to be addressed further.
- The ordinance suggests that the Township has the right to determine what does not conform and what should be done. A lighting consultant should be engaged to make intelligent decisions about what is appropriate.
- Graded offenses should be used when dealing with violations and penalties.

David Mauer, in the audience, suggested shields on lights to eliminate glare in neighbors' windows. In addition, wattage could be reduced as well.

Zoning Amendment Ordinance – Accessory Dwellings:

It was decided that the Solicitor will reword the document to include verbiage that if there is a dwelling unit in an accessory building, it can only be used in a restricted way.

Shade Tree Commission Ordinance and Rules and Regulations:

Mr. Leonard will notify the Shade Tree Commission to submit comments on the proposed ordinance before the January 2002 Commerce and Interior Committee meeting. It was noted that the Shade Tree Commission only has jurisdiction of trees in a right-of-way or those extending over a right-of-way and if said trees were healthy.

Permitted Uses in "EC" Employment Center District Ordinance:

Mr. High said the ordinance pertains to properties along Virginia Drive showing parcel numbers that the Commerce and Interior Committee dedicated.

Mr. Bryers suggested:

- Including additional buffering and site improvements that the Township would like to have.
- Addressing signage and the language to be used.
- No signage should be visible from the Turnpike.
- The Solicitor should give the Township as much "ammunition" as possible.

Mr. Leonard commented:

- The Township's intention is to devise a defensive position.
- He was concern about how much should be specified.
- The "EC" District has a huge list of prohibited uses.

Mr. Pesavento suggested enlisting the help of the Montgomery County Planning Commission.

Commercial Parking Ordinance:

A final draft of the proposed Commercial Park Ordinance is awaited from the Montgomery County Planning Commission in November.

Institutional Parking Requirements Ordinance:

A final draft of the proposed Institutional Parking Requirements Ordinance is awaited from the Montgomery County Planning Commission in November.

QUESTIONS/COMMENTS:

- Barry Johnson represented the Pennsylvania Outdoor Lighting Council, a volunteer organization that promotes better outdoor lighting protection. He offered a model ordinance as a basis that the Township can tailor to its needs. He extended an invitation to Upper Dublin officials to meet with the Council to exchange ideas.

Mr. Johnson advised:

- All outdoor lights should be shielded to guard against glare.
 - Excessive lighting has an effect on nocturnal animals.
 - Late night turn-off of lighting is a good thing.
 - Twelve townships in Chester County have adopted a form of the model ordinance.
- Mr. Leonard informed that the Montgomery County Planning Commission is obligated to work on three projects for the Township. He asked them to study conditions in the Fort Washington Office Park paying particular attention to Pennsylvania Avenue, Bethlehem Pike, and Highland Avenue all the way down to 309 and devise an overlay district for the area. He also asked county officials to identify funding sources for such a project.

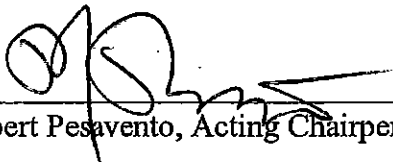
ADJOURNMENT:

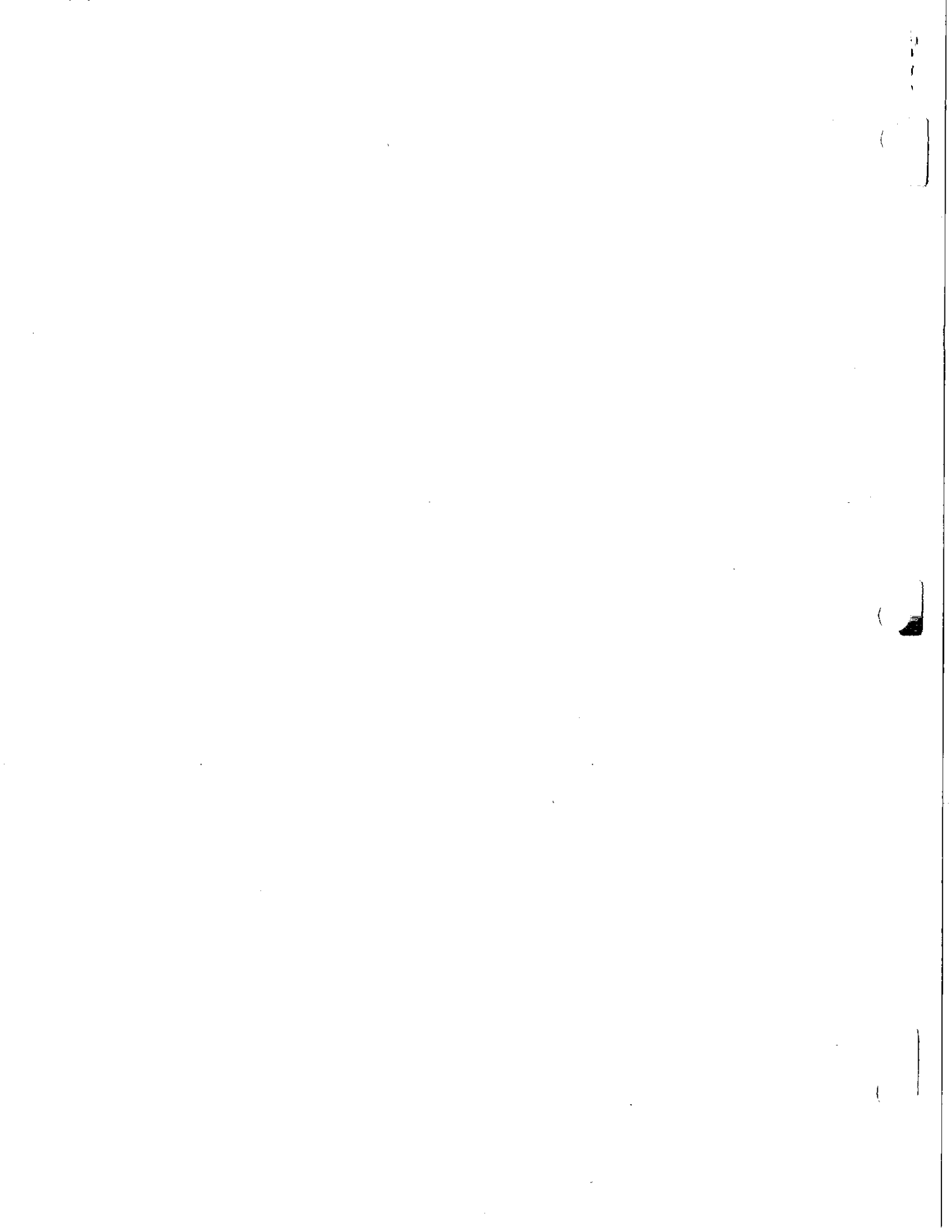
There being no further business to discuss, Mr. Bryers motioned, with Mrs. Herold seconding, to adjourn the meeting at 10:05 p.m.

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Robert Pesavento, Acting Chairperson



A public meeting of the Commerce and Interior Committee of Upper Dublin Township was held on Tuesday, November 27, 2001, in the Township Building; Michael Cassidy presiding.

In attendance were Commissioners Cassidy, Pesavento, and Bryers. Commissioner Mermelstein participated as part of the audience. Also in attendance were Paul Leonard, Township Manager; Chuck Oyler, Director of Public Works; Jeff Wert, Township Engineer; Gilbert High, Township Solicitor; Mary Lou Troy, Library Director; Sue Lohoefer, Parks and Recreation Director; and Matthew Schelly, Montgomery County Planning Commission.

Mr. Cassidy convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Move to Accept the Minutes of the October 2001 Meeting Without Reading:

Mr. Bryers motioned, with Mr. Pesavento seconding, to accept the Minutes of the October 2001 meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORTS:

Report of the Library Director:

Mary Lou Troy reported on the following activities during the month of October 2001:

Hours:

- The Library was open 31 days in October (277 hours).

Public Services and Statistics:

- October was another month of very high usage at the Upper Dublin Public Library, both in the number of items checked out and in the number of people visiting the library. In October, 12,925 visitors to the library checked out 13,626 items. Average circulation per month in 2001 has been 13,905, the highest average monthly circulation ever for the Library. The number of people visiting the Library continues to be up 3% over last year.
- The Senior Book Discussion Group continues to meet on the first Monday of each month at the SAUDC Center.
- The new Thursday evening Book Discussion Group had an introductory meeting in October, and will continue to meet on the first Thursday of each month.
- Both groups are led by Beth Albertini and welcomed new members.

Children's Programs:

- The fall session of Story Hours started the first week in October and ran through the second week in November.
- There was a special "Teen Read Week" evening story hour presented by the "Helping our World Club" from the Upper Dublin High School.
- The annual Halloween story hour was held on October 24th with more than 75 children in costume.
- A Halloween story time was held at North Hills as part of the trick or treat activities sponsored by the Community Center.
- The "Ravenous Readers" family book club resumed in October.

- There will be a puppet show "Puppets Pizzazz" on November 12th commemorating Children's Book Week.
- Several special story hours have been scheduled in December.

Staffing:

- The position of Head of Technical Services and Systems position was declined by a suitable applicant due to salary limitations.
- Carol Morgan has returned to work full-time.
- One part-time reference librarian has resigned. The position has been advertised. Responses have been slow.

Volunteers:

- In October, 22 volunteers gave the Library and the community 201 hours of their time. Several of the volunteers who work in technical services have given extra hours to help the staff keep the work flow moving while the search continues for a new head for the Department.

Library Board:

- The Library Board met in a meeting that was advertised to seek public input on their proposed revisions to the Library Internet and Computer Use Policy. Though the meeting was advertised in the Ambler Gazette, through flyers and notices in the Library, on the Library website, and on the cable channel, only two members of the public attended, and they had no comment. After some discussion, the Board adopted the revised policy. The Board also discussed the proposed Library budget for 2002.

Report of the Parks and Recreation Director:

Susan Lohoefer discussed her report for the month of November 2001.

Camp Hill & Highland Athletic Complex (CHAC):

- Field lights work.
- Fry Electrical has reached substantial completion.
- Township crew items remaining include replacement of some landscape materials, completion of perimeter and parking lot bollards, and completion of the relocation of the north side baseball field.
- Township crews are continuing with turf enhancements (fertilizer and overseeding).

Upper Dublin Community Pool:

- Pool gutter replacement project is well underway.
- Gutter is scheduled for delivery next week.
- Project is scheduled for substantial completion by December 31st.
- The contractor will return in the spring to finish painting.

Mondauk Common:

- Permit seasons are over.

SiteWatch:

- Patrols will continue weekends only through December 16th (coincides with the end of the travel soccer season).
- Invoices for 2001 will be sent to youth sports groups by November 30th. Total cost for the program - \$25,000.

Parks Crew:

- Completing seasonal tasks such as final cuts, fertilizing, aerating, and overseeding.
- Leaf removal and tree work.
- Track and trail maintenance.
- Installed player benches at the 5 Mondauk Common ballfields.
- Completed construction of the Sandy Run Middle School Outdoor Teaching Station, a partnership with the Middle School and the Upper Dublin Junior Athletic Association.
- Installed park benches and picnic tables at the Mondauk Common basketball and volleyball courts, Veterans Memorial Park playground, and Loch Alsh Reservoir.
- Installed a memorial bench at the Lock Alsh Reservoir.

Fall Recreation Programs:

- Programs, trips and special events continue through the end of December.
- Following a national trend, registrations are picking up.
- The Department had a wonderful turnout for its 23rd annual "Fowl Shooting" contest. There were 125 shooters. Five of the winners donated their prize turkeys to local families in need through a basket drive sponsored by Jarrettown Elementary School.
- Spaces are still remaining on all three Radio City Music Hall trips, a day trip into New York City on December 15th, and a Peanut Butter and Jelly Day on December 8th.

Miscellaneous:

- There are four boxes of lost and found items located in the Parks and Recreation Department office. Anything not claimed by December 7th will be donated to charity.

Answering Mr. Pesavento's question whether the Department has been able to cut down on the starling population in Mondauk Common, Mrs. Lohoefer reported that although a lot of work was done to accomplish a reduction, many still remain. The Department is now looking at what its policy/procedures should be.

When Mr. Bryers noted that the Shade Tree Commission must be consulted before any trees can be removed from Mondauk Common, Mrs. Lohoefer said she has not pursued that angle yet, but intends to do so soon.

ACTION ITEMS:

Consortium Recycling Center – Preliminary/Final Land Development Plan:

The applicant, Montgomery County Consortium of Communities ("Consortium"), is currently proposing development on a parcel owned by Abington Township that includes construction of a Recycling Facility on a 30.32 acre tract located in an "A" Residential Zoning District. The site is located on Fitzwatertown Road at the location of the Abington Township Sewage Plant. Public sewer and water will serve the site.

Abington Township Commissioners representing Ward 9 and Ward 15 appeared before the Committee to express the opposition of their constituents to the Consortium Recycling Center being located in Abington.

Ross Weiss, Esquire, represented Abington Township and the six other communities in the Consortium interested in recycling at the Fitzwatertown Road location. Also present were Mike Taylor, Assistant Manager of Abington Township; Mark Eisold, Engineer for Abington Township, and Chuck Oyler, Director of Public Works for Upper Dublin Township.

Mr. Weiss made the following statements/comments:

- Approval was received from the Shade Tree Commission under certain conditions.
- Met with the Planning Agency Advisory Board.
- Met with interested neighbors last week. Obtained some very good ideas.
- The operation at the recycling center will consist of the following:
 - Trailer bins will be placed on a cement pad below the area from which recycling trucks will be unloading.
 - An 8 in. "lip" will be provided on the rear of the ramp to prevent tires from rolling back.
 - Recycling trucks will dump their cargo into the trailer bins.
 - Trailer bins will remain in place until completely filled by multiple recycling trucks.
 - Full trailers will be taken to a holding area until several of them are ready to be taken off site.
- The only materials taken to the facility will be newspapers, glass and plastics (all co-mingled). It is hoped the co-mingling will help to suppress noise and keep glass from breaking.
- Regarding concerns about traffic, Mr. Weiss obtained information from all seven municipalities and determined that the average amount of trucks would be 13.4 or 16 during a worse case scenario (if all municipalities picked up recyclables on the same day).
- All PennDOT requirements will be met.
- Hours of operation will generally not be much before 10:00 a.m. and no later than 2:30 p.m., Monday through Friday.
- No deliveries will be made at night.
- There will be no lights at the facility.
- One operator will be on-site to manage the facility.
- The Department of Environmental Protection ("DEP") requires that trailers be weighed before they go out onto the street.
- Savings estimated by Upper Dublin Township alone are \$150,000 per year.
- The Consortium municipalities will share all expenses.
- If approved, Abington will enter into a lease agreement with the other six municipalities to provide access to the facility and share in the maintenance and upkeep of the facility.
- In addition to existing trees, deciduous trees will be planted along the driveway, the front and the perimeter of the property.
- A berm is located between the condominiums and the Abington property. It is proposed to plant trees along the bottom of the berm. If the condominium will agree, then the trees could be placed on top of the berm.
- While it was noted that Springfield Township collects recyclables five days per week, they have been asked to look at the possibility of reducing the number of days of collection.
- The applicant will comply with all issues set forth in Metz Engineers' review letter dated November 21, 2001.
- A series of waivers have been requested: relief from sidewalks along all streets; concrete curbs; widening of Fitzwatertown Road for the entire tract frontage subject to whatever PennDOT requires; drainage easements; utility easements; survey monuments; existing features within 100 ft. of the property; the location and caliper of all trees with trunks 8 in. or more in caliper; existing natural features such as water bodies, floodplains, wetlands, rock outcroppings and slopes in excess of 10%; one shade tree per 40 linear ft. of basin perimeter; all slopes between 10% and 20% be planted with sod, and all slopes exceeding 20% be planted with ground cover plantings.
- Paragraph 5 of Page 3 of Metz Engineers' review letter states: "Three new street trees are shown for the portion of the tract being developed. Trees should be added, equivalent existing plantings identified or a

waiver requested for the balance of the tract.” The applicant has gone beyond that amount based on a request of the Shade Tree Commission.

- Paragraph 7 of Page 3 of Metz Engineers’ review letter states: “A screening buffer should be provided or equivalent plantings identified along the rear property line.” The property is very heavily wooded already, but the applicant will comply if Upper Dublin requires it. A waiver is being requested.
 - Mr. Wert believes the entire wooded area contains deciduous trees. When he suggested the planting of evergreen trees, Mr. Weiss agreed.
- The applicants agree to limit the site for the use of the 7 municipalities in the immediate area that do not use private haulers.. If one or more should drop out, no substitutions will be made.

Mr. Leonard pointed out that Item 2 in the Planning Agency Advisory Board’s Minutes dated November 23, 2001 states: “A concern for noise and odor was addressed. Presenter stated ‘no large machinery, such as Bobcats, will be used.’” Mr. Oyler said the intent was to possibly have one Bobcat on the site. Mr. Leonard said one Bobcat is needed for clean-up purposes, but there will not be any processing associated with it.

Mr. Pesavento raised the following concerns:

- The grey areas on the plans are paved.
 - Mr. Wert looked over the calculations for stormwater run-off. In his opinion, there is definitely some “tweaking” to do.
- In light of the stormwater concerns, Mr. Pesavento recommended that an engineer not associated with any of the seven municipalities study the situation.
 - Mr. Weiss suggested that Upper Dublin identify a qualified third party.
- Responding to Mr. Pesavento’s question about the height differential of the slope, Mr. Weiss stated the differential is +/- 20 ft.
- Mr. Pesavento asked what the applicant has done regarding noise mitigation.
 - Tree buffers between neighboring properties and the area where the trailers are stored.
 - Researched Upper Dublin’s Noise Ordinance. Nothing was found that detailed noise requirements or decibel references.
- Mr. Pesavento suggested that the applicant contact Rutgers University’s Noise Institute because they work with communities.
- Site distances meet PennDOT requirements:
 - Left side: Minimum required is 535 ft. Actual is 730 ft.
 - Right side: Minimum required is 460 ft. Actual is 650 ft.
- Mr. Pesavento would like to see a requirement in any intermunicipal agreements prohibiting recycle trucks from using residential streets in the area. They should only use Fitzwatertown Road or Susquehanna Road
- Mr. Pesavento noted under “General Engineering and Drafting Comments” in Metz Engineers’ review letter a statement to the effect that “The minimum soil cover of 2 ft. over storm water pipes is not met between Inlets 3 and 1, 4 and 2.” He was concerned about sheet flow down the hill, and asked whether the water is going to be directed into the detention basin.
 - Mr. Ross said the applicant has over-compensated to take additional water from above, and most of the water will be taken care of by the detention basin.
- In the November 6th letter from Boucher & James, Inc., Consulting Engineers, Paragraph 5 states: “Request a waiver from installing Survey Monuments. The Abington Wastewater Treatment plant has been operating on this property for more than 30 years, and the proposed recycling center will be constructed well within the property boundaries. Therefore, no survey monuments are proposed for the property outbounds.”
 - Mr. Eisold said he does not know what they would accomplish by surveying everything because the proposed recycling center will only occupy the right-hand corner of the property.

- Paragraph 7 states: "Request a waiver from providing location and caliper of all trees with trunks 8 in. or more in caliper. The plans currently show the location and caliper of trees with trunks 8 in. or less in caliper in the area of proposed disturbance. All other 'wooded areas' are identified with a tree line. A separate tree survey plan for the wooded areas is not proposed to be submitted."
 - Mr. Eisold indicated that this requirement pertains to the entire property versus the portion of the site being developed.
- Paragraph 8 states: "Request a waiver from showing natural features, such as water bodies, floodplains, wetlands, rock outcroppings, and slopes in excess of 10% be shown on the plans. The plans currently show all existing and proposed contours as well as existing natural features. Slopes greater than 10% are shown by the contour interval but have not been specifically highlighted. Mr. Pesavento asked if there is a site plan?"
 - Mr. Eisold indicated that this requirement pertains to the entire property versus the portion of the site being developed. There is really not a lot of area left on the site to do any major project.
- Mr. Pesavento asked why PennDOT does not want to widen the road?
 - PennDOT wants to minimize tapers in and out of the site.
 - Mr. Wert interjected that if there is no road widening, there will be less tendency to increase speed.
- Mr. Pesavento noted that there are no hydrants on the site.
 - Mr. Eisold said there would be no problem in locating a fire hydrant on the property.

Mr. Mermelstein commented:

- This project is being proposed in an area zoned "Residential."
- Mr. Weiss is representing the other six municipalities and not Upper Dublin at this point in time.
- Upper Dublin has been unsuccessful in the past in its efforts to prohibit recycling trucks from entering residential areas.
- He questioned the fairness or equity to the three surrounding residential communities. They have already been inconvenienced by the County trash transfer station and the wastewater treatment plant.
- He reminded of Upper Dublin's request to the other six municipalities to locate other sites that could be used for the recycling facility to no avail.
- Although Mr. Mermelstein had requested that the applicants meet with interested residents, the applicants went ahead and formulated their plans and filed same on October 15th. A meeting with the interested residents was then held on the evening before Thanksgiving.
- In Mr. Mermelstein's opinion, there has not been a good faith effort to work out any negotiations with the neighbors.
- No effort has been made to find a short-term solution while alternates are considered.
- Mr. Mermelstein urged the Board of Commissioners to reject joining in this project until alternative sites are considered.
 - Mr. Weiss asked for approval conditioned upon all discussions this evening.

Since this issue is so complicated, it was decided to discuss same with the Board of Commissioners at their January Stated Meeting.

Joanne Wright of Clemens Avenue asked for consideration of an Environmental Impact Study due to the proximity of the runoff into the Sandy Run Creek. She informed that Abington Township has been fined twice in the past for exceeding EPA limits.

Mr. Wert suggested deferrals instead of waivers for items 1a, 1b, 1c and widening in No. 2.

Mr. Mermelstein interjected the following:

- Suggested the Commerce and Interior Committee might want to request an Environmental Impact Study be done.
- Suggested it might be more appropriate for the Commerce and Interior Committee to discuss this issue again.

Mr. Cassidy reminded that he will no longer be on the Board of Commissioners in January, and Mr. Bryers has abstained to vote on any part of this issue. In his opinion, the independent review will bring up issues that the full Board of Commissioners should discuss.

Mr. Pesavento brought up the following:

- Recommended that this application be moved to the Board of Commissioners for consideration.
- Consent to enter into a Consortium agreement should be subject to limiting the participation to the original seven communities.
- Fire lanes must be a consideration.
- The agreement to be entered into should limit traffic through residential areas.
- He supports the engineering review for stormwater management.
- He agreed with deferrals of Items 1a, 1b, 1c and 2 in lieu of waivers.

Fort Washington Volvo Final Land Development Plan:

Dominic Marziani, Architect, represented the applicant and said the applicant is in receipt of Metz Engineers' review letter dated November 20, 2001.

Mr. Marziani made the following comments:

- They have not addressed the landscape plan, but the applicant now understands the issues related to that plan.
- Because they are adding 1,900 sq. ft. on the existing blacktop, the applicant proposed a plan to relieve parking on Bethlehem Pike.

Mr. Marziani stated the following:

- Fort Washington Volvo has residential neighbors toward the rear:
 - Toner property
 - Apartments
- There is an existing 6 ft. fence in the rear of the property.
 - The Zoning Hearing Board recognized the problem with buffering and required them to replace the fence in lieu of providing a buffer.
- The applicant cannot comply with the internal parking ratio required of 10%; 5.7% is provided. Waivers are being sought from providing buffering and screening.
- Internal islands on the parking lot would be a problem when new car carriers come off the highway.
- Site lighting is not an issue from the applicant's standpoint. It will be reduced to a single-head pole.
- Lower level lighting is being proposed for security purposes during non-operational hours. Only 3 of the 15 pole lights will be utilized during non-operational hours.
- Adjustments will be made to the fixtures upon installation.
- Due to a dense bank of trees in the rear of the property, the applicant objects to putting in more buffering.
 - Mr. Bryers suggested a contribution in lieu thereof to the Parks and Recreation Department.

- There is an open creek bed along the Toner property. The applicant has agreed to install two elliptical pipes at considerable expense.
 - Mr. Leonard asked that all recommendations be placed on the plan between now and final approval.

Mr. Leonard pointed out Item 5 under General Engineering and Drafting Comments in the Metz review letter which states "It is not clear how the drainage at the low point of Bethlehem Pike will drain without making the sidewalk impassable during heavy rain or snowmelt. The cross slope and driveway grading needs to be checked. This should be explained and detailed by the designer."

Jim Tamborino from Tri-State said there were two terre cotta pipes under Bethlehem Pike. In order to obtain a permit from PennDOT, the pipes had to be replaced with two concrete pipes which will carry a ten year storm frequency at a cost of \$75,000.

There is an existing head wall that will be removed and a new head wall will be constructed which will handle a larger capacity of water. Mr. Wert is in agreement.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend approval of the Final Land Development Plan of Fort Washington Volvo (Upper Dublin Reference No. 00.006) (1) conditioned upon the review letter from Metz Engineers dated November 20, 2001 (2), granting waivers requested in that letter as shown on Page 3 of 7, 1a, 1b, and 1c, (3) conditioned upon lighting as set forth in the November 21st letter from Grenald Waldron Associates, (4) conditioned upon the site lighting to be adjusted after it is installed, (5) conditioned upon the applicant coming to agreement with the neighbors or contribution to the Township to the satisfaction of the engineers, and (6) conditioned upon meeting the engineer's concerns as set forth in Item 5 on Page 4 of 7.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Jeffrey and Diane Barclay Minor Subdivision – 702 Randolph Avenue:

This application is for the subdivision of a 34,991 sq. ft. tract, (Zoned "B" Residential) into two lots. Lot 1, with 18,995 sq. ft., will contain the existing dwelling, a two-story masonry residence. Lot 2 will be a new building lot with 15,996 sq. ft. Public water is provided by way of a new water service from Glencoe Avenue. Public sewer will be provided by a 2 in. diameter force main and sewage ejection pump to a gravity manhole at the intersection of Randolph Avenue and Glencoe Avenue.

References were made to Metz Engineers' review letter of November 20, 2002.

Under Zoning Ordinance – Chapter 255 on Page 2 of 4, Item 2 states: "Township records indicate Glencoe Avenue may not be a dedicated public street. This should be verified. If not dedicated, conditional use approval may be required."

Mr. Leonard said the Township cannot specifically find a deed of dedication for Glencoe Avenue. However, the Township does provide services and has done so for many years. In the event that the Board of Commissioners does chose to widen Glencoe Avenue in the future, then the owners of the two lots will be required to pay their fair share for said widening. A note referring to this shall be recorded on the plan by Mr. Barclay.

Under Zoning Ordinance – Chapter 212 on Page 2 of 4, item 3 states: The proposed driveway should intersect Glencoe Avenue as close to 90 degrees as possible. Applicant indicates dwelling is angled to take advantage of available views to the front."

Under Zoning Ordinance – Chapter 212 on Page 2 of 4, item 4 states: The back around area should accommodate a 20 ft. deep parking stall. Ten feet have been provided.” It was agreed that the 35 ft. driveway has enough space to turn around, therefore Messrs. Oyler and Wert agreed that the 10 ft. is adequate.

Under Stormwater Management Ordinance – Chapter 206 on Page 3 of 4 it states: “Review of the Stormwater Management aspects will be conducted with the Grading Permit Plan Review.” They are identical to what is on the plans at the present time.

In Carroll Engineering’s review letter dated November 9, 2001, it states: “The Township may wish to consider sewer facilities for other properties in the vicinity of this land development. If public facilities are desired, design of a shared force main system might be considered in lieu of a solitary dedicated force main just for this proposed residence. Alternatively, the overall sewer plan shows a gravity sewer north of this land development at Red Maple Drive. The possibility of extending a gravity sewer from this point south to this proposed land development should also be considered.”

This issue came up at a recent staff meeting, and Mr. Wert informed that there is a gravity sewer in the creek nearby. The Committee agreed that it is not necessary to install sewer facilities for other properties in the vicinity of this land development.

Mr. Bryers motioned, with Mr. Pesavento seconding, to recommend final approval to the Board of Commissioners for the Barclay Minor Subdivision Plan (Upper Dublin Reference No. 01-009) conditioned upon (1) Metz Engineers’ review letter dated November 20, 2001, (2) Carroll Engineering’s review letter of November 9, 2001, (3) granting deferrals for items 1a, 1b, and 1c, and (4) conditioned upon deferral of the owner’s obligation to widen the road if the Township deems necessary.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSSION ITEM:

1100 Virginia Drive – DeVry Institute – Preliminary Land Development Plan:

1100 Virginia Drive Associates is currently proposing development of this 67,098 acre tract that includes construction of a 100,000 sq. ft., two-story, Office/Education Center and realignment of the existing Expo Center space into office, warehouse, manufacturing and other commercial space centers. The applicants propose to increase the “office” and “warehouse” use, decrease the “other commercial” use and completely eliminate the “Expo” and “Open Area Commercial” use. The Engineering Report estimates 2,599 required parking spaces after the proposed changes to include elimination of an area of existing parking, realignment of some areas of existing parking, and changes in the rate of parking required due to the proposed future uses of the existing building. Public water, sewer and gas currently serve this “EC”-Employment Center District site.

Ross Weiss, Esquire; Michael Mandelbaum, applicant; and Ted Kochen, applicant’s engineer; were present.

This is a plan separate from the renovations to provide office space in the existing Expo Center Building for DeVry Institute (“DeVry”). Mr. Weiss said that it is possible that DeVry would go into the new building if approvals are obtained in a timely fashion. Likewise, it is also possible that the new building could be occupied by someone other than DeVry.

The gentlemen presented a rendering of what the new building could look like. Mr. Mandelbaum wishes to develop the property to its fullest potential.

When Mr. Pesavento asked how the proposed new building would impact parking for the Expo Center, Mr. Mandelbaum said the Expo Center would have to be moved to another site under this plan. Mr. Mandelbaum wants to be pro-active when someone inquires about putting up a new building.

In Metz Engineer's review letter of November 27th, a suggestion was made for a traffic impact study.

Mr. Leonard brought up the following:

- Suggested that the applicant might want to look at opening the upper driveway.
- Stormwater management is a critical issue.
- The new building and land development requires that the entire property comes into compliance and then grandfathering of the original building.

Mr. Wert said that whatever the applicant can do to decrease flooding into the creek downstream will benefit the applicant and the Township.

The applicant was willing to waive the 90 day review period.

Alfred G. Suriano, 1410 Limekiln Pike – Minor Subdivision Plan:

This proposed Minor Subdivision (re-subdivision) involves two existing parcels respectively owned by Suriano and Winslow. The land is zoned "A" Residential. A new buildable Lot 2 will contain 69,950 sq. ft. exclusive of the 25 ft. wide flag access. Lot 1 will retain the dwelling with 45,138 sq. ft. A conditional use approval is required for Lot 2.

Alfred Suriano, owner; Pat Zollo, Realtor; and Ed Volberg, Engineer represented the applicant.

The following issues were raised as a result of Metz Engineer's review letter dated November 20, 2001.

- A floodplain exists on the Suriano property as well as the neighboring Geppert property which should be shown on the plan. The applicant's position is that the floodplain does not extend into the Suriano property. Mr. Leonard said the Township believes that Mr. Geppert put so much fill into his property that it might have impacted the flood plain. Mr. Wert said that it might be worthwhile looking at alluvial soils by engaging a soil scientist to have the property flagged.
- Mr. Suriano intends to sell the second lot and does not intend to build anything thereon.
- A man-made slope leads to the barn entrance. There will be no development on the property where natural steep slopes exist. Mr. Wert informed that the ordinance requires the applicant to identify the steep slopes even though he does not believe there will be a problem.
- The right-of-way along Limekiln Pike should be offered for dedication to the agency having jurisdiction at the time of recording. The applicant prefers dedicating 40 ft. of right-of-way rather than the 100 ft. as recommended by the Township Engineer.
- The applicant is requesting a waiver from widening along Limekiln Pike. Mr. Wert suggested a deferral until such time as the Township deems widening should be done.

- A waiver from curbs and sidewalks is also requested. Again, Mr. Wert suggested a deferral in lieu thereof.

Montgomery County Planning Commission ("MCPC") noted that the 1994 Upper Dublin Township Open Space Plan shows this segment of Limekiln Pike as a first priority link in the Township's sidewalk network.

- Mr. Leonard suggested that at least some preliminary engineering be done rather than at some later date.
- A note will be placed on the plan showing the site distance for the proposed driveway to serve Lot 2. A permit is required for the new driveway.
- Streetlight locations should be shown on the plan. A photocell controlled post lamp at each driveway is advised to identify the driveway locations.
- A waiver is requested from landscaping. Mr. Wert wishes to evaluate what could be added as additional plantings on the new building lot.
- A waiver is requested from showing existing features within 100 ft. of all tract boundaries.
- A wetland study is required due to the presence of alluvial soils.
- A waiver is requested from adding location, size, depth and pipe type of existing storm sewers, sanitary sewers, water mains, gas mains and culverts within 100 ft. of the tract boundaries to the plan due to the nature of lot line adjustments.

Mr. Wert said he will take this into consideration, but there might be some areas that could be shown.

The applicant is requesting a conditional use hearing. Mr. Leonard said the applicant might be asked to go back and resolve everything before conditional use is taken up.

- The existing fire hydrant is mislocated on the plan.
- The applicant is requesting a deferral from providing a sanitary sewer profile for Lot 1 across Lot 2.
- There is no easement associated with the utility pole on Lot 2 near the southernmost corners.

New Life Presbyterian Church of Fort Washington Preliminary Land Development Plan:

This proposed development is to construct a 48,048 sq. ft. church with 248 parking spaces including 15 deferred spaces on a 7.226 acre tract on Limekiln Pike approximately 600 ft. south of Susquehanna Road. The one-story, stone dwelling that exists is shown to remain as a vegetable stand.. Public water and sewer are to be provided. The tract is zoned "A" Residential and was the subject of Zoning Hearing Board Decision No. 1618.

Metz Engineers' review letter of November 27, 2001 was discussed.

- Item 1 under Zoning Ordinance – Chapter 255 states: "This tract was the subject of a Zoning Hearing Decision No. 1618 for construction of the church. Document that the vegetable stand and the continuation of the commercial use were included in the application, testimony or decision.

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The property in question is part of the life estate of Rose Lorenzo, and upon the vacation of the land by the demise of the current owner, it will become the property of the church. The church plans to maintain the building and relocate the vegetable stand at that time.

The church owns the entire property now, and has provided off-street parking for the vegetable stand.

The applicants must go back to the Zoning Hearing Board to clarify the issue of the life estate, farm use and vegetable stand.

- No. 5 under Zoning Ordinance states: "The proposed construction disturbs steep slope areas in excess of that allowed by ordinance. Slopes of 10-15% are allowed 40% disturbance, 96% is proposed; slopes of 15-15% are allowed 30% disturbance, 36% is proposed; slopes greater than 25% are allowed 15% disturbance, 100 % is proposed.

The stated intent of the zoning ordinance is to minimize development on steep slopes. The parcel itself has severe restrictions under the ordinance.

When Mr. Leonard asked if this is a buildable property, Mr. Wert answered in the affirmative.

- In lieu of roadway widening, curbs and sidewalks, deferrals would be acceptable until such time as the Board of Commissioners deems them necessary.

Mr. Leonard stated that if the applicants have outstanding zoning issues, proceeding with a land development plan would not be wise. The applicants must be sure that the land can be used as suggested.

David White, Pastoral Assistant of the church, said that the Code Enforcement Officer encouraged them to go ahead with a narrative from Ken Pahutski, land surveyor.

Gilbert High said a determination has to be made whether there is a violation of the Zoning Code which contains a provision that limits excavation on a property, but it is waivable. If the applicants still want to go back to the Zoning Hearing Board, it would be prudent to outline all details and have advisors determine what relief to seek.


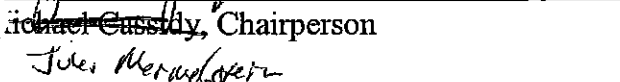
The applicants agreed to a waiver of the 90 day review period.

There being no further business to discuss, Mr. Bryers motioned, with Mr. Pesavento seconding, to adjourn the meeting at 10:20 p.m.

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cassidy, Chairperson


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