

**STATED MEETING AGENDA  
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP  
TUESDAY, OCTOBER 12, 2021 7PM**

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

**CORRESPONDENCE AND ANNOUNCEMENTS**

-Board of Commissioners met in Executive Session on Monday, September 27, 2021 at 6:30 PM at 520 Virginia Drive for consultation with the solicitor over personnel issues.

-Announce Appointments for November and December

-Human Relations Commission Report

**PRESENTATION**

T Life Saving Certificates

**APPOINTMENTS**

I Consider Appointment of Police Officer Akhmat Muk.

Consider Appointment of Police Officer Devon Petaccio.

**COMMITTEE REPORTS**

Economic Development & Finance Committee

Public Safety, Works & Services Committee

Planning, Parks & Library Committee

**MUNICIPAL AUTHORITY REPORT**

**STANDARD BUSINESS**

A Move to accept minutes of September Stated Meeting without reading.

B Move to approve the Tax Collector's Report for the month of September.

C Call on Township Engineer for his report.

D Call on the Manager for his monthly report, Questions, Move to accept.

E Move to accept the disbursements from the various Township accounts for the month of September.

**DISCUSSION ITEMS**

\*This discussion item may also be an action item. See action items.

F Discuss Zoning Hearing Board Cases & Planning Commission Agenda for October.

G \*Discuss Public use of driveway between Highland Avenue and 520 Virginia Drive and turns from Camp Hill Road and Virginia Drive.

H \*Discuss Short-Term Lease for MCLINC at 520 Virginia Drive.

W \*Discuss Waiving of Permit Fees for storm related construction.

X \*Discuss Township Debris pick-up in Stuart Creek on Non-Township Roads.

**PUBLIC COMMENT/QUESTIONS – ITEMS NOT ON AGENDA**

## ACTION ITEMS

**\*\*The Board of Commissioners may act on this agenda item tonight.**

- G     **\*\*Consider**     motion to approve Public use of driveway between Highland Avenue and 520 Virginia Drive and turns from Camp Hill Road and Virginia Drive.
- H     **\*\*Consider**     motion to approve Short-Term Lease for MCLINC at 520 Virginia Drive.
- W     **\*\*Consider**     motion to Waive Permit Fees for storm related construction.
- X     **\*\*Consider**     motion to approve Township Debris pick-up in Stuart Creek on Non-Township Roads.
- J     **Consider**     motion to approve the short-term lease at 370 Commerce Drive.
- U     **Consider**     motion to approve Resolution #21-2439 authorizing Application to 2021 PECO Green Region Open Space Program for the Twining Valley Park Native Plant Garden Accessible Pathway & Signage.
- M     **Consider**     motion to accept Resolution #21-2440 for approval for Land Development 113 Jackson Avenue UD#20-7 with conditions.
- L     **Consider**     motion to approve Resolution #21-2441 for the American Rescue Plan Library Grant.
- Mc   **Consider**     motion to accept Primex donation of 100 trees with a value of \$6,700.00.
- N     **Consider**     motion to approve License Agreement with Pennsylvania Department of Environmental Protection for 3315 Susquehanna Road.
- O     **Consider**     motion to approve Professional Services Agreement for Audit Services.
- P     **Consider**     motion to approve Professional Services Agreement with Claims Adjuster, Young Adjustment Company, Inc.
- Q     **Consider**     motion to accept Trail Easement granted by Temple Sinai, and Side Letter Agreement.
- R     **Consider**     authorizing Release of Escrow Funds for Spring House Land, Inc Washington Manor UD #15.001 Release #5 in the amount of \$679,282.58.
- S     **Consider**     motion to accept Lowest Responsible Bid for 2021 Rock Salt.

**NEXT MEETING**     November 9, 2021 7:00 PM

## ADJOURN

Agenda posted 10/8/2021.

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, October 12, 2021, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Ira Tackel presiding.

In attendance were Commissioners Ira Tackel, Liz Ferry, Alyson Fritzes, Robert McGuckin, Meredith Ferleger and Gary Scarpello. Attending via Zoom was Commissioner Cheryl Knight. Also present were Paul Leonard, Township Manager; Tom Fountain, Township Engineer; Gilbert High, Township Solicitor; Jim Ennis, Zoning Officer; Ralph Alessandrini, Public Works Director, and Chief of Police, Fran Wheatley.

PLEDGE OF ALLEGIANCE:

Mr. Tackel asked all present to join in reciting the pledge of allegiance to the flag.

ROLL CALL:

Mr. Tackel called the roll and received responses that all seven of the Commissioners were in attendance with Commissioner Knight attending via Zoom.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Tackel announced that the Board of Commissioners met in Executive Session on Monday September 27, 2021 at 6:30 PM at 520 Virginia Drive to consult with the solicitor over personnel issues.

Mr. Tackel announced the retirement of Deb Ritter. Mr. Leonard recognized Ms. Ritter and thanked her for her years of service.

Mr. Tackel announced at the Board of Commissioners Stated Meeting on November 9, 2021, the Board will be appointing members to the following Commission:

Human Relations Commission – two three-year terms ending November 30, 2024

Applications should be made online at [www.upperdublin.net/government/boards-commissions/](http://www.upperdublin.net/government/boards-commissions/) and submitted by October 18, 2021 for consideration at November's Stated Commissioners' meeting.

Mr. Tackel then announced that at the Board of Commissioners Stated Meeting on December 14, 2021, the Board will be appointing members to the following Boards and Commissions:

Building Code Board of Appeals – one unexpired term ending June 30, 2023

Historical Commission – three three-year terms ending December 31, 2024

Municipal Authority – one five-year term ending January 1, 2027

Pension Boards – one one-year term ending December 31, 2022

Planning Commission – one four-year term ending December 31, 2025

Applications should be made online at [www.upperdublin.net/government/boards-commissions/](http://www.upperdublin.net/government/boards-commissions/) and submitted by November 19, 2021 for consideration at December's Stated Commissioners' meeting.

Mr. Leonard announced the Kiwanis Club was hosting a Tornado Relief Carnival that would be held October 21-23 from 6 – 10 PM.

Mr. Tackel announced that the debris trucks continue to pick up throughout the township. If there is a specific address that has not been picked up please call the township building with that information.

Human Relations Commission Report (HRC):

Mr. Leonard stated there was nothing to report. Next meeting will be October 21, 2021.

PRESENTATION:

Mr. Tackel presented Life Saving Certificates to Jennifer Maier, Theresa and Anthony Bombaci and Larry Salomon for their efforts in helping save Mr. Fedyna's life on June 2, 2021.

APPOINTMENTS:

Tab I - Consider Motion on Appointments of two Police Officers:

Chief Wheatley summarized the Upper Dublin Police Department hiring process.

Lieutenant Nyce introduced and requested the appointment of Akhmat Muk to the position of Police Officer in the Upper Dublin Township.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to appoint Akhmat Muk to the position of Police Officer in the Upper Dublin Police Department.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Lieutenant Darren Nyce introduced and requested the appointment of Devon Marie Petaccio to the position of Police Officer in the Upper Dublin Police Department.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to appoint Devon Marie Petaccio to the position of Police Officer in the Upper Dublin Police Department.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

District Justice Patty Zaffarano administered the oath to Police Officers Muk and Petaccio.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. McGuckin reported that they did not meet this month. The next meeting will be November 3, 2021.

Public Safety, Works and Services Committee (PSWS):

Mr. McGuckin reported that they did not meet this month. The next meeting will be November 3, 2021.

Planning, Parks and Library Committee (PPL):

Ms. Ferleger reported that they did not meet, and the next meeting will be October 26, 2021.

Municipal Authority Report:

Mr. Leonard stated there was nothing to report.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the September Stated Meeting without reading:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the minutes of the September Stated Meeting without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab B – Motion to Approve the Tax Collector’s Report for the month of September 2021:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of September 2021.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab C – Call on Township Engineer for his Report:

Mr. Fountain submitted his written report for the month of September 2021 and highlighted the following:

Mr. Fountain: The Engineering Department continued to operate out of 801 Loch Alsh Avenue for the month of September. We have since moved to 370 Commerce Drive. Main projects at Mattison Estates, HyView, Enclave and North Hills are getting into full swing. A new project at 350 Commerce Drive has begun construction. We have been assisting Public Works and Code Enforcement in responding to storm related issues. There is a resolution for plan approval at 113 Jackson Avenue on the agenda tonight.

Mr. McGuckin: Could you address the current status of the Goodman Tract specifically if there is any outstanding remediation work still required?

Mr. Fountain: Most of you are aware of the clearing, of the federal and state enforcement and township enforcement actions and other communications with Mr. Goodman. Mr. Goodman has engaged the stream and biological consultant and has seeded and mulched a majority of the disturbed areas of the site. Planting and revegetation will continue.

Ms. Ferry: Has the township received any plans for the site?

Mr. Fountain: A sketch plan was submitted more than a year ago. There is no current sketch plan before the township.

Tab D – Call on Township Manager for his Report:

Mr. Leonard submitted his written report for the month of September 2021, and highlighted the following:

Mr. Leonard: I would like to thank the township staff, Public Works, the Police Department, and Code Enforcement. Last evening the Fort Washington Fire Company conducted an after action review, the township is also performing an after action report. We solicit comments, questions, input in order to find out how we can improve. I would like to focus on the response to the residents. Code Enforcement did engage outside consultants have been meeting with residents as promptly as possible. They have been working diligently. We have established a Code Permit Trailer at 801 Loch Alsh Avenue which opened yesterday. This trailer is open scheduled hours and by appointment. The second point I would like to mention is about the UD Citizen Emergency Fund info on website. This is a 501-3.c charitable nonprofit fund established entirely for donations. This fund has routinely only had approximately \$3,000; it has recently grown to over \$70,000 due to an outpouring of generosity. It has also grown in complexity. Information regarding this fund and who is eligible to receive funding is available on our website.

Ms. Fritzges: What was the outcome of the meeting regarding trees along 309?

Mr. Leonard: There was a meeting held including Representative Todd Stephens and Commissioner Ferry. The question was could sound barriers be placed along 309? The simple answer was no, or very unlikely. The township staff will be making a list of recommendations to present to Representative Stephens. A thoughtful planting plan for along 309 as soon as this fall or spring is the direction.

Ms. Ferry: Representative Stephens was looking for a specific plan to submit to PennDOT. He is looking for federal funding for this project.

Ms. Ferleger: I know we are waiting for the Disaster Declaration to allow for access to public land, when will that process start?

Mr. Leonard: It has. What happened immediately was the Disaster Declaration by the Township was issued night of the storm, the next day was issued by the county and then issued by the President at a federal level. With those declarations came individual assistance. This past Thursday, public assistance was declared. The county contractor will be allowed to go on public property to extend clean-up efforts. Public assistance only applies to uninsured loss.

- Ms. Ferry: Temple Ambler was heavily damaged, can they get reimbursed through public assistance?
- Mr. Leonard: I am not certain. I do know reimbursement is difficult to receive.
- Ms. Knight: About the notification of grant monies for storm mitigation, would that be something we could think about for drainage projects?
- Mr. Leonard: Yes, with that Disaster Declaration you are eligible for mitigation money. We would be eligible for access to funding that may be helpful.
- Ms. Ferry: Regarding the PA DEP recycling grant, it looked like we were successful in getting a grant for a truck to assist in yard waste?
- Mr. Gaul: There is a grant going toward a truck budgeted for 2022.
- Mr. Tackel: The Shade Tree Commission adopt a tree program was held this past weekend. There was a distribution of 430 trees.
- Mr. Leonard: The tree give away was a great success. Later tonight on your agenda, you may accept a generous donation of 100 trees from Primex. Registration will be online and be a lottery system. Registration will close October 20, the lottery winners will be notified that afternoon.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Manager's Report for the month of September 2021 without reading.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab E – Motion to accept the Disbursements from the Various Township Accounts for the Month of September 2021:

Ms. Knight motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$5,222,837.04 as follows:

Total of Proposed Disbursements	\$3,936,968.45
Estimated Payroll	\$1,000,000.00
Interim Check Run Expenses	\$285,868.59
<b>Grand Total</b>	<b>\$5,222,837.04</b>

Mr. McGuckin asked why these disbursements were substantially higher than normal.

Mr. Leonard answered that it was most likely until we get a direct reimbursement from the insurance company. The township has received \$250,000 from insurance.

Ms. Knight also mentioned that it could also be due to the disbursements because of the pension fund obligations that were quite large.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSSION ITEMS – ITEMS WITH AN \* MAY ALSO BE AN ACTION ITEM. SEE ACTION ITEMS:

Tab F - Discuss Zoning Hearing Board (ZHB) Cases and Planning Commission (PC) Agenda for October 2021:

Mr. Ennis reviewed the October 19, 2021 Planning Commission meeting agenda that has the following matters scheduled for discussion:

***Review of Conditional Use and Preliminary Land Development Applications for 1055 Virginia Drive:***

Text changes allowing indoor self-storage facilities by conditional use approval within the GFW Greater Fort Washington Zoning District were approved and enacted to the Zoning Code earlier this year. A sketch plan proposing the construction of an indoor self-storage building at 1055 Virginia Drive was jointly submitted with the text changes.

1055 Virginia Drive is a 2.3 acre property within the GFW District. You may recall the tentative sketch plan application directly tied to the zoning change application details a 4 story self-storage building containing a building footprint of 26,182 square feet at 1055 Virginia Drive. The property also contains a mapped FEMA floodplain running along the entirety of its frontage, which is subject to the requirements of the zoning code's Floodplain Conservation District. Any variances required for the construction activities within the floodplain were granted by the Zoning Hearing Board in June of this year.

The developer is now moving forward with the required planning and review process to gain the approval for the Conditional Use and Preliminary Land Development applications. Given the Planning Commission's favorable opinion of the tentative sketch plan's site design and renderings for architecture and landscaping when it was presented and reviewed earlier this year, there is the likelihood both applications will receive a recommendation of approval during the October meeting.

***Review of Tentative Sketch Plan for 0 Girard Avenue:***

The sketch plan concerns the proposed construction of a 1,130 square foot building at an undeveloped, 4,730 square foot property within the CR-L Commercial Retail Limited Zoning District of the Township's North Hills area. The property owner intends on conducting his landscaping/contractor business operations within the proposed building.

Zoning issues related to use and setbacks have already been identified. The property owner is appearing before the Planning Commission to gain additional reviews, as well as



gauge the Planning Commission's receptiveness to the project.

***Review of Conditional Use Application for 1001 Fitzwatertown Road:***

This project has been an ongoing matter of consideration since the time a Zoning Hearing Board application requesting an August 2021 appearance was submitted. The application was continued during the September 2021 Zoning Hearing Board meeting and will not be fully heard until October 25<sup>th</sup>.

The project subject to both the Zoning Hearing Board and Conditional Use applications is the proposed construction of an accessory building exceeding the allowed maximum size and height and to contain an accessory apartment unit on the second floor.

Since the time of the August application submittal, the applicant has amended the Zoning Hearing Board application associated with an accessory apartment allowance for properties applicable to the provisions of the Zoning Code's Historic Resource Overlay District. Accessory apartments are permitted by conditional use within this overlay, so long as they are proposed within an existing building. Along with needing several other approvals and variances granted by the Zoning Hearing Board, the project requires a variance from the Historic Resource Overlay requirements because the applicant is proposing an accessory apartment within a newly constructed building.

The applicant has insisted on the October 19<sup>th</sup> Planning Commission appearance, even though variances have not been granted by the Zoning Hearing Board. The Township requested a waiver from the timeframes associated with a Conditional Use application, which the applicant refused to provide.

*It is very difficult for the Planning Commission to provide any form of recommendation of approval without knowing the necessary variances were granted, as well as not knowing if any conditions are established with the Zoning Hearing Board's approval.*

***Further Review of Zoning Text Amendments to Include Riparian Buffer Requirements:***

The first draft of text amendments covering riparian buffer protection requirements was reviewed by the Planning Commission during their August 2021 meeting. Changes based on the discussions during this meeting have been incorporated to a 2<sup>nd</sup> draft for further review.

Mr. Ennis then discussed the Zoning Hearing Board meeting scheduled for Monday, October 25, 2021 at 7:30 P.M. There are six items scheduled to appear:

- **Application #2378 for the property at 485 Ambler Road in Fort Washington:**  
This application took up a great deal of the Zoning Hearing Board's time and consideration during their meeting in September. The application is continued to the October 25<sup>th</sup> meeting. The application concerns the proposed construction of an 1,575 square foot accessory building to be used as a garage, general storage,

and an in-law suite.

- **Application #2382 for the property at 1001 Fitzwatertown Road in Roslyn:**  
This application is continued from the September meeting. The property owner wants to construct an accessory building exceeding the allowed maximum size and height. An accessory apartment unit for the second floor of the building is being pursued. Activities prohibited within a floodplain are proposed for the construction of the accessory building.
- **Application #2386 for the property at 215 Weldy Avenue in Oreland:**  
The property owners need dimensional related variances to place a shed at their property.
- **Application #2387 for the property at 113 Brentwood Drive in Willow Grove:**  
The proposed construction of a covered front porch will encroach within the required front yard setback.
- **Application #2388 for the property at 161 Logan Avenue in Glenside:**  
The property owner needs a variance to construct an uncovered deck.
- **Application #2390 for the property at 155 Commerce Drive in Fort Washington:**  
The operations of FabSpeed are located at 155 Commerce Drive, which is located in the Township's GFW Greater Fort Washington Zoning District. FabSpeed wants to construct a 12,000 square foot building addition. Automobile repair, sales, and service are prohibited in the GFW District. It is my determination the proposed addition is an expansion of a nonconforming use, which the applicant is appealing. If the Zoning Hearing Board agrees with my determination, then the applicant is requesting a special exception approval and variances for the construction of the addition.

**\*Tab G - Discuss Public use of driveway between Highland Avenue and 520 Virginia Drive and turns from Camp Hill Road and Virginia Drive:**

Mr. Tackel: In September, the Board of Commissioners took an emergency action to install a driveway based on recommendations by Chief Wheatley. I felt very strongly that we should wait until public could comment on the use, along with turns from Camp Hill and Virginia. The Board of Commissioners did approve the emergency access.

Jack Smyth,  
Boles Smyth: Regarding Camp Hill Road and Virginia Drive, the traffic signal design has been submitted to PennDOT and is under review. The summary of the turn restrictions is no left turns from Virginia Drive on to Camp Hill Road in both directions, so as not to add volume to underpass of one land rail bridge. If you do allow left turns you will have to significantly widen the corner of Founders Building, increasing the scope of the project and cost. The final turn restriction

is the morning left turn north bound from Camp Hill onto Virginia. The left turn proposed to be restricted between 7 am and 9 am.

Mr. Smyth continued with a presentation regarding access to 520 Virginia Drive:

- Average Weekday Daily Traffic – Highland Ave between Pinetown and Camp Hill 2500
- Peak Hour Volumes – 8 – 9 am and 4:30 – 5:30 pm
- Camp Hill and Virginia with stop sign in morning level of service rating F
- Pinetown and Highland in afternoon level of service E
- Actual traffic count performed on September 30 with 760 trips entering and exiting 520 Virginia
- Projected traffic to 520 Virginia per day is 600 trips entering and 600 trips exiting, total of 1200 trips

Mr. McGuckin: Is this analysis conducted with no left turns from Virginia to Camp Hill, and did you provide any analysis if turns were permitted?

Mr. Smyth: Yes, the analysis was conducted with no left turns from Virginia to Camp Hill. I believe the results would be similar if turns were permitted.

Mr. Tackel: The signalization creates a tremendous effect for those coming down Camp Hill Road over the turnpike that would then be able to make a left turn into the entrance of the library. Likewise, that signalization would have a dramatic effect for those coming the other way on Camp Hill instead of making a right on Highland go a little bit further make a right on Virginia and come straight into the front driveway.

Mr. Smyth: That is correct.

Mr. Tackel: Did any analysis take into account the potential for the easement from Pinetown?

Mr. Smyth: Yes. Out of 760 trips counted on September 30<sup>th</sup>, 30% are now using that access from Pinetown Road. A portion of that would shift to Highland.

An issue is that the leg of Pinetown to Highland gets congested in the afternoon peak. The interaction of that easement driveway could have safety implications. Redistributing to the rear driveway takes the pressure off that leg.

Ms. Ferleger: Just as it relates to Highland Avenue rear driveway vs. no rear driveway, the only difference is that small leg between Pinetown and Highland would have an additional 300 trips total. Can you give a practical comparison of 300 trips?

Mr. Smyth: 15% of 300 is 45 trips in afternoon peak hour is projected on that stretch of Highland. The remaining 255 would be disbursed throughout the day.

Ms. Ferleger: Is that a significant impact?

Mr. Smyth: No.

Mr. McGuckin: The total number, is that what we normally see going in and out of another facility at that hour?

Ms. Knight: We were seeing 5000 trips per day on Highland.

Mr. Smyth: 2500 on that section of Highland.

Ms. Knight: What percentage of that amount?

Mr. Smyth: 15% increase approximately for the afternoon peak hour.

Mr. Tackel: I think the BOC is in agreement to allow for emergency access for police, possibly police business as well. The issue is using that same driveway for entrance and egress in general for access to the library. If the easement doesn't occur then this is a different issue. What kind of safety issues are we speaking about? What is the risk vs benefit for allowing or not allowing use of this driveway?

Mr. Smyth: You are increasing your risk at times when you add a driveway to a congested section of road, that is when there are safety issues due to lack of gaps.

Ms. Ferleger: We are talking about this easement, have you spoken to the owner about what the terms are? If I was their lawyer, I would make sure this easement was restrictive to the township.

Mr. Leonard: I believe they were close to terms, they wanted rights to relocate the easement in the future.

Ms. Ferleger: Would they be asking the township for maintenance or indemnifications?

Mr. Leonard: We currently have shared easements with 500 Virginia Drive for both sides of this building. I believe those easements did have shared maintenance. I will have to look into that issue.

Ms. Ferleger: Those are very different easements than what we are talking about.

Ms. Knight: I believe they were also planning on the construction of new loading bays, that will impact this easement.

Mr. Leonard: It will. What they agreed to was a pedestrian easement off of Highland and the other part of the easement was across the existing parking lots out to Pinetown.

Mr. McGuckin: When you load an intersection in close proximity to another intersection are they generally safer or more dangerous than doing an entrance further apart from the intersection.

Mr. Smyth: In general, the driveway sight distance and gaps in traffic are better from Highland than Pinetown.

Dr. Scarpello: In regards to safety, whether or not Pinetown creates a problem with people getting in and out of the Pinetown entrance, getting access from Highland is a smoother easier in and out without the obstruction of other driveways going in to Pinetown.

Mr. Smyth: Off peak it would not be an issue only during peak hours.

Mr. Tackel opened the discussion for public comment:

Karen Mette,  
1424 Highland  
Ave: I live directly across from this driveway. It was noisy when they built it there was no consideration for the residents. It occurs to me the intent was to keep as an access road. I hope you change your mind. All I will see is headlights and lights from the library. We had problems getting out of my driveway during construction. What is so urgent and necessitous to get to the library? I understand the police use. There is already ingress and egress available for the library.

Ms. Ferleger: When we discussed this last month, we discussed this layout would have limited impact on the residents.

Mr. Leonard: We do have the layout so that the angle would direct the center of headlights between homes.

Ms. Mette: When I purchased my home there was an Office Park with a buffer. You are devaluing my property. Nobody is policing the parking lot. You have not made a case for the need for this access.

Mr. McGuckin: This was a long thorough discussion that occurred when it was decided to move the library to its newest location. There were some for and some against. The thought was once we moved the library there were conversations about making it more inclusive to all of Upper Dublin. To do that it required multiple access points.

Ms. Ferry: Respectfully, you should not assume everyone on this board is for this. We are here today to discuss this and try to figure out the best solution.

Mr. Tackel: Even if we were to talk about potential safety issues, if you were at corner of Pinetown and Highland and you didn't make a left into the easement and you didn't make a left onto Highland we are probably only talking about 1/3 mile

to go up to Commerce to Virginia Drive and come in that way it is not so onerous even with the easement.

Ed Bruno, 1412 Highland Ave: I called the police 3 or 4 times last month, people are coming in sports cars and motorcycles racing around. The police did respond. You said there would be a gate and it would only be cars going in or out.

Mr. Tackel: We did discuss card access at a gate. That did not go any further. I am personally not for this access, I think there are other means of providing access with the same result.

Mr. Bruno: People walk their dogs up and down the street and don't clean up after them. It is marked no trucks allowed, but there are large trucks that come up and down the street.

Francis Biedlingmaier, 1426 Highland Ave: When there were discussions about a driveway it was proposed to be down by the ball field so we wouldn't have head lights coming in, then it was just right in right out, and now it has been built. If you can't make the turn during peak hours then go to the light make a left turn and come in to the library. 780 daily trips from Highland versus 300 daily trips from the Virginia entrance and 120 from Pinetown. The board prior to you made a decision to protect us from the traffic.

Rachel Goldsmith, 1608 Conquest Drive: The entrance would half my drive time to the library. One of the critical components was the community connection. A key component was to put in Highland Avenue access. I do recall the original design was right in right out, are there plans to reengineer this access for the residents on Highland Drive. We don't have the easement nor signal at Virginia and Camp Hill. We do have data but until we have those other items, we won't have accurate data. Would it be possible to allow use to get data to make further decisions?

Mr. Tackel: What is the timing for the signal?

Mr. Smyth: Right now, the design is in review with PennDOT, and is close to approval. Before end of the year, we will have the construction plans ready, then we need funding. We applied for a grant from Montgomery County and are waiting for the award announcement. Once PennDOT approves the plan and the funding is in place, we will go to bid. Spring is estimated for the start of construction and July to be completed.

Mr. Tackel: If we temporarily allow access and get the easement, we could see how people use it. Part of my concern was cut through traffic. The way I would have proposed it would have been by card access, if not card access, then by Pinetown. Is there an emergency driving this decision, in my opinion no. The light is a given as long as it's approved. I would want to wait for that to occur to adjust the numbers.

Marcia Wolf,  
1418 Highland  
Ave:

I respect and appreciate the Police Department. I did think this access was going to be discussed prior to being installed. Was the walk way ever discussed to be used as a driveway?

Mr. Leonard:

It was not discussed.

Ms. Wolf:

I agree with everything my neighbors said. We grew up in Upper Dublin and everything on our street has changed. People walking up and down the street, trash, trucks. All I heard this summer was the Summer Concert Series, exercise classes in the parking lot. Traffic is immense as it is. People pull into my driveway, almost hitting my dogs.

Kris  
Biedlingmaier,  
1426 Highland  
Ave:

We share the headlights come into our houses. Am I going to see trash trucks in and out of that driveway?

Mr. Leonard:

No intention to use it for that.

Mr.  
Biedlingmaier:

One of my biggest concerns is that this a slippery slope. This is a small country road with no shoulders, eventually someone will want to widen the street and take land from the residents to widen to add sidewalks. Can you guarantee that won't happen?

Mr. Tackel:

We are not in the position to guarantee anything. I could not see the necessity.

Mr.  
Biedlingmaier:

The impetus for doing that would be for traffic. If the BOC says ok to general traffic, would it be after the police move?

Mr. Tackel:

My impression is to allow for use sooner than later. The notion of allowing ingress and egress for library purposes would be coincident.

Mr. McGuckin:

My perspective would be if allowed sooner if not immediate.

Mr.  
Biedlingmaier:

Shenanigans going on in the parking lot, working on cars, exercise classes, putting in a driveway will just make things worse.

Ted Fricker,  
1449 N  
Limekiln Pike:

This driveway would be much more convenient for me, however I agree with these residents. Under the cover of darkness sneaking this on these residents, they don't deserve this. I understand this is an inconvenient location, but I am willing to inconvenience myself and drive around.

Mark Sirota,  
3208 Lenape  
Drive:

I served on school board, and made recommendations for the library. Part of that recommendation was to connect it to the community and make it worth the investment. The awkward drive around does not feel connected. The library is to serve entire community. To connect it needs to be done right and

this is not done right. Cut through traffic hasn't been discussed at all. That has to be considered, otherwise it isn't done right. This does not need to be done now, but it needs to be done right. Please connect it to the community, but minimize the effect on the residents.

Bryan Gillespie, 1316 Crosby Drive: I use the library a lot, and think it's important to have reasonable means to get here. It is approximately 3 minutes longer to come around during non-peak time. That is reasonably significant. However, access from Pinetown is just as easy as it would be coming from Highland. If you can't get the easement then having a one way in would be helpful. If there is any way to get the easement that would be fine.

Mr. Tackel: If you employed the traffic signalization at Camp Hill and Virginia there becomes virtually no need to come down Camp Hill, make a right onto Highland and make a left into the library. It is far easier to come down Camp Hill make a right onto Virginia and make a right into the front driveway. So a left hand turn from Highland onto an access road has virtually no value. When we originally said right in right out that minimizes traffic. You could also minimize that with the easement road. With the signalization and the easement road seems to negate the necessity for any entrance and egress on Highland.

Mr. Gillespie: The easement road for six hours a day would be fine.

Frank Salemno, 1432 Highland Ave: We moved her in 1956, there may have been 5 cars a day. The industrial park wasn't even there. Virginia Drive was built to accommodate the office park. I listened to your traffic survey and I did not hear you address the stop sign at Camp Hill and Highland. That is one of the most dangerous intersections I have ever seen. I put cones out and wear a vest when I mow my lawn. Highland has become a very dangerous road. This access will become a cut through unless it is a gated card access. Where is the study for the Camp Hill Road and Highland Avenue stop sign? The easement and light would be a pleasant solving of this problem.

Ms. Ferleger: If we could address the issue about the construction of the driveway?

Mr. Leonard: We have elevations and we have the direction of the lights, we do believe we have a way that it can be laid out and the angles for headlights would be directed between the homes. I will go back and look at these plans.

Mr. Tackel: If a car is making a turn you can't limit headlights into the houses.

\*Tab H - Discuss Short-Term Lease for MCLINC at 520 Virginia Drive:

Ms. Fiory: I provided a brief memo considering the lease for MCLINC. They are looking for a new location and we do have space to offer. The Board of MCLINC is



meeting this Friday if there are any comments I can forward to them.

Mr. McGuckin: Who would be responsible for the fit out and is there anything in the lease to ensure their staff pass criminal background checks for safety?

Ms. Fiory: MCLINC would be responsible for the fit out and they would be responsible for providing background checks.

\*Tab W - Discuss Waiving of Permit Fees for storm related construction:

Ms. Ferry: Due to the tornado residents have many issues with storm clean up. Residents are concerned with having to pay permit fees in light of this extraordinary event. Can we waive fees for certain permits?

Dr. Scarpello: Would permit fees be covered by insurance?

Ms. Ferry: It may be, but the homeowner then has to deal with getting the permit.

Dr. Scarpello: If it is covered by insurance, they aren't out any money, I don't know there is a need to eliminate the fee.

Mr. Tackel: I agree, typically the contractor would apply for the permit, they would incorporate the fees into the project. Those fees would be bundled in to the insurance claim.

Ms. Ferry: Some people do not have good insurance.

Ms. Ferleger: I have heard some people say that certain things are not covered by insurance.

Mr. Leonard: The recommendation from communities that deal with these disasters all of the time, is we should not waive these fees. I suggest you don't waive permit fees, unless you establish a needs test, insurance does cover reconstruction which includes permit fees. A needs test would be complicated. We did a flat rate for reroofing which has been well received.

Ms. Ferry: What about waiving the demolition permit?

Mr. Leonard: Could you waive demolition permits, yes. The BOC could change that by resolution. I do believe insurance covers most if not all of these costs. I suggest residents petition the BOC directly.

Ms. Ferleger: Can we put something out to residents if you have incurred these fees this is what you need to do to come before the BOC to ask for reimbursement or waiver of the fees?

Mr. Leonard: I would like to draft an offer to the residents outlining a process.

- Ms. Fritzges: How would this effect those who have received permits?  
 Mr. High: It would depend on how the policy is established, would it be from here on out or issue refunds.
- Ms. Fritzges: Could this be an emergency fund issue?
- Mr. Leonard: That could potentially qualify.
- Mr. McGuckin: I don't want to comingle two separate issues: one, is the efficiency and speed in which you get the permit, and two whether they can afford it and whether or not insurance covers it.
- Ms. Ferleger: I would be inclined to put something out that if there were storm related fees already incurred come to us, it must be storm related.
- Dr. Scarpello: This won't make permit process any quicker by waiving the fees.

\*Tab X - Discuss Township Debris pick-up in Stuart Creek on Non-Township Roads:

- Mr. Leonard: The current position of the Fema county contractor is we will get two large wood chip piles tomorrow. If you have a specific address, please get that to us. The problem is items put into black bags. The contractor will not collect debris they can't examine.
- Ms. Ferry: Volunteer groups have been placing debris in bags because they weren't aware that you couldn't.
- Mr. Leonard: Our recommendation is to take the bags and put it into boxes, we will take it.
- Ms. Ferry: The bags are extremely heavy, it isn't easy to just open a bag and put it in a box. I am asking the township to pick up the bags on Creek Drive.
- Ms. Ferleger: How come the HOA is not paying for this?
- Ms. Ferry: This was volunteer groups putting debris in plastic bags. I thought the township could be helpful by picking it up.
- Mr. Leonard: If we do that for one street, then we should do that for every street. We will do whatever you ask. Construction and demolition debris is covered by insurance. We can help in getting the demolition contractor to pick it up.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

- Ted Fricker,  
 1449 N  
 Limekiln Pike: I would like to thank both the Fire and Police Departments for their help with the storm. Thank you to Commissioner Ferry for thinking outside the box and thank you Commissioner McGuckin for thinking about reform to the

permitting process. In 2007 there was a tax payer referendum that said we could borrow up to \$30 million to preserve open space. Now we have the Goodman Tract. I heard we only used \$2 million to preserve a ROW. What research have we done to understand what the open space was in 2007? We have builders clearing lots and destroying waterways. It is frustrating with all these lots falling by the way side, Prudential will be going up for sale, Temple may sell. We have money the tax payers have voted on, go buy it we want to preserve it.

Mr. Tackel: To be clear the \$30 million is potential debt, when it is used means increasing taxes to residents.

Mr. Fricker: But the residents already voted in, it is already done.

Mr. Tackel: It is not already done. It was voted to authorize borrowing up to \$30 million. If we were to purchase land that cost goes into the base budget at that point, that money is not banked at that point.

Mr. Fricker: Understood, you are authorizing to borrow the \$30 million. I hope that Upper Dublin Township and the Upper Dublin School District are working together. I know the bus depot is a current issue that needs to be worked on together.

Ms. Ferry: Pennsylvania has very strong private property rights. These properties are being sold privately.

Mr. Leonard: I would suggest meeting with the Open Space Committee. The ROW you mentioned was the preservation of 115 acres. There have been a number of efforts to look at potential purchases. A lot of those this information you are asking for is available and can be given to you.

Mr. Fricker: Green space is a finite natural resource, it is important to me. Once green space is gone it is gone.

Ms. Knight: We do communicate with the school district frequently.

Dr. Scarpello: There are Liaison meetings held quarterly with the township and the school district, I am on that committee.

ACTION ITEMS – ITEMS WITH AN \*\* THE BOARD OF COMMISSONERS MAY ACT ON THIS AGENDA ITEM TONIGHT:

\*\*Tab G – Consider motion to approve Public use of driveway between Highland Avenue and 520 Virginia Drive and turns from Camp Hill Road and Virginia Drive:

Mr. Tackel motioned, with Dr. Scarpello seconding, to table this action item for another meeting.

ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS TACKEL, SCARPELLO, FERRY, KNIGHT,
	NO	MCGUCKIN, FERLEGER, FRITZGES

MOTION CARRIED

\*\*Tab H – Consider motion to approve Short-Term Lease for MCLINC at 520 Virginia Drive:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Short-Term Lease for MCLINC at 520 Virginia Drive.

Mr. Leonard: The recommendation is to approve this lease.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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\*\*Tab W – Consider motion to Waive Permit Fees for storm related construction:  
No action will be taken on this item tonight.

\*\*Tab X – Consider motion to approve Township Debris pick-up in Stuart Creek on Non-Township Roads:  
No action will be taken on this item tonight.

Tab J – Consider motion to approve the lease at 370 Commerce Drive:

The Board determined that no further action was needed on this item, the Township Manager having executed the lease on behalf of the Township pursuant to his general authority.

Tab U – Consider motion to approve Resolution #21-2439 authorizing Application to 2021 PECO Green Region Open Space Program for the Twining Valley Park Native Plant Garden Accessible Pathway & Signage:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #21-2439 authorizing Application to 2021 PECO Green Region Open Space Program for the Twining Valley Park Native Plant Garden Accessible Pathway & Signage.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab M – Consider motion to approve Resolution #21-2440 for approval for Land Development 113 Jackson Avenue UD #20-7 with conditions:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #21-2440 for approval for Land Development 113 Jackson Avenue UD #20-7 with conditions.

Mr. Fountain: It was brought to my attention today that there were two waivers not included in the Planning Commission recommendation, but they should be included in an amended Resolution. One waiver was for a fee in lieu of road widening, the other waiver was for the applicant to install shade trees in the rear of the properties. I recommend moving forward with the Resolution as presented with amendments to allow a waiver for 212.15.B and 212.32.G, those waivers will be added to the resolution after the meeting but before signature by the Board.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab L – Consider motion to approve Resolution #21-2441 for the American Rescue Plan Library Grant:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #21-2441 for the American Rescue Plan Library Grant.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab Mc – Consider motion to accept Primex donation of 100 trees with a value of \$6,700.00:

Dr. Scarpello motioned, with Mr. McGuckin seconding, to accept Primex donation of 100 trees with a value of \$6,700.00.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab N – Consider motion to approve License Agreement with Pennsylvania Department of Environmental Protection for 3315 Susquehanna Road:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve License Agreement with Pennsylvania Department of Environmental Protection for 3315 Susquehanna Road.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab O – Consider motion to approve Professional Services Agreement for Audit Services:

Mr. Tackel motioned, with Mr. McGuckin seconding, to approve Professional Services Agreement for Audit Services.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab P – Consider motion to approve Professional Services Agreement with Claims Adjuster, Young Adjustment Company, Inc.:

Mr. Tackel motioned, with Mr. McGuckin seconding, to approve Professional Services Agreement with Claims Adjuster, Young Adjustment Company, Inc.

Mr. Tackel: There was a dollar amount and percentage amount, and I thought it was the lessor of the two and that is not how this contract is written.

David Horowitz,  
Young Adjust: You are correct, it is the lessor of the two. We will amend the contract and resubmit.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab Q – Consider motion to accept Trail Easement granted by Temple Sinai, and Side Letter Agreement:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to accept Trail Easement granted by Temple Sinai, and Side Letter Agreement.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab R – Consider authorizing Release of Escrow Funds for Spring House Land, Inc Washington Manor UD #15.001 Release #5 in the amount of \$679,282.58:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve the Release of Escrow Funds for Spring House Land, Inc Washington Manor UD #15.001 Release #5 in the amount of \$679,282.58.

Mr. Fountain:        There are no concerns with this release.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab S – Consider motion to accept Lowest Responsible Bid for 2021 Rock Salt:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept Lowest Responsible Bid for 2021 Rock Salt from Morton Salt in the amount of \$58.33 per delivered ton.

VOTE ON MOTION            ALL YES            MOTION CARRIED

NEXT MEETING:

Stated Meeting Tuesday, November 9, 2021 at 7:00 PM.

ADJOURNMENT:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to adjourn the meeting.

VOTE ON MOTION

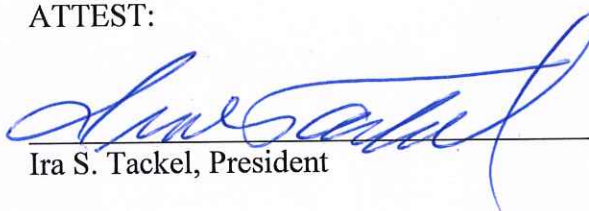
ALL YES

MOTION CARRIED

Respectfully submitted,

  
\_\_\_\_\_  
Jesse Conte, Recording Secretary

ATTEST:

  
\_\_\_\_\_  
Ira S. Tackel, President