

6:30 PM Executive Session to Discuss Personnel

**STATED MEETING AGENDA**  
**BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP**  
**TUESDAY, MAY 9, 2023 7:00 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CORRESPONDENCE AND ANNOUNCEMENTS**

25 Years of Service Award: Daniel Wade achieved May of 2023  
Announce Appointments to be made at June Stated Meeting

**PRESENTATION**

Wissahickon Water Quality Presentation  
Status Update on Township Building by D'Huy Engineering

**COMMITTEE REPORTS**

Economic Development & Finance Committee, next meeting Tuesday, August 1, 2023  
Public Safety, Works & Services Committee, next meeting Tuesday, August 1, 2023  
Planning, Parks & Library Committee, next meeting Tuesday, May 23, 2023

**MUNICIPAL AUTHORITY REPORT**

F Project Status Report

**STANDARD BUSINESS**

- A Move to accept the minutes of April's Stated Meeting without reading.  
B Move to approve the Tax Collector's Report for the month of April.  
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 April.

**DISCUSSION ITEMS**

- G Discuss Zoning Hearing Board Cases & Planning Commission Agenda for May.  
H Discuss Update on Land Development Plan for 530 Virginia Drive.

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

**ACTION ITEMS**

- K Consider motion to approve a Subdivision/Land Development application submission for 530 Virginia Drive.  
L Consider motion to approve the general Building Façade for the Township Building.  
M Consider action on Resolution #23-2505 to engage Carroll Engineering in design of Craig Y Nos Sewer Project in an amount not to exceed \$160,000.  
N Consider motion to approve 171 HIRF – Round 1 Grants in the amount of \$559,265.22.  
O Consider action on Resolution #23-2506 acknowledging June 2023 to be Pride Month.

P     Consider     action on Resolution #23-2507 to authorize a PA DCED Greenways, Trails, and Recreation Program grant application for a Pumptrack at Twining Valley Park.

Q     Consider     action on appointment to Historical Commission.

**NEXT MEETING**     June 13, 2023 7:00 PM

**ADJOURN**

Agenda posted: 5/5/23

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, May 9, 2023, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Ira Tackel presiding following an Executive Session held at 6:30 PM to discuss Personnel.

In attendance were Commissioners Ira Tackel, Robert McGuckin, Cheryl Knight, Meredith Ferleger, Alyson Fritzges and Gary Scarpello. Absent was Commissioner Liz Ferry. 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 asked all present to join in reciting the pledge of allegiance to the flag.

ROLL CALL:

Mr. Tackel called the roll call and received responses that six of the Commissioners were in attendance.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Tackel announced that Daniel Wade received 25 years of Service Award.

Mr. Tackel announced that at the Board of Commissioners Stated Meeting on June 13, 2023, the Board will be appointing members to the following Boards and Commissions:

- Building Code Board of Appeals – two five-year alternate terms ending June 30, 2028
- Environmental Protection Advisory Board – three three-year terms ending June 30, 2026
- Library Board – two three-year terms ending June 30, 2026
- Shade Tree Commission – one five-year term ending June 30, 2028
- Zoning Hearing Board – one three-year alternate term ending June 30, 2026 and one five-year term ending June 30, 2028

Applications should be made online at [www.upperdublin.net/government/boards-commissions/](http://www.upperdublin.net/government/boards-commissions/) and submitted by May 30, 2023 for consideration at June's Stated Commissioners' meeting.

PRESENTATIONS:

Wissahickon Water Quality Presentation:

Erin Landis, Wissahickon Trails, gave an introduction on the Wissahickon Clean Water Partnership.

Drew Shaw, Montgomery County Planning Commission, presented the background of the Water Quality Improvement Plan.

Brandon Ford, Wissahickon Clean Water Partnership Co-Chair, gave further information on the benefits of the Wissahickon Clean Water Partnership. Mr. Ford stated they would be looking for the township to pass a resolution for the planning phase as well as a resolution for the implementation.

Ms. Fritzges asked what cost would be associated with this project. Mr. Shaw replied that it is hard to estimate costs for this project. The project would be broken down into five-year segments and that grant funding would be looked into.

Status Update on the Township Building:

Arif Fazil, D'Huy Engineering, and Kevin Godshall, GKO Architects, presented on the updates to the Township Building design.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. McGuckin reported that they did not meet this month. The next meeting will be August 1, 2023.

Public Safety, Works and Services Committee (PSWS):

Mr. McGuckin reported that they did not meet this month. The next meeting will be August 1, 2023.

Planning, Parks and Library Committee (PPL):

Ms. Ferleger reported that they did not meet this month. The next meeting will be May 23, 2023.

Tab F - Municipal Authority Report:

None.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the April 11, 2023 Stated Meeting without reading:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the minutes of the April 11, 2023 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 April 2023:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of April 2023.

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 April 2023 and highlighted the following:

Mr. Fountain:            The number of permit applications have increased significantly. The Craig Y Nos sewer project is moving forward. There will be a discussion regarding 530 Virginia Drive later on the agenda.

Mr. McGuckin:        Is there any update on the Goodman Tract?

Mr. Fountain: The applicants have taken themselves off the most of the recent agendas, I am unsure of their next steps.

Tab D – Call on Township Manager for his Report:

Mr. Ferguson submitted his written report for the month of April 2023, and highlighted the following:

Mr. Ferguson: There is a one-day road detour scheduled for this Saturday, May 13, 2023, on Virginia Drive and a second three-week road detour scheduled to begin Monday, May 22, 2023, at the intersection of Camp Hill Road and Virginia Drive. There will be additional information available on the township website.

Mr. McGuckin motioned, with Dr. Scarpello seconding, to accept the Manager’s Report for the month of April 2023 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 April 2023:

Ms. Knight motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$3,950,308.18 as follows:

Total of Proposed Disbursements	\$2,152,038.76
Estimated Payroll	\$1,200,000.00
Interim Check Run Expenses	\$598,269.42
<b>Grand Total</b>	<b>\$3,950,308.18</b>

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

DISCUSSION ITEMS:

Tab G - Discuss Zoning Hearing Board (ZHB) Cases and Planning Commission (PC) Agenda for May 2023:

Ms. Giles reviewed the May 15, 2023 Planning Commission meeting agenda. This meeting has the following matters scheduled for discussion:

**Review of Preliminary Land Development Application for proposed Townhouse Development at 1840 Norristown Road, Maple Glen (Goodman Tract):**

The proposed project entails the development of 72 townhomes, known as “Maple Glen Pointe”, at 1840 Norristown Road in Maple Glen in the MHD- Mobile Home Development District. The site contains an area of 18.3 acres, of which approximately 15 acres would be developed. The site was previously subject to a zoning text amendment process and covenant that was finalized in mid-2022. The Planning Commission will review the application for recommendation at the May meeting, though there are many staff and consultant review comments that have not been addressed, so any action by the Planning Commission is unlikely. It is unknown at this early stage when the proposal will appear before the Board of Commissioners for a formal vote.

**Continued Review of Tentative Sketch Application for 1410 E Butler Pike, Ambler, The Woods Apartment Development, UD #22-10:**

The Applicant submitted a tentative sketch plan in fall of 2022 proposing to construct two multi-family buildings and associated parking on a 32.5-acre site that contains an existing apartment development with 321 units dispersed throughout 27 existing buildings. The site currently has 539 parking spaces and several common areas. The Applicant is proposing 88 new units, resulting in a total of 409 units. There is an existing single-family dwelling which would be demolished for the proposed apartment buildings and parking. The buildings and parking lots would be located in a heavily wooded area with steep slopes and other sensitive natural features. A related zoning hearing board appeal and variance request are pending. The Applicants recently submitted a report from an arborist regarding the removal of 392 trees, which is currently being reviewed by the Township's Natural Resources Manager and Arborist, Colleen Kenny, and Landscape Consultant, Rick Collier. This item is scheduled for review and discussion only at the upcoming Planning Commission meeting.

**Continued Review of Conditional Use Application for 525 Virginia Drive- Proposed Apartment Development:**

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 the from the UDT Library. The "Luxor" 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, leaving 194 units available.

For the May 15th Planning Commission meeting, the Applicant is requesting Conditional Use approval to permit an apartment development within the GFW and to permit stormwater facilities (i.e., the detention basin) within the Floodplain Conservation District.

The Applicants are also expected to go into more detail on the appearance of the proposed building as well as impacts the development will have on traffic. The Planning Commission will review the Conditional Use application for potential recommendation. The project, which is still in the Tentative Sketch phase, must still go through the Land Development process.

Ms. Giles reviewed the May 22, 2023 Zoning Hearing Board meeting agenda (moved to 7:00 PM) that has the following matters scheduled for discussion:

**Application #2464 for the Property at 1410 E. Butler Pike, Ambler:**

The Applicant is appealing the Zoning Officer's determination regarding the location of a proposed 88-unit apartment development. In the alternative, they are seeking a variance to allow two new apartment buildings and associated parking lots to be constructed in an area that contains woods, streams, and open space areas which are required to be preserved or incorporated where possible. The Property is Zoned AHS- Apartment House Special District, and falls within the Floodplain Conservation District. This matter has been postponed since January.

**Application #2479 for the Property at 1055 Virginia Drive, Fort Washington:**

Five variances are needed for the installation of 12 signs at the new A-2 Premier Storage facility. The Property is Zoned GFW and is located within the Floodplain Conservation District.

Zoning Hearing Board Update from April 24, 2023:

None.

**Tab H – Update on Land Development Plan for 530 Virginia Drive:**

Mr. Fountain presented updates on the land development plan for 530 Virginia Drive.

Ms. Fritzges requested this plan come back to the Board with additional information prior to going to the Planning Commission.

Mr. Ferguson explained that moving forward with this plan does not commit the Board to the sale of the property.

The Board continued discussion on the plan for 530 Virginia Drive.

Bill Gouak, 1004 Drexel Avenue, asked what the reason is for developing this lot and expressed concerns that building on this property would cause flooding issues.

Sean Black, 1424 Highland Avenue, asked why this development is being considered and expressed concerns about flooding and cost.

**PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:**

Carl Auwarter, 1711 E. Butler Pike, stated the community has been denied use of the Natatorium and requested the township review the MOU between the School District and the Township regarding the use of the Natatorium.

Mr. Tackel stated that we will look into this issue further and that it will be put on the agenda for the next Stated Meeting.

**ACTION ITEMS:**

**Tab K – Consider motion to approve a Subdivision/Land Development application submission for 530 Virginia Drive:**

Mr. Tackel motioned, with Ms. Fritzges seconding, to table the motion to approve a Subdivision/Land Development application submission for 530 Virginia Drive.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab L – Consider motion to approve the general Building Façade for the Township Building:

Mr. Tackel motioned, with Dr. Scarpello seconding, to approve the general Building Façade for the Township Building.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab M – Consider action on Resolution #23-2505 to engage Carroll Engineering in design Craig Y Nos Project in an amount not to exceed \$160,000:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve Resolution #23-2505 to engage Carroll Engineering in design Craig Y Nos Project in an amount not to exceed \$160,000.

Dorothy Michael, 3324 Susquehanna Road, asked why Upper Dublin is paying this money when the responsible agent is BCWSA.

Mr. Ferguson stated that the township is required to pay for the installation of the system and BCWSA is responsible for the maintenance and the usage.

Ms. Michael asked how BCWSA bill for sewer usage for those who have well water.

Mr. Ferguson stated that typically a flat rate is applied.

Tom Davis, 932 Windsor Avenue, explained that he represented a majority of his neighbors and asked if any other quotes were requested. Mr. Davis stated that he and his neighbors did not agree with having only one bid for the design of this project.

Mr. Ferguson stated that this was a professional service and did not require more than one bid. Mr. Ferguson explained that this design firm had done much of the background for the project, if another firm was chosen that may increase the cost as they would have to duplicate the work already done.

Mr. Davis expressed his concerns regarding the timing and cost of this project and asked that the township work to find possible grant funding. Mr. Davis also requested transparency from the township on what funding options were being explored.

Charles Breinig, 1115 Camp Hill Road, asked if the \$160,000 includes the cost of surveys and test borings.

Mr. Ferguson replied that he believed those costs are included.

Fred Repetsky, 2001 Limekiln Pike, asked about the undedicated road and how this project will impact the road. Mr. Repetsky also asked about emergency access during the project. Mr. Repetsky asked about empty lots and how they get factored into the total cost.

Mr. Ferguson explained that the costs are estimated for both the built and unbuilt lots. There will be further discussion and additional meetings on the project and how it will impact the residents. The township will continue to communicate information via email and mailed letters.



Alex Dizhoor, 927 Camp Hill Road, asked if it was possible to get info on what properties are included in this project.

Maria Garcia, 3328 Craig Y Nos Avenue, asked how long will Carroll Engineering have to complete the plan.

Mr. Tackel replied it would take approximately six months.

Ms. Garcia asked if there could be a separate meeting held specific for this project and if the township has found any funding.

Mr. Ferguson replied that staff has identified grant opportunities that we intend to apply for. Staff is also working to gain state and local support for those opportunities.

Mr. Davis asked if there is any way to include public water and natural gas into the scope of this project.

Mr. Tackel stated that question has been asked and will be looked into. Mr. Ferguson explained that would require a cost.

Eric Storck, 1003 Camp Hill Road, stated he currently owns 3 lots 2 of which are not buildable and asked what zoning would apply to his situation.

Mr. Ferguson stated there are a few situations that would have to be evaluated on an individual basis and that criteria is still being identified.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab N – Consider motion to approve 171 HIRF – Round 1 Grants in the amount of \$559,265.22:

Mr. McGuckin motioned, with Dr. Scarpello seconding, to approve 171 HIRF – Round 1 Grants in the amount of \$559,265.22.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab O – Consider action on Resolution #23-2506 acknowledging June 2023 to be Pride Month:

Ms. Knight motioned, with Dr. Scarpello seconding, to approve Resolution #23-2506 acknowledging June 2023 to be Pride Month.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab P – Consider action on Resolution #23-2507 to authorize a PA DCED Greenways, Trails, and Recreation Program grant application for a Pumptrack at Twining Valley Park:

Ms. Ferleger motioned, with Dr. Scarpello seconding, to approve Resolution #23-2507 to authorize a PA DCED Greenways, Trails, and Recreation Program grant application for a Pumptrack at Twining Valley Park.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab Q – Consider action on appointments to the following Boards and Commissions:

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

Dr. Scarpello motioned to close.

VOTE ON MOTION

ALL YES

MOTION CARRIED

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

NEXT MEETING:

Tuesday, May 30, 2023 Special Meeting at 7:00 PM.

Tuesday, June 13, 2023 Stated Meeting at 7:00 PM.

ADJOURNMENT:

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

VOTE ON MOTION

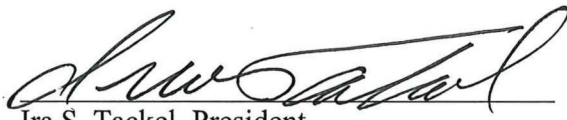
ALL YES

MOTION CARRIED

Respectfully submitted,

  
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Jesse Conte, Recording Secretary

ATTEST:

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