

**STATED MEETING AGENDA**  
**UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS**  
**TUESDAY, APRIL 9, 2024 7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**CORRESPONDENCE AND ANNOUNCEMENTS**

**PRESENTATIONS**

Twining Valley Park Update  
EPAB Presentation  
Ward Map Presentation

**MUNICIPAL AUTHORITY REPORT**

F Project Status Report

**STANDARD BUSINESS**

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

**DISCUSSION ITEMS**

- G Discuss Zoning Hearing Board Cases & Planning Commission Agenda for April.
- L Discuss Sustainable PA Certification
- H Discuss Evaluation of EIT Open Space Tax Voter Referendum

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

**ACTION ITEMS**

- I Consider action on Resolution #24-2536 Participation in a Water Quality Consortium.
- J Consider action on Resolution #24-2537 to Proclaim April 7-13, 2024, National Library Week.
- K Consider action on Resolution #24-2538 authorizing the submission of a Grant Application for the COVID-19 ARPA PA Multi-Purpose Community Facilities Program.
- L Consider action on Resolution #24-2539 affirming Upper Dublin Township's Participation in the Sustainable PA Certification Program.
- M Consider authorizing Release of Escrow Funds for:  
- Enclave at Promenade UD#15.014 Release #3 in the amount of \$614,064.73.

**NEXT MEETING** Tuesday, May 14, 2024 at 7:00 PM

**ADJOURN**

Agenda posted: 4/5/24

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, April 9, 2024, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Meredith Ferleger presiding.

In attendance were Commissioners Ira Tackel, Meredith Ferleger, Cheryl Knight, Alyson Fritzges, Gary Scarpello, Harm Scherpbier and Joseph Rudolph. Also present were Kurt Ferguson, Township Manager; Jonathan Bleemer, Assistant Township Manager and Finance Director; Tom Fountain, Township Engineer; and David Brooman, 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 all seven of the Commissioners were in attendance.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Tackel made the devastating announcement that last Thursday, a fire had occurred in an Upper Dublin residence where two people perished.

PRESENTATION:

Derek Dureka, Parks and Recreation Director, provided an update on the Twining Valley Park.

Ms. Ferleger asked if future plans for Twining Valley Park will depend on how much use it will get after the new Township Building is built?

Mr. Dureka answered that a reassessment of community and department needs will occur once the new township building is done.

Mr. Ferguson stated that future plan options will be weighed for return on investment before making decisions regarding work needed done on facilities such as the Twining Valley Park and North Hills Community Center.

Mr. Scherpbier asked if an option for food trucks to occupy the Twining Valley Park at certain times would ever be considered?

Mr. Dureka answered that they are open to the consideration of food trucks.

Mr. Tackel made a late announcement that at a Special Meeting on January 23, 2024, bids for the new township building were awarded and building demolition is coming along. The township building project is ongoing.

Mr. Ferguson added to Mr. Tackel's announcement by stating that 75% of the demolition site was recycled.

Michael Haas, EPAB Chair, reported on the Municipality's Adoption of Renewable Energy in 2023.

Mr. Tackel stated that the new township building will be remarkably energy efficient and will be considered a Net Zero Building.

Mr. Ferguson pointed out that once the new township building is up and running, energy analyses have shown that the township's utility bills will go down about \$60,000 a year.

Katie Stein, Township Office Assistant, presented the new Ward Map proposal.

Mr. Ferguson stated that typically this is done every ten years, but due to COVID, the census results were delayed and around the time the results were released, Hurricane Ida occurred, delaying this project even further.

Mr. Tackel stated that these changes would not likely go into effect until after the 2025 elections.

Liz Ferry, 526 Willow Avenue, commented that depending on how the congressional districts change, that could affect future ward maps as well. Ms. Ferry also asked whether voter registration was considered at since Ward 1 could possibly no longer have the population to vote for a Republican seat.

Mr. Ferguson stated that these the analysis conducted to recommend these changes was done strictly on a population basis without consideration to political party.

Jeff Albert, Ward Map Committee Member, stated that these changes try to keep neighborhoods together as much as possible, such as trying to keep Fort Washington together in Ward 1, while complying with State District Lines and Congressional lines changes are not predictable.

Marjorie Berlinghof, 1433 Gentlemens Way, asked how and when voting districts are determined.

Mr. Albert answered that once the new ward map is fully approved and adopted, the Montgomery County Board of Elections will determine updated voting places and draw the new voting district lines.

Mr. Tackel motioned, with Ms. Ferleger seconding, to authorize the township Solicitor to draft an ordinance describing the new ward boundaries.

VOTE ON MOTION

ALL YES

MOTION CARRIED

MUNICIPAL AUTHORITY REPORT:

Tab F – Project Status Report:

Nothing additional to the written report.

STANDARD BUSINESS:

Tab A – Move to Accept the Minutes of the March 11, 2024 Stated Meeting without reading:

Ms. Fritzges motioned, with Dr. Scarpello seconding, to accept the minutes the March 11, 2024 without reading

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab B – Motion to Approve the Tax Collector’s Report for the month of March 2024:

Ms. Fritzges motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of March 2024.

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 2024 and highlighted the following:

Mr. Fountain reported there has been an upswing in the permitting department. The engineering, code and zoning departments will be busy with the township building project and 1125 Virginia Drive projects fully underway. The Fort has had a delay with their liquor license transfer and it is unknown when that will happen. Complaints of drainage issues are continued to be investigated by the township as flood issues from the rainy season continue to affect the township.

Tab D – Call on Township Manager for his Report:

Mr. Ferguson submitted his written report for the month of March 2024, and highlighted the following:

There is currently a township-wide storm water analysis happening where results will begin to be evaluated within the next six months.

As stated before, the new Township Building Project had about a \$2.8 million gap. We have been registered for the IRA tax credit and are confident that we will exceed the \$540,000 we hoped to receive. Secondly, the new township building being a Net Zero Building was part of a grant submission with the PEA and DVRPC as part of a \$200 million Pollution Reduction Grant; we hope to hear about awards by end of June. We believe we will be able to bridge the gap with these two opportunities.

Mr. Ferguson updated the board that he was elected to serve on an Executive Board of DVT’s Property and Liability Committee.

On the agenda tonight we will talk about a Water Quality Consortium which is not binding and would allow the township to organize with surrounding townships to identify potential projects and funding opportunities as well as explore ordinances and resolutions that address water quality issues. Another agenda item is regarding participation in the Sustainable PA Tax Certification Program which is a voluntary program that will assist in acquiring grants.

Ms. Ferleger motioned, with Dr. Scarpello seconding, to accept the Manager’s Report for the month of March 2024 without reading.

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

Tab E – Move to accept the Disbursements from the Various Township Accounts for the Month of March 2024:

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$3,453,834.17 as follows:

Total of Proposed Disbursements	\$1,912,116.57
Estimated Payroll	\$1,250,000.00
Interim Check Run Expenses	\$291,717.60
<b>Grand Total</b>	<b>\$3,453,834.17</b>

VOTE ON MOTION                      ALL YES                      MOTION CARRIED

DISCUSSION ITEMS:

Tab G - Discuss Zoning Hearing Board (ZHB) Cases and Planning Commission (PC) Agenda for April 2024:

Ms. Giles reviewed the April 15, 2024 Zoning Hearing Board meeting agenda that has the following matters scheduled for discussion:

**Zoning Hearing Board Update from April 2024:**

**Application #2533 for 275 New Jersey Drive, Fort Washington:**

A special exception is needed to permit required parking spaces to be located elsewhere than on the subject lot. This is related to a proposed light industrial use that will require a Conditional Use application. The matter was continued from last month to allow the Applicant to secure an easement agreement at the request of the Zoning Hearing Board. The Property is Zoned GFW- Greater Fort Washington District.

**Application #2532 for 516 Madison Avenue, Fort Washington:**

Building and impervious coverage variances and a special exception are needed for the construction of a partially covered deck. The Property is Zoned A Residential.

**Application #2530 for 1329 Crosby Drive, Fort Washington:**

A variance is needed to allow a side yard setback of 19.36 feet where 25 feet is required for the construction of an addition. The Property is Zoned A-1 Residential.

**Application #2534 for 245 Linden Avenue, North Hills:**

Building and impervious coverage variances, side yard variances, and a special exception are needed for the construction of a single-family dwelling on an undersized lot. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions. The Property is Zoned NH Residential.

**Application #2535 for 86 Cannon Place, Oreland:**

A rear yard variance and special exception are needed for the construction of an addition. The Property is Zoned "A" Residential.

**Zoning Hearing Board Update from March 2024:**

**Application #2496 for 1457 N Limekiln Pike, Dresher:**

As a reminder, in late 2023, an application was submitted seeking a list of variances, determinations, prior agreement modifications, special exceptions, and a violation appeal related to the nonpermitted construction of a 1,500 square foot structure and driveway expansion in the rear yard and side yard areas. As of late March 2024, a settlement has been reached between the Applicant and the Township, and the Applicant has withdrawn their Zoning Hearing Board application.

Ms. Giles reviewed the April 16, 2024 Planning Commission meeting agenda that has the following matters scheduled for discussion:

**Second Review of Proposed Dresher Overlay Text Amendment for 1650 N Limekiln Pike, UD#23-09:**

The Planning Commission will conduct a second review of the proposed text amendment and accompanying concept plan, which proposes amendments to Upper Dublin Township's Dresher Overlay zoning district. Since the last meeting, the Applicant has submitted a revised Turn Concept Sketch based on comments and concerns from the Planning Commission, the Traffic Engineer, staff, and the public, which will be discussed at the meeting. As a reminder, the concept plan submitted with the zoning text change application details the proposed conversion of the former Santander Bank to a Dunkin Donuts drive-thru at 1650 N Limekiln Pike/MCTMP#54-00-05365-00-8 (the Property), an outparcel in the George's Market/Dreshertown Plaza Shopping Center, which is the intended result if the proposed zoning changes were formally approved. The Property is a 16.1-acre shopping center located within the SC- Shopping Center district and the Dresher Overlay district.

Ms. Giles added to her written report by stating to the Board that various zoning text amendments are being worked on by township staff and solicitors and would like to bring the boards attention to two specific amendments to gather any feedback before continuing to work on them.

1. Zoning Code Section 255.215B – if a property does not have public sewer or water and is then outfitted with one of those, the property is then required to

conform to Residential A Zoning Lot Yard Bulk requirements. This would negatively affect the Craig-Y-Nos area and the township would like to recommend deletion of this zoning text.

2. Zoning Code Section 255.32.A2 – As the text is written currently, patio and supporting structures around a pool is given a 5% additional impervious surface exemption in addition to the allowable 5% given without a pool. Additionally, the surface of the pool itself does not count toward impervious coverage and therefore pool size has no limit. The township would like to propose to delete this text from the code.

Ms. Ferleger stated her only concern would be inadvertently triggering homeowners to seek variances.

Tab L – Discuss Sustainable PA Certification:

No discussion.

Tab H – Discuss Evaluation of EIT Open Space Tax Voter Referendum:

Mr. Ferguson summarized the concept of the EIT Open Space Tax Voter Referendum.

Mr. Tackel clarified that the idea would be to add the EIT Open Space Tax onto the voter ballot for residents to decide by vote.

Mr. Scherpbier further explained the EIT Open Space Tax and how any collected tax could be used.

Ms. Fritzges expressed her hesitation to only tax those in the township who have an EIT and asked whether we could use the funds to maintain a property.

Mr. Tackel answered that funds could be used for maintenance only if the property was purchased under the program, currently the township has no property purchased under the EIT Open Space program.

Mr. Ferguson further clarified that existing parks would be ineligible to use funds, however funds could be used to further implement missing connection projects (such as sidewalks and trails).

*Further discussion ensued regarding the EIT Open Space Tax.*

Mr. Ferguson stated that a bond issue could provide more flexibility with funding.

Jim Monaghan, 311 Washington Lane, stated that he believes this is a bipartisan issue and that a dedicated fund of money is important.

*Discussion on EIT Open Space Tax continued.*

Mr. Tackel stated that this item would be added to next month's agenda.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

Roland Lindh, 309 Summit Avenue, asked whether any progress had been made regarding his suggestion made at last month's meeting to identify and recognize the original boy scout beautification efforts in the township.

Mr. Ferguson stated he has staff looking into the matter and will attempt to identify the Eagle Scout in question.

Isabella Beech, 614 Argyle Avenue, expressed concern and asks what the noise ordinance is for non-stationary nuisances such as that of a neighbor's son who has been driving a very loud registered historical car with loud base music in the neighborhood for the last nine months very early in the morning.

Chief Wheatley asked that Ms. Beech contact him tomorrow and the Community Response Unit will look into the issue.

Christopher Bodoniak, Argyle Ave, reiterated that the noise from this vehicle is a nuisance.

Sean Black, 1424 Highland Avenue, stated that the barricades installed for events held in the library parking lot, such as the E-Waste Recycling Event, are causing motorists to attempt access to the 520 Virginia Drive parking lot from Highland Avenue and result in motorist using Highland Ave resident driveways to turn around. Mr. Black asks the board to reconsider closing the Highland Avenue driveway and to not permanently install the stop signs.

Mr. Black also asked whether the sale of 530 Virginia Drive had been dropped.

Mr. Tackel answered that there are no current plans for the sale of 530 Virginia Drive, but the idea has not been dropped.

Mr. Black asked the board to consider inviting local businesses within the township to participate in township events where food is offered.

ACTION ITEMS:

Tab I – Consider action on Resolution #24-2536 Participation in a Water Quality Consortium.  
Mr. Rudolph motioned, with Mr. Scherpbier seconding, to approve Resolution #24-2536 Participation in a Water Quality Consortium

VOTE ON MOTION

ALL YES

MOTION CARRIED



Tab J – Consider action on Resolution #24-2537 to Proclaim April 7-13, 2024, National Library Week.  
Ms. Knight motioned, with Dr. Scarpello seconding, to approve Resolution #24-2537 to Proclaim April 7-13, 2024, National Library Week.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab K – Consider action on Resolution #24-2538 authorizing the submission of a Grant Application for the COVID-19 ARPA PA Multi-Purpose Community Facilities Program.

Ms. Knight motioned, with Dr. Scarpello seconding, to approve Resolution #24-2538 authorizing the submission of a Grant Application for the COVID-19 ARPA PA Multi-Purpose Community Facilities Program.

Cheri Fiory, Library Director, presented on the Multi-Purpose Community Facilities Grant.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab L – Consider action on Resolution #24-2539 affirming Upper Dublin Township’s Participation in the Sustainable PA Certification Program.

Dr. Scarpello motioned, with Ms. Ferleger seconding, to approve Resolution #24-2539 affirming Upper Dublin Township’s Participation in the Sustainable PA Certification Program.

VOTE ON MOTION            ALL YES            MOTION CARRIED

Tab M – Consider authorizing Release of Escrow Funds for Enclave at Promenade UD#15.014 Release #3 in the amount of \$614,064.73.

M. Ferleger motioned, with Dr. Scarpello seconding, to approve the release of Escrow Funds for Enclave at Promenade UD#15.014 Release #3 in the amount of \$614,064.73.

Mr. Fountian stated that this is a typical escrow release for this private development which is towards the end of this project and he anticipates the acceptance of dedication by the end of the year.

VOTE ON MOTION            ALL YES            MOTION CARRIED

NEXT MEETING:

Tuesday, May 14, 2024 Stated Meeting at 7:00 PM.

ADJOURNMENT:

Ms. Ferleger 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