

6:45 PM SPECIAL BUDGET MEETING

- H Motion to adopt Resolution #22-2480 to Establish 2023 Budget.
- I Motion to adopt 2023 Budget Ordinance #22-1379 and Appropriation.
- J Motion to adopt Ordinance #22-1380 to establish 2023 Real Estate Tax Millage.

STATED MEETING AGENDA

BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP

TUESDAY, DECEMBER 13, 2022 7:00 PM

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

CORRESPONDENCE AND ANNOUNCEMENTS

Upper Dublin Library recipient of PA 2022 Library Award

COMMITTEE REPORTS

- Economic Development & Finance Committee
- Public Safety, Works & Services Committee
- Planning, Parks & Library Committee

MUNICIPAL AUTHORITY REPORT

- G Project Status Report

STANDARD BUSINESS

- A Move to accept the minutes of November 9, 2022 Stated Meeting and Budget Hearing of November 19, 2022 without reading.
- B Move to approve the Tax Collector’s Report for the month of November.
- 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 November.

DISCUSSION ITEMS

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

PUBLIC COMMENT/QUESTIONS – ITEMS NOT ON AGENDA

ACTION ITEMS

- K Consider motion to approve Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development.
- L Consider motion to approve Memorandum of Understanding for Eastern Montgomery County Interchanges Group.
- M Consider motion to approve PennDOT TE-160 Resolution #22-2481 for traffic signal modifications at Pennsylvania Avenue & Commerce Drive.
- N Consider motion to approve Resolution #22-2482 approving the Upper Dublin Township Municipal Authority’s (UDTMA’s) 2022 Annual Report and 2023 Business Improvement Plan; and to approve the UDTMA 2023 Budget.
- O Consider motion to approve Resolution #22-2483 to Amend Township Seal.

- P Consider motion to accept the August 29, 2022 Bid of Covanta, subject to finalizing, to the satisfaction of the Township Solicitor, a four (4) year municipal waste disposal contract, with up to three (3) additional one year terms.
- Q Consider motion to approve Resolution #22-2484 Act 57 of 2022 for failure to pay Real Estate Taxes on time.
- R Consider motion to approve Resolution #22-2485 Minor Subdivision Application for 1305 & 1306 Hawthorne Lane/Mele Brothers Realty, UD #22-09.
- S Consider motion to amend Conditional Use approval for 500 Virginia Drive to authorize up to 192,000 square feet for light industrial use by Align Precision, and to authorize the outdoor storage of oils and chemicals, provided the outdoor storage complies with all federal, state and Township laws and regulations and subject to the review and written approval of the Township Engineer, Township Fire Marshall and Township Code Enforcement Director.
- T Consider motion to approve the First Amendment to PILOT Agreement with North Hills Manor.
- U Consider motion to advertise an amendment to the Zoning Code, Chapter 255, Sec. 255-40 – Truck Exclusions.
- V Consider motion to advertise an amendment to the Zoning Code, Chapter 255, Sec. 255-40.1 – Recreational Vehicle Storage.
- W Consider motion for notification to the Pennsylvania Office of the Budget for acceptance of the Redevelopment Assistance Capital Program (RACP) Grant for the Upper Dublin Township Facilities Project in the amount of \$4,500,000.
- X Consider motion to authorize construction of a bike playground at Twining Valley Park in 2023.
- Y Consider presentation and consideration of signage at 520 Virginia Drive.
- Z Consider motion to approve Resolution #22-2486 for Recycle Grant Agreement.

BOARD AND COMMISSION APPOINTMENTS

- AA Consider action on appointments to
 Civil Service Commission
 Historical Commission
 Municipal Authority
 Planning Commission
 Pension Board
 Vacancy Board

NEXT MEETING Stated Meeting of Tuesday, January 10, 2023 7:00 PM

ADJOURN

Agenda posted 12/9/2022.

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, December 13, 2022, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Ira Tackel presiding following a Special Budget Meeting held at 6:45 PM.

In attendance were Commissioners Ira Tackel, Liz Ferry, Meredith Ferleger, Alyson Fritzges, Robert McGuckin, Cheryl Knight and Gary Scarpello. Also present were Kurt Ferguson, Township Manager; Jonathan Bleemer, Assistant Township Manager and Finance Director; Tom Fountain, Township Engineer; and Gil High, Township Solicitor.

PLEDGE OF ALLEGIANCE:

Mr. Tackel dispensed in reciting the pledge of allegiance to the flag as it was done previously at the Hearing.

ROLL CALL:

Mr. Tackel dispensed with the roll call as it was done previously at the Special Budget Meeting.

CORRESPONDENCE AND ANNOUNCEMENTS:

Cheri Fiory announced that the Upper Dublin Library was the recipient of the Pennsylvania Library Associations 2022 Library of the Year Award.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. McGuckin reported that they did not meet this month. The next meeting will be February 7, 2023.

Public Safety, Works and Services Committee (PSWS):

Mr. McGuckin reported that they did not meet this month. The next meeting will be February 7, 2023.

Planning, Parks and Library Committee (PPL):

Ms. Ferleger reported that the meeting this month had been cancelled. The next meeting will be February 28, 2023.

Tab F - Municipal Authority Report:

Mr. Bleemer: Mr. Leonard will be stepping down as the Executive Director and Kurt Ferguson will be appointed as the new Executive Director as of January 1, 2023.

Ms. Fritzges: What was the outcome of the 12/6/22 meeting on the Zip Ramp?

Mr. Smyth: We held a meeting with the Pennsylvania Turnpike Commission for the Zip Ramp. There are three items that need to be resolved to go to construction, one is a weave analysis, two is the interchange signing and three the maintenance agreement between the Turnpike Commission and the Township.

Ms. Ferry: Will this delay the project?

Mr. Smyth: The project has already been delayed as a result of the weave analysis. DVRPC will collect data in January with a deliverable in March. We hope to continue to move forward once this weave analysis gets reviewed and approved by PennDOT. We hope to go out to bid in the summer timeframe.

Ms. Ferry: Is the funding at risk with this delay?

Mr. Smyth: We will need to coordinate with DCED to get a grant extension. As long as we can show we are construction ready, they should allow that extension.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the November 9, 2022 Stated Meeting and the Budget Hearing of November 19, 2022 without reading:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the minutes of the November 9, 2022 Stated Meeting and the Budget Hearing of November 19, 2022 without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab B – Motion to Approve the Tax Collector’s Report for the month of November 2022:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of November 2022.

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 November 2022 and highlighted the following:

Mr. Fountain: There is nothing substantial to report, cold weather has slowed outside construction.

Ms. Ferry: What is the status of the project on Highland Avenue?

Mr. Fountain: It is in design stage, we are preparing a fiscal analysis for a Conditional Use application in the new year.

Ms. Ferry: Have we as a Board considered it?

Mr. Fountain: It was presented to you in July. It will go before the Planning Commission and the Montgomery County Planning Commission, then it will come before the Board.

Ms. Ferry: Will these be townhomes?

Mr. Fountain: They are apartments, not age restricted.

Ms. Ferry: I am not supportive of more apartments.

Ms. Ferleger: I thought we had discussed it being age restricted?

Ms. Fritzges: I do not recall a Board discussion.

Mr. Fountain: Those details would be discussed during the Conditional Use Hearing.

Ms. Ferry: It seems that this is being driven by township staff, not at the direction of the Board.

Ms. Ferleger: It is at the direction of the Board, authorizing staff to move forward with design.

Ms. Fritzges: What kind of detail is being prepared?

Mr. Ferguson: We will go through a preliminary land development process. We can present to the Board prior to it going to the Planning Commission.

Ms. Fritzges: I would like to see it come before the Board first for discussion.

Ms. Ferry: Will this add to units allowed in the GFW district?

Mr. Fountain: Yes, but there are units available.

Mr. McGuckin: Have we decided as a Board whether or not to sell this property?

Mr. Ferguson: The sale of the property would assist in bridging the gap for the township building.

Ms. Ferleger: The idea behind the township moving forward is that if the Board sells this property, selling with this approval would lock a developer into building exactly what that is rather than leaving it up to someone to decide what they want to do with it.

Mr. Ferguson: I would argue it makes it more valuable through that process.

Ms. Ferry: I think it is important to allow for public vetting.

Mr. Ferguson: The insurance settlement has been finalized, we will probably be bidding the Public Works Building in February or March and in the same timeframe we will pick a design firm for the township building. We will not have enough money from that settlement. For the building construction we will need \$43 million, we have \$24 million. That money was to put buildings back as they

were. Those buildings were antiquated and needed work. We will need to bridge the gap. We do have a RACP grant. We want to try to create as little impact on property owners. If the Board is not interested in selling this property, we will have to figure out other steps to offset the shortfall.

Mr. Tackel: This property has been used for the storage of materials. Over the last decade or two we have acquired open space land, most recently Twining Valley Park that is being turned into usable space for residents. It is a rarity that the township has sold land. As a result of the tornado and neglect of the Public Works Building, it became a bigger project than just to replace what was damaged. That is why this discrepancy between \$25 million and \$42 million. This bridges that gap so there is less of a burden on township residents.

Ms. Ferry: Can we be provided a listing of where additional money can come from?

Mr. Bleemer: Yes.

Tab D – Call on Township Manager for his Report:

Mr. Ferguson submitted his written report for the month of November 2022, and highlighted the following:

Mr. Ferguson: Ms. Fiory will be presenting later in the meeting about additional signs. Currently on the driveway at Highland Avenue, barricades and signage has been temporarily placed. The goal was to stop use as a cut through, it was meant to be an access for the Police Department. Barricades will be removed to prepare for winter weather, the signs will remain.

I would like to thank the Board for the budget process. The staff has been remarkable in helping me get acclimated.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Manager’s Report for the month of November 2022 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 November 2022:

Ms. Knight motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$3,264,317.04 as follows:

Total of Proposed Disbursements	\$1,523,877.78
Estimated Payroll	\$1,200,000.00
Interim Check Run Expenses	\$540,439.26
Grand Total	\$3,264,317.04

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION ITEMS:

Tab G - Discuss Zoning Hearing Board (ZHB) Cases and Planning Commission (PC) Agenda for December 2022:

Ms. Giles reviewed the December 19, 2022 Zoning Hearing Board meeting agenda that has the following matters scheduled for discussion:

Application #2462 for the Property at 6 Lee Road, Maple Glen

A side yard variance is needed for the construction of an attached garage. The Property is zoned A Residential and has two front yards.

Application #2453 for "0" Dillon Road, Maple Glen (Parcel #540004804002)

As a reminder, this Applicant is requesting an interpretation of Zoning Code Section 255-142 relating to the buildability of the lot and/or that a change in use from a vacant lot to a single-family home use is permitted pursuant to Section 255-148. In the alternative, the Applicants request a variance to allow a zoning permit to be issued to construct a structure on a lot that has a width at the building line that is less than the required width of 120 feet, and a variance to erect a building that does not abut a public street. The Property is Zoned A Residential. The Applicant is considering withdrawing or amending their Zoning Hearing Board application and submitting a Minor Subdivision application. The details of this matter are still being discussed internally with the Township Solicitor, the Township Engineer, the Township Zoning Officer, and the Applicant's attorney and representatives.

Application #2434 for "0" Belmont Ave., Oreland (Parcel # 540002080008)

As a reminder, the Applicants are appealing the Zoning Officer's determination related to the required lot size and width for the construction of a single-family home, in addition to a determination related to the construction of a patio in the front yard setback. In the event the determinations are upheld, the Applicants are seeking dimensional variances to allow the construction of a single-family home on an undersized lot and to allow a patio in the front yard setback. Additionally, the Board of Commissioners requested that the Solicitor appear on behalf of the Township to oppose this application on grounds that the lot was improperly sold or subdivided. Accordingly, at the October 24th hearing, the solicitor explained the Township's opposition during opening statements and reiterated the same in a later email to the Applicants' attorney.

Application #2458 for the Property at 1708 N Limekiln Pike, Dresher

The Applicant is appealing the Zoning Officer's determination/requesting an interpretation regarding whether the proposed Dunkin' Donuts with drive-through services is a drive-through facility and is a permitted use. The Applicant also seeks a variance to allow drive-through services, and a variance to allow the business to open to the public at 5:00AM rather than 6:30AM. The Property is Zoned CR-I Commercial Retail Class I and falls within DO-Dresher Overlay District. A portion of the Property is within the Floodplain Conservation District.

Ms. Ferleger: What are they proposing as it relates to the existing historical building?

- Ms. Giles: They are proposing storage in that building.
- Ms. Ferry: If they leave, does it stay a drive through use?
- Ms. Giles: If they get these approvals, then the use would stay with the property.
- Ms. Fritzges: Are we opposing this? Do we have enough information to determine whether or not to oppose this?
- Ms. Giles: I will forward this application to the Board.
- Ms. Knight: I have heard many concerns from residents regarding traffic and school bus stop safety. Residents are also concerned with the 5:00am start time.

The Board continued discussion regarding this application.

- Ms. Fritzges: Assuming they lose on appeal, are we asking the solicitor to oppose?
- Ms. Ferleger: I would not support the Board opposing the drive through use.

Ms. Giles reviewed the December 20, 2022 Planning Commission meeting agenda. This meeting has the following matters scheduled for discussion:

Review of Land Development Application for 1501 N Limekiln Pike/Church of Latter-Day Saints

1501 N Limekiln Pike is a 4.1-acre property that contains a building of approximately 15,000 square feet occupied by the Church of Jesus Christ of Latter Day Saints. The proposed land development entails the construction of an open-air pavilion in the rear yard containing an area of approximately 1,800 square feet. The property is located within the A Residential district, where churches are permitted by Special Exception. The Property has an existing impervious coverage of approximately 41.5%, and is seeking to expand coverage by 1.1%. At the November 28th Zoning Hearing Board meeting, the Applicants obtained required zoning relief for the expansion of a use that was permitted by Special Exception and for exceeding impervious coverage limits. A storm water management system is required. At the December meeting, the Planning Commission will review the proposed project for recommendation. If it is recommended for approval, the Applicant would eventually appear before the Board of Commissioners for a formal vote of approval on a final plan.

Review of Conditional Use Application & Floodplain Request for 525 Virginia Drive-Proposed Apartment Development

As a reminder, Commerce Pursuit Capital/Westrum Development is proposing a 225-unit apartment development on a property that has a total area of 10.3 acres and is situated across from the UDT Library. The development will contain mostly studio and 1-bedroom units and a smaller portion of two-bedroom units. The proposed height is 63 feet, with a parking garage on the bottom floor in addition to an on-site parking lot. The development, if eventually approved, would count towards the 900-apartment unit cap in the GFW.

The Applicant appeared at the September 20th Planning Commission meeting to give a presentation on the hydrology reports submitted the Township for review. No action was taken by the Planning Commission. Since then, the Applicant has submitted revised reports which the Township Engineer is still reviewing with the Commerce Pursuit/Westrum group.

They are scheduled to appear at the December Planning Commission meeting for further discussion on the floodplain request and for initial review of their Conditional Use requests. Their appearance in front of the Zoning Hearing Board for variances related to constructing in the floodplain has been postponed until January 23, 2022. The Zoning Hearing Board voted at the last meeting to disallow the Applicant from further postponing the matter after the January meeting. On the Conditional Use requests, the Applicant requests Conditional Use approvals to permit an apartment development within the GFW, to permit stormwater facilities within the Floodplain Conservation District, and to permit stormwater facilities (i.e., the detention basin) to be located within the floodplain on the property.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

None.

ACTION ITEMS:

Tab K – Consider motion to approve Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Ordinance #22-1377 to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development.

Mr. McGuckin: This ordinance as written, does this impact any and all residential property owners?

Mr. Fountain: Yes, it will be applicable township wide.

Mr. McGuckin: I do have concerns as its written, I think it will be massively impactful on residents property owners who do minor improvements. I think 50 feet is larger than needed. Penn State University states that 25 feet may be sufficient. I appreciate what we are trying to achieve, but I would like to see it more narrowly tailored with differences between residential and commercial. I am not comfortable with the potential downside on residential homeowners.

Ms. Ferry: Can it be amended to read 25 feet?

Mr. Ferguson: We would need to readvertise.

Mr. Tackel: We could approve it as is and amend it later.

Mr. Fountain: If you were to reduce that limit then it would be in conflict with the other ordinances. As it is written now it is not in conflict.

The Board continued discussion on the proposed amendment.

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

Tab L – Consider motion to approve Memorandum of Understanding of Eastern Montgomery County Interchanges Group:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Memorandum of Understanding of Eastern Montgomery County Interchanges Group.

Matt Edmond, Montgomery County Planning Commission, presented on the Interchanges Group.

Mr. Ferguson: Part of that MOU was understanding we were trying to keep projects away from being in direct competition of each other. Mr. Smyth presented this concept to the Municipal Authority at their last meeting. It is proposed that the \$10,000 would be split between the Authority and the township.

Mr. Smyth explained what role the consultant would have in this effort.

Ms. Ferry: Is there federal funding available? Where does the DVRPC fit into this?

Mr. Edmond: It depends whether or not the DVRPC gets involved. The infrastructure bill has funding for interchanges. You would need the turnpike on board. We would need to get the turnpike to add these projects to their capital plan. It is definitely a possibility, but it is not preferable.

Mr. Smyth: It is important to note that there is an interchange component and the local road component. The Welsh Road bridge work can be done with or without interchange. Looking at those types of projects have a good chance of funding.

Mr. Edmond: That is the main focus of this effort. Getting the interchanges funded would be long term effort. In the meantime, there are things that can be done to lower cost.

Ms. Fritzges: I would like to see a report on what tangible items Upper Dublin is getting for their money, and continued updates.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab M – Consider motion to approve PennDOT TE-160 Resolution #22-2481 for traffic signal modifications at Pennsylvania Avenue & Commerce Drive:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve PennDOT TE-160 Resolution #22-2481 for traffic signal modifications at Pennsylvania Avenue & Commerce Drive.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab N – Consider motion to approve Resolution #22-2482 approving the Upper Dublin Township Municipal Authority’s (UDTMA’s) 2022 Annual Report and 2023 Business Improvement Plan; and to approve the UDTMA 2023 Budget:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #22-2482 approving the Upper Dublin Township Municipal Authority’s (UDTMA’s) 2022 Annual Report and 2023 Business Improvement Plan; and to approve the UDTMA 2023 Budget.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab O – Consider motion to approve Resolution #22-2483 to Amend Township Seal:

Dr. Scarpello motioned, with Ms. Ferleger seconding, to approve Resolution #22-2483 to Amend Township Seal to the second option presented with the red banner.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab P – Consider motion to accept the August 29, 2022 Bid of Covanta, subject to finalizing, to the satisfaction of the Township Solicitor, a four (4) year municipal waste disposal contract, with up to three (3) additional one year terms:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the August 29, 2022 Bid of Covanta, subject to finalizing, to the satisfaction of the Township Solicitor, a four (4) year municipal waste disposal contract, with up to three (3) additional one year terms.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab Q – Consider motion to approve Resolution #22-2484 Act 57 of 2022 for failure to pay Real Estate Taxes on time:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #22-2484 Act 57 of 2022 for failure to pay Real Estate Taxes on time.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab R – Consider motion to approve Resolution #22-2485 Minor Subdivision Application for 1305 & 1306 Hawthorne Lane/Mele Brothers Realty, UD #22-09:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #22-2485 Minor Subdivision Application for 1305 & 1306 Hawthorne Lane/Mele Brothers Realty, UD #22-09.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab S – Consider motion to amend Conditional Use approval for 500 Virginia Drive to authorize up to 192,000 square feet for light industrial use by Align Precision, and to authorize the outdoor storage of oils and chemicals, provided the outdoor storage complies with all federal, state and Township laws and regulations and subject to the review and written approval of the Township Engineer, Township Fire Marshal and Township Code Enforcement Director:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to amend Conditional Use approval for 500 Virginia Drive to authorize up to 192,000 square feet for light industrial use by Align Precision, and to authorize the outdoor storage of oils and chemicals, provided the outdoor storage complies with all federal, state and Township laws and regulations and subject to the review and written approval of the Township Engineer, Township Fire Marshal and Township Code Enforcement Director.

Edmond Shinn, Attorney: The Conditional Use was sought for the space at 500 Virginia Drive, the request to expand it is to further the negotiations with Align Precision.

Mr. Tackel: If Align were not to consummate a lease, would this would go away?

Mr. Shinn: The Conditional Use would stay with the property.

Mr. Tackel: It appears this motion would apply only to Align. Should this motion be amended to remove Align from the motion?

Mr. Shinn: The intent was to allow 500 Virginia Drive the light industrial use. The request was only to amend the original CU approval to add 66,000 sq ft and add requested outdoor storage of chemicals.

Mr. High: You are being asked to approve both the additional square footage and the outdoor storage of chemicals tonight. The approval of the outdoor storage is conditioned upon approval of township staff.

Mr. Tackel: Should we remove Align Precision from the motion?

Mr. Ferguson: That is not my understanding, the idea was this use was for Align specifically.

Mr. Tackel: If Align does not take the lease, does this goes away?

Mr. Ferguson: It is my understanding that this is for this particular tenant.

Ms. Fritzges: Does our Conditional Use decision mention Align Precision?

Mr. Shinn: No. We did not submit a request to amend the Conditional Use for Align Precision, just for the use and the space.

Mr. Ferguson: While the approval was for Alliance, the use was intended for Align Precision. The original CU did not say Align, in the end this would be a means by which to specify that.

Ms. Ferleger: I would suggest a friendly amendment to remove Align from the motion.

Mr. High: It makes sense from a Zoning perspective, if the additional area is not geared toward a particular tenant.

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve the original motion removing Align Precision from the motion.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab T – Consider motion to approve the First Amendment to PILOT Agreement with North Hills Manor:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve the First Amendment to PILOT Agreement with North Hills Manor.

ROLL CALL VOTE ON MOTION YES COMMISSIONERS TACKEL,
SCARPELLO, MCGUCKIN,
KNIGHT, FERRY, FRITZGES

RECUSE FERLEGER

MOTION CARRIED

Tab U – Consider motion to advertise an amendment to the Zoning Code, Chapter 255, Sec. 255-40 – Truck Exclusions:

Ms. Fritzges motioned, with Dr. Scarpello seconding, to advertise an amendment to the Zoning Code, Chapter 255, Sec. 255-40 – Truck Exclusions.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab V – Consider motion to advertise an amendment to the Zoning Code, Chapter 255, Sec. 255-40.1 – Recreational Vehicle Storage:

Ms. Fritzges motioned, with Dr. Scarpello seconding, to advertise an amendment to the Zoning Code, Chapter 255, Sec. 255-40.1 – Recreational Vehicle Storage.

Mr. McGuckin: This started as a concern on a cul-de-sac of an RV parked there. My understanding was that the RV has since been sold. There were expressed enforcement issues from the Police Department. Approving this would be making something currently legal, not so. Two, it would paint a township wide solution to a local issue. The Public Safety Works and Services Committee discussed this at length.

Ms. Fritzges: I disagree with Mr. McGuckin. I say we move this forward and evaluate it further down the road.

Mr. McGuckin: Currently, this particular issue has been resolved.

Rebecca Haegele, 4 Lee Road: The concern that he sold the RV is true. However, he has sold and bought in the past. There is still concern that he will purchase a new RV. Surrounding municipalities have something like this in their zoning, Upper Dublin does not.

Ms. Knight: This would allow a short window of time to park the RV, 5 days?

Mr. Ferguson: Correct, it would start the window over.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab W – Consider motion for notification to the Pennsylvania Office of the Budget for acceptance of the Redevelopment Assistance Capital Program (RACP) Grant for the Upper Dublin Township Facilities Project in the amount of \$4,500,000:

Mr. McGuckin motioned, with Dr. Scarpello seconding, for notification to the Pennsylvania Office of the Budget for acceptance of the Redevelopment Assistance Capital Program (RACP) Grant for the Upper Dublin Township Facilities Project in the amount of \$4,500,000.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab X – Consider motion to authorize construction of a bike playground at Twining Valley Park in 2023:

Ms. Knight motioned, with Dr. Scarpello seconding, to authorize construction of a bike playground at Twining Valley Park in 2023.

Mr. Dureka presented on proposed bike playground.

Ms. Ferry: My concern is that in future years these items cost money to maintain. It is a beautiful natural space, I am not a supporter of these amenities.

Ms. Knight: Residents were surveyed and in are in support of these amenities.

Ms. Ferry: We continue to increase spending, we need to be aware of the cost of these things down the road.

Mr. Tackel: What is the estimated cost?

Mr. Dureka: \$486,000. We have \$489,000 in grant funding. This will provide direct access to the trail system.

ROLL CALL VOTE ON MOTION YES COMMISSIONERS TACKEL,
SCARPELLO, MCGUCKIN,
KNIGHT, FERLEGER, FRITZGES

NO FERRY

MOTION CARRIED

Tab Y – Presentation and consideration of signage at 520 Virginia Drive:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve signage at 520 Virginia Drive.

Ms. Fiory presented the sign proposal.

Ms. Ferleger: The Board needs to address the use of the Highland Avenue driveway.

Mr. McGuckin: We need to decide. You cannot convince we shouldn't use this access.

Ms. Ferleger: I agree, the more we prevent the use the more unsafe we make it. It should be an entrance.

Ms. Fritzges: I agree we need to address this issue.

Margorie Berlinghof,
1433 Gentlemens Way:

Mr. Ferguson: Although we are exempt from our own zoning ordinance, we still wanted the Board's approval.

Mr. Tackel: Is there an amount for this sign package?

Ms. Fiory: \$27,000.

Mr. Ferguson: We believe we could get approximately 53% of that reimbursed by insurance.

Ms. Fritzges: I don't believe we should vote on this until we have addressed the Highland Avenue driveway.

Ms. Ferleger: I think we can vote on all but the Highland Avenue sign.

Ms. Ferleger motioned, with Dr. Scarpello seconding, to amend the original motion to approve the signage package as presented at 520 Virginia Drive with the exception of the sign at Highland Avenue which can be tabled for further discussion.

Ms. Fritzges asked when the Board would discuss the Highland Avenue driveway use, and Mr. Tackel stated they would do that in January.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab Z – Consider motion to approve Resolution #22-2486 for Recycle Grant Agreement:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #22-2486 for Recycle Grant Agreement.

Mr. Ferguson: Every year the township receives a recycling performance grant, we submit that through Hough Associates. It is a multi-municipal submission. The DEP requires we memorialize that by ordinance which we don't have time to get done. In the interim, they will accept a resolution. The ordinance will be presented in January.

VOTE ON MOTION ALL YES MOTION CARRIED

BOARD AND COMMISSION APPOINTMENTS:

Tab AA – Consider action on appointments to Boards and Commissions:

Mr. McGuckin motioned to appoint Laurence S. Nathan to the Civil Service Commission for a six-year term ending December 31, 2028.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Nathan was appointed to the Civil Service Commission for a six-year term ending December 31, 2028.

Mr. McGuckin motioned to appoint Steven T. Hunter to the Historical Commission for a three-year term ending December 31, 2025.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Hunter was appointed to the Historical Commission for a three-year term ending December 31, 2025.

Mr. McGuckin motioned to appoint David Kings to the Historical Commission for a three-year term ending December 31, 2025.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Kings was appointed to the Historical Commission for a three-year term ending December 31, 2025.

Mr. McGuckin motioned to appoint Gregory Diehl to the Municipal Authority for a five-year term ending January 1, 2028.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Diehl was appointed to the Municipal Authority for a five-year term ending January 1, 2028.

Mr. McGuckin motioned to appoint Freddy S. Patell to the Pension Board for a one-year term ending December 31, 2023.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Patel was appointed to the Pension Board for a one-year term ending December 31, 2023.

Mr. McGuckin motioned to appoint Michael J. Cover to the Planning Commission for a four-year term ending December 31, 2026.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Cover was appointed to the Planning Commission for a four-year term ending December 31, 2026.

Mr. McGuckin motioned to appoint Priscilla Nieto McDonald to the Planning Commission for a four-year term ending December 31, 2026.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Ms. McDonald was appointed to the Planning Commission for a four-year term ending December 31, 2026.

Mr. McGuckin motioned to appoint Alice J. Hendrickson to the Vacancy Board for a one-year term ending December 31, 2023.

Dr. Scarpello motioned to close, with Ms. Knight seconding.

VOTE ON MOTION ALL YES MOTION CARRIED

Ms. Hendrickson was appointed to the Vacancy Board for a one-year term ending December 31, 2023.

NEXT MEETINGS:

Tuesday, January 10, 2023 Stated Meeting at 7:00 PM.

ADJOURNMENT:

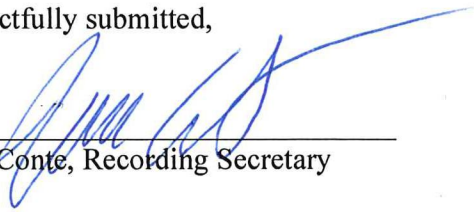
Mr. McGuckin motioned, with Dr. Scarpello seconding, to adjourn the meeting.

VOTE ON MOTION

ALL YES


MOTION CARRIED

Respectfully submitted,



Jesse Conte, Recording Secretary

ATTEST:



Ira S. Tackel, President