

STATED MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, SEPTEMBER 10, 2024 7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE AND ANNOUNCEMENTS

PRESENTATION

2025 Comprehensive Plan Update

MUNICIPAL AUTHORITY REPORT

F Project Status Report

STANDARD BUSINESS

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

DISCUSSION ITEMS

G Discuss Zoning Hearing Board Cases & Planning Commission Agenda for September

PUBLIC COMMENT/QUESTIONS – ITEMS NOT ON AGENDA

ACTION ITEMS

- H Consider action on Ordinance #24-1393 Fort Washington Avenue Parking Restriction Ordinance.
I Consider motion to approve the Findings of Fact, Conclusions of Law and Decision granting Conditional Use Approval #2543 to 275 New Jersey Trust for the property located at 275 New Jersey Drive.
J Consider motion to advertise for Amendment to Chapter 203 Solid Waste Ordinance.
K Consider action to approve the Upper Dublin Township Pension Plans' Minimum Municipal Obligation for 2025.
L Consider motion to authorize Change Order for the new township building in an amount not to exceed \$260,000 to the General Contractor.
M Consider motion to authorize Township Manager to review and determine requests for exemptions to Single Use Plastic Regulations pursuant to §203-53.
N Consider authorizing Release of Escrow Funds:
- Mattison Development UD#15.011 Release #7 for Mattison Estates Residential in the amount of \$19,500.00.
- Mattison Development UD#15.011 Release #10 for Mattison Estates Common in the amount of \$19,250.00.

NEXT MEETING Special Meeting of Monday, September 16, 2024 at 7:00 PM
Stated Meeting of Tuesday, October 8, 2024 at 7:00 PM

ADJOURN

Agenda Posted: 9/6/24

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, September 10, 2024, at 7:00 P.M. in person at 520 Virginia Drive Auditorium with Meredith Ferleger presiding.

In attendance were Commissioners Meredith Ferleger, Gary Scarpello, Alyson Fritzges, Harn Scherpbier, and Joseph Rudolph. Commissioners Ira Tackel and Cheryl Knight were not in attendance. 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:

Ms. Ferleger asked all present to join in reciting the pledge of allegiance to the flag.

ROLL CALL:

Ms. Ferleger called the roll call and received responses that five of the seven Commissioners were in attendance, with Mr. Tackel and Ms. Knight absent.

CORRESPONDENCE AND ANNOUNCEMENTS:

None.

PRESENTATION:

Samantha McLean, Michael Baker International, presented the 2025 Comprehensive Plan Update.

Todd Pool, Forward Planning Inc., presented on the market and fiscal impact analysis as part of the 2025 Comprehensive Plan Update.

Mr. Ferguson emphasized that tonight's presentation is to inform the board of the analysis being conducted in order to provide a foundation to create a draft Comprehensive Plan and is not a final draft of the plan.

Mr. Scherpbier expressed his desire for the Vision Statement to mention education since the township and school district boundaries are the same. Mr. Scherpbier also stated that he would like to see a more specific goal set for affordable workforce housing.

Ms. Ferleger expressed her concern for incorporating provisions for affordable housing into the township code based on benchmarks as in her professional experience, she has not seen those necessarily making much of a difference due to the economic realities of the township outside of the board and developers' control.

Mr. Pool responded that differences can be made at the margin through zoning density and parking requirements to help influence a lower cost for the developer in order to, in return, ask for them to hit a certain percentage of affordability.

Dr. Scarpello supported the concern for executing the manner of affordability and emphasized its importance.

The board continued to discuss the matter of accessible housing.

MUNICIPAL AUTHORITY REPORT:

Tab F – Project Status Report:

None

STANDARD BUSINESS:

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

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to accept the minutes of the August 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 August 2024:

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to accept the Tax Collector’s Report for the month of August 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 September 2024 and highlighted the following:

There has not been much change since last month’s report, permitting is slowing down, and the recent hurricanes have not affected our area.

Tab D – Call on Township Manager for his Report:

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

Mr. Ferguson reported that 500 Virginia Drive will soon be occupying the building. Road lines have been repainted on Pinetown Rd from Highland to Susquehanna as a traffic calming measure. The Board may want to consider whether the township should reach out to residents along Pinetown Road to ask if establishing no-parking zone along Pinetown Road would cause issue.

Mr. Ferguson also expressed grave concern for the unacceptable treatment of tenants and nonchalant response by management of The Woods Apartments when the health, safety and welfare of their residents is compromised. He anticipates coming to the Board soon regarding new regulations for maintenance of private sewage pumping stations and the generators that run them.

Ms. Fritzges inquired if there was any contingency put in place for The Woods since they desire to build more apartments.

Mr. Brooman responded that at this point, The Woods would have to come before the Board of Commissioners to ask permission to move any further with that project.

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to accept the Manager’s Report for the month of August 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 August 2024:

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to accept the disbursements from the various Township accounts in the amount of \$5,498,705.10 as follows:

Total of Proposed Disbursements	\$3,954,052.73
Estimated Payroll	\$1,250,000.00
Interim Check Run Expenses	\$294,652.37
Grand Total	\$5,498,705.10

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION ITEMS:

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

Zoning Hearing Board Update from September 2024:

September 23, 2024 Zoning Hearing Board Meeting—Night One—7:30PM

Application #2558 for the Property at 147 Maple Avenue, Willow Grove

The Applicant is requesting a variance and special exception to allow an impervious coverage of 37% where 30% is permitted for a previously installed 288 square foot patio. The Property is Zoned B Residential.

Application #2566 for the Property at 245 Linden Avenue, North Hills

Two variances are needed to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. The Property is Zoned NH Residential.

Application #2567 for 512 Argyle Avenue, Ambler

Variances and a special exception are needed to allow impervious coverage of 60.8% where 30% is permitted, building coverage of 49% where 20% is permitted, and a side yard setback of 6 feet where 10 feet is required to the construction of an addition. The Property is Zoned C Residential.

October 7, 2024 Zoning Hearing Board Meeting – Night Two – 7:00PM

Application #2555: Upper Dublin School District for the Property at 1010 Fort Washington Avenue, Fort Washington

As a reminder, the Applicants are requesting variances related to the proposed construction of a bus depot/transportation facility serving the Upper Dublin School District. In summary: Variances are needed to allow a fence to contain a height of 8 feet where 6 feet is allowed, for an accessory structure to exceed the allowable height and building coverage limit, and for commercial vehicles to be parked on a residentially zoned property. The Property is Zoned A residential. *This matter was opened and continued from the July 30, 2024 meeting.*

Zoning Hearing Board Update from August 2024:

None.

Ms. Giles reviewed the September 17, 2024 Planning Commission meeting agenda that has the following matters scheduled for discussion:

Review of Minor Land Development Application for 202 Chelsea Avenue, UD #24-11

The Applicant, Lux Builders, LLC is proposing a residential development for two lots known as 202 Chelsea Avenue, MCTMPID #s 54-00-04102-00-2 and 54-00-04099-00-5. The project is located at the intersection of Chelsea Avenue and Chestnut Avenue in the North Hills neighborhood and has a combined area of 0.32 acres. There is an existing single-family dwelling that would be demolished to accommodate a proposed lot line change, the construction of one new single-family dwelling on one parcel, a duplex dwelling unit on the other parcel, and associated driveways, walkways and stormwater facilities. The Planning Commission will hear comments from the public, the Township Engineer, the Landscape Consultant, the Zoning/Planning Department, and the Montgomery County Planning Commission.

Review of Amended Land Development and Conditional Use Approval for 1250 Virginia Drive, UD #20-06 and CU #2400

As a refresher, this is a multi-family project proposed in the GFW- Greater Fort Washington district that received Final Land Development approval and Conditional Use approval in 2022 for 171-units. The Applicant has now submitted an Amended Final Land Development plan and CU for a reduced 124-unit building. The proposed changes are summarized as follows:

- Reduced density from 47.5 dwelling units/acre (171 units) to 34.4 dwelling units/acre (124 units)
- No longer utilizing the density bonuses from solar or moderate income units
- Reduced building coverage from 39.4% (61,785 SF) to 25.8% (40,695 SF)
- Reduced total parking spaces from 273 to 205
- The updated plan includes 36 tandem spaces within the building and 150 spaces exterior to the building, with 10% guest parking (19 spaces) proposed in the lot at 1300 Virginia Drive along with a pedestrian crossing at Office Center Drive.
- There is no significant change to the total impervious coverage. The reduced building footprint is offset by the increased number of exterior parking spaces.
- Building setback modification from 50 FT to 178 FT from the property at 500 Office Center Drive.

- The Planning Commission will hear comments from the public, the Township Engineer, the Landscape Consultant, the Zoning/Planning Department, the Traffic Consultant, and the Montgomery County Planning Commission.

Second Review of Proposed Text Amendment for OC – Office Center Mixed-Use District affecting 2101 Welsh Road, a/k/a Prudential Tract, and The Promenade, UD #24-07

The Applicant, BET Investments, Inc., is returning to discuss the latest revisions to the proposed text amendment for the OC- Office Center, Mixed-Use Developments Section of the Zoning Code, which would be applicable to 2101 Welsh Road, a/k/a/, “Prudential Tract”, and 200 Dryden Road, a/k/a/, “The Promenade”. As a reminder, the text amendment is proposed in conjunction with a concept plan for a mixed-use development project at 2101 Welsh Road (Prudential Tract), which currently contains an approximately 902,000 gross square-foot office building formerly occupied by Prudential Insurance Company. The total area of the parcel is approximately 89.67 acres, and is proposed to contain a mix of uses including: retail/restaurant (approx. 87,000 GSF), office (approx. 100,000 GSF), hotel (approx. 120,000 GSF, 200 rooms), attached single-family housing (158 units), multi-family housing (600 one & two-BR units), age-restricted housing (120 units), trails, community green space, and a potential police satellite office.

PUBLIC COMMENT/QUESTIONS - ITEMS NOT ON AGENDA:

Darlene Saks, 423 Bluebird Lane, expressed her frustration and dissatisfaction with the Township’s permitting process and voiced concern for high township fees.

Mr. Ferguson responded that the permitting process is being assessed and a new online process is currently being evaluated to go into effect sometime next year.

Julia Roberts, 86 Manor Place, advocates for a crosswalk on Pennsylvania Avenue in East Oreland between Bridge St and North Hills Ave.

Mr. Ferguson responded that Pennsylvania Ave is a state-owned road requiring state permitting for a crosswalk, but that he has been in contact with the neighboring Township Manager to evaluate how to best approach PennDOT together regarding a request to lower the speed limit and could additionally look into requesting a crosswalk.

Michael Haas, 107 Orlando Avenue, stated there is notably large amounts of traffic using Orlando Ave as a cut-thru to avoid the Pennsylvania Ave and Twining Road intersection and stated it would make sense to add a crosswalk down near the railroad tracks south of Bridge St.

Roland Lindh, 309 Summit Avenue, agreed that the permitting process and fee structure is excessive and the difference between a renovation and a repair/replacement needs to be clearer.

ACTION ITEMS:

Tab H – Consider action on Ordinance #24-1393 Fort Washington Avenue Parking Restriction Ordinance.

Ms. Fritzges motioned, with Dr. Scarpello seconding, to approve Ordinance #24-1393 Fort Washington Avenue Parking Restriction Ordinance.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab I – Consider motion to approve the Findings of Fact, Conclusions of Law and Decision granting Conditional Use Approval #2543 to 275 New Jersey Trust for the property located at 275 New Jersey Drive.

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to approve the Findings of Fact, Conclusions of Law and Decision granting Conditional Use Approval #2543 to 275 New Jersey Trust for the property located at 275 New Jersey Drive.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab J – Consider motion to advertise for Amendment to Chapter 203 Solid Waste Ordinance.

Dr. Scarpello motioned, with Ms. Fritzges seconding, to approve advertisement for Amendment to Chapter 203 Solid Waste Ordinance.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab K – Consider action to approve the Upper Dublin Township Pension Plans’ Minimum Municipal Obligation for 2025.

Dr. Scarpello motioned, with Ms. Fritzges seconding, to approve the Upper Dublin Township Pension Plans’ Minimum Municipal Obligation for 2025.

Mr. Bleemer stated that this is the calculation of the township’s contribution to the pension plan is required for next year.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab L – Consider motion to authorize Change Order for the new township building in an amount not to exceed \$260,000 to the General Contractor.

Mr. Rudolph motioned, with Dr. Scarpello seconding, to authorize Change Order for the new township building in an amount not to exceed \$260,000 to the General Contractor.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab M – Consider motion to authorize Township Manager to review and determine requests for exemptions to Single Use Plastic Regulations pursuant to §203-53.

Mr. Scherpbier motioned, with Dr. Scarpello seconding, to authorize Township Manager to review and determine requests for exemptions to Single Use Plastic Regulations pursuant to §203-53.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab N – Consider authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #7 for Mattison Estates Residential in the amount of \$19,500.00.

Ms. Fritzges motioned, with Dr. Scarpello seconding, to authorize the Release of Escrow Funds for Mattison Development UD#15.011 Release #7 for Mattison Estates Residential in the amount of \$19,500.00.

VOTE ON MOTION ALL YES MOTION CARRIED

Consider authorizing Release of Escrow Funds for Mattison Development UD#15.011 Release #10 for Mattison Estates Common in the amount of \$19,250.00.

Ms. Fritzges motioned, with Dr. Scarpello seconding, to authorize the Release of Escrow Funds for Mattison Development UD#15.011 Release #10 for Mattison Estates Common in the amount of \$19,250.00.

VOTE ON MOTION ALL YES MOTION CARRIED

NEXT MEETING:

Special Meeting of Monday, September 16, 2024 at 7:00 PM
Stated Meeting of Tuesday, October 8, 2024 at 7:00 PM

ADJOURNMENT:

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

VOTE ON MOTION

ALL YES


MOTION CARRIED

Respectfully submitted,



Katherine Stein, Recording Secretary

ATTEST:



Ira S. Tackel, President