

6:30 PM Public Hearing G – Zoning Amendment to the Floodplain Ordinance

STATED MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, FEBRUARY 9, 2016

Pledge of Allegiance

Correspondence and Announcements

Presentation

PSATC Brief Introduction by Former Cheltenham Commissioner Harvey Portner

Draft Twining Valley Study

Committee Reports:

Public Safety, Works & Services Committee

Economic Development & Finance Committee

Planning, Parks & Library Committee

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

Discussion Items

- F Discuss Zoning Hearing Board Cases for February.

Public Comment

Action Items

- G Consider action on Floodplain Ordinance.
- I Consider action on Resolution to Approve with Conditions the Preliminary/Final Land Development Plan for Lifetime Fitness at 375 Commerce Drive.
- J Consider action on Resolution to Approve with Conditions the Preliminary/Final Subdivision Plan for the Washington Manor Development (f/k/a the Piszek Tract), 1901 Pennsylvania Avenue.
- K Consider motion to Grant Waiver from Land Development for an Outdoor Generator Yard at 2101 Welsh Road.
- L Consider action on Ordinance to Establish the Dates of the Meetings of the Commissioners for the Year 2016.
- M Consider action on Resolution to Proclaim April 29, 2016 as Arbor Day.
- Mc Consider action on Resolution to Authorize Disposition of Public Records.
- N Consider action on Resolution to Participate in Intermunicipal Collaboration for a Wissahickon Creek Watershed Alternative Plan to EPA's Total Phosphorous Total Maximum Daily Load (TMDL).
- O Consider action on lowest responsible Bid for 2016 Concrete Curbs and Sidewalks.
- P Consider action on lowest responsible Bid for 2016 Milling and Paving Program.

- Q Consider motion to Approve Agreement with PECO for Reimbursement of Expense of Relocating Gas Utilities for the Virginia Drive Bridge Project.
- R Consider motion to Approve Agreement with PECO for Reimbursement of Expense of Relocating Electric Utilities for the Virginia Drive Bridge Project.

ADJOURN to Executive Session to Discuss Personnel Matter

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, February 9, 2016, in the Township Building, Ira Tackel presiding.

In attendance were Commissioners Gary Scarpello, Sharon Damsker, Ronald Feldman, Ira Tackel, Liz Ferry, Robert McGuckin, Rebecca Gushue, and former Commissioner Stan Ropski. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director and Assistant Manager; Derek Dureka, Director of Parks and Recreation; Richard Barton, Community Planner and Zoning Officer; Jerry Smith, Public Works Administrator; Tom Fountain, Township Engineer; and David Brooman, representing the Township Solicitor.

CORRESPONDENCE AND ANNOUNCEMENTS:

The annual Monte Carlo Night is scheduled for 7:00 p.m. on February 20, 2016 at the Mercedes Dealership in Fort Washington.

The next Pennsylvania State Association of Township Commissioners Convention is scheduled for June 23-26, 2016 at the Crown Plaza Hotel in King of Prussia.

The Montgomery County Association of Township Commissioners (MCATC) will hold a new commissioners orientation meeting at the Blue Bell Inn on March 17, 2016. The guest speaker will be Judy Holton, Executive Director of the Montgomery County Planning Commission.

DRAFT TWINING VALLEY STUDY:

Derek Dureka, Director of Parks and Recreation; Al Gryga, CMC Engineering; Ben Engelman, Shearon Environmental Design/Golf and Kurt Baker, Whitpain Township Parks & Recreation Director appeared before the BOC to discuss the draft Twining Valley Study. Mr. Gryga conducted a PowerPoint presentation as follows:

Project Goals and Objectives.

- Develop a plan that offers the highest and best level of recreation for the community.
- Develop a plan to advise the BOC with the information needed to make an informed decision when the lease expires.
- Develop a plan that maximizes access and usability for all Township residents.

Background Information:

- The park represents 18% of the Township's parkland.
- The park is bisected by Twining Road.
- The majority of the park exists on the left side of Twining Road with 18 acres on the right-hand side of Twining Road.

Existing Golf Facility:

- The Site:
 - Beautiful grounds.
 - Concerns include storm water management and that the property is bisected by Twining Road.

- The Building:
 - Fairly poorly constructed and maintained. Difficult to adapt to new and varied uses.
 - Continued renovations are not recommended.

- The Golf Course:
 - Lacks ample land.
 - 100 acres in size.
 - Antiquated irrigation system and fed by a very shallow well.
 - The number of rounds during the years has greatly decreased.

- The Fitness Center:
 - Adapted from previous interior spaces.
 - The fitness facility is operating in a location where an enclosed deck was originally built.
 - The revenues itself in 2006 have actually exceeded the revenues of the golf course with the exception of 2014 when mold was found.

- Golf Course Summary Report:
 - 14 holes of the golf course are considered a hazard.
 - Irrigation provides approximately 20% of the water needed.
 - Sand traps, bunkers, and tees are all in poor condition and require reconstruction.
 - The golf course architect has advised that \$1.5 million at the least should be set aside to get the golf course to a minimal, playable condition.
 - There are still other concerns that exist: safety concerns around the greens, concerns with regard to playability, deep slopes, nothing that makes the grounds interesting, etc.

Public Participation Program:

- Public participation in the survey has really been astounding. Received 376 online surveys.
- Conducted three public meetings.
- Key person and elected officials interviews were held.
- Online opinion forums: received over 500 comments from a posting of the proposed Master Plan.

THE TWINING VALLEY MASTER PLAN:

- Restore:
 - Once the present tenant leaves the site in 2019, it will be brought back to what it was meant to be.
 - Everything golf related will be removed and restored back to its natural state.
 - Will try to connect a series of golf cart trails between the sites to create a trail system.
 - The total cost for the restore phase is estimated at \$650,000.

- Growth:
 - Enhance the natural features that exist on the land. The foregoing can be accomplished in different ways:
 - Trying to establish the ecologies on the site by planting trees while allowing Mother Nature to take care of the invasive plants that may come in.
 - Developing the three ponds on site.

- Providing access in the form of wooden boardwalks, waterfalls, pedestrian bridges, and other methods to teach people to become engaged in the environment that will be created.
 - Expand beyond the paved walking trails.
 - Allow off-road hiking and mountain biking trails.
 - Relocate and improve the current sledding slope.
 - Further develop the trail system. Considering providing soft surface material for joggers.
 - Create a natural playground to involve children in nature.
 - Tricycle path around the entire perimeter.
 - A dinosaur dig in the sandbox.
 - A community gathering space via a pavilion.
 - Providing activities for all age groups.
 - Total cost estimate for the “growth” portion of the plan is \$5.35 million.
- Transform:
 - Potential community space and/or library.
 - Could fit 15,000- 50,000 ft.² of community space with 400 parking spaces.
 - Municipal storage space.
 - Can accommodate a 10,000 ft.² storage space adjacent to the fire training area.
 - Very low impact.
 - Would have its own entrance drive.
 - If the foregoing were to be considered, it is recommended that it be done in an ecologically sensitive way:
 - Incorporate bio swales in the parking lot to capture the storm water.
 - Perhaps not paving the entire parking lot. Perhaps a portion should be left with grass pavers to allow for overflow and the parking lot area is not completely asphalt.
 - Perhaps using energy saving mechanisms such as solar panels.
- Funding:
 - Total cost including both the restore and growth options is \$6 million.
 - There are a series of grants available from \$3,000 up to \$11 million.
 - If the Township were to bear the entire burden of the \$6 million, it would mean approximately \$38 per year for 20 years per household.

Questions/Comments:

- People who filled out the survey were still interested in golf to a degree. The idea of a chip and putt course or leaving several holes in place could be entertained. An analysis of the costs for a chip and putt course was done and it was determined that having one will never be revenue positive. If provided, it will be an amenity for the community itself at Township expense.
- Community garden space was popular on the survey.
- Showing a reduced trail system on the smaller parcel of land.
- Proposing a low maintenance park.
- The first phase of \$650,000 is really just to secure the site and get it open to the public. The remainder of the \$6 million estimate can or cannot be done as funds become available.
- Mr. Feldman interjected a proposed figure of \$1.5 million was more likely to do the first phase.

- Mr. Feldman was of the opinion that the estimate for a new golf course is too low. The \$1.5 million quoted does not include upgrading the irrigation. There are also more improvements beyond that to make the golf course. That estimate should probably be doubled.
- Mr. Leonard informed that there are 16 other golf courses within a 10 mile radius of the Twining Valley Golf Course.
- There are safety concerns with relation to Twining Road.
- Mr. Feldman asked if it were possible to sell some of the property in order to obtain funding for improvements. Mr. Leonard answered that there are portions of the property that are free and clear.
- Mr. Feldman suggested hiring a grant writer to work on funding for large projects such as the Twining Valley Golf Course, the FWOP, etc.
- Mr. Dureka noted that there are operating entities on this site to raise revenue such as rental of the pavilion that will be far larger than the one at Mondauk Common.
- Ms. Gushue suggested that a group of volunteers be formed similar to that of the Friends of the Library to do fundraising for the cost of materials.
- Mr. Dureka informed that an estimated 8-10 hours per week of labor will be dedicated to the golf club site.
- The design team will be meeting with the Planning Commission, Shade Tree Commission, Emergency Medical Services, Fire and Police as the project moves forward.
- Mr. Tackel was disappointed that the presentation did not include costs of irrigation. Because irrigation is a vital part of the renovation, the survey committee was asked to re-examine its numbers and come up with an accurate figure.
- Mr. Tackel felt it would be irresponsible to allow the property to deteriorate until 2019.
- Mr. Tackel observed that there is no economical way that golf can work on this parcel because of the surrounding competition.
- The club house building was not built correctly for use as a fitness center.

Joan Sacks, in the audience, spoke in favor of a community center rather than "just another park."

- She was dismayed that a memo she wrote to Mr. Dureka and Ms. Gushue outlining proposals for a community center was not shared with the public in an open forum.
- Several of the commissioners spoke of the survey that was distributed throughout UDT and that all suggestions had been considered at that time even though they were not specifically spoken of individually.

Dot Michael who resides on Susquehanna Road pointed out that there should not be sledding on a golf course and asked what liability could be incurred by UDT.

- Mr. Dureka spoke with DIVIT, UDT's insurance carrier, and there is no more insurance liability due to people accessing the property.
- If a sledding hill were permitted, it would be made as safe as possible, i.e., removal of trees, etc. a designated area would be provided for people to slowly land at the bottom of the hill and be able to walk back up the hill safely.

Mr. Morales who resides on Susquehanna Road was in favor of a 9 hole or chip and putt golf course.

- Mr. Dureka recently contacted the person responsible for the par 3 golf course at Alverthorpe Park, and they operate at a loss of \$70,000 per year which does not include maintenance activity and equipment, personnel, etc.

COMMITTEE REPORTS:

Public Safety Works And Services Committee:

The Police Department received an initial request to investigate parking issues in the area of Montgomery Avenue between Fort Washington Avenue and Madison Avenue. The request came after several parking complaints had been filed with the Police Department during the spring and summer months.

There was one clear consensus from residents, and that was the commuter traffic that overflows from the SEPTA parking lot.

There were two suggestions: (1) putting up “No parking between signs” in areas where it is believed the SEPTA riders will want to park, or (2) as a test case, designating a two-hour time slot daily on portions of Montgomery and Summit Avenues. The latter was the method chosen to try to eliminate the problems.

TAB A – Motion to Accept the Minutes of January 2016

Mr. Feldman motioned, with Ms. Gushue seconding, to approve the Minutes of January’s Stated Meeting without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab B – Motion to Approve the Treasurer’s Report for the Month of January 2016 Without Reading:

Mr. Feldman motioned, with Ms. Gushue seconding, to approve the Treasurer’s Report for the month of January 2016 without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab C – Call on Township Engineer for his Report:

Mr. Fountain presented the January 2016 Township Engineer’s Report.

Tab D – Call on Manager for his Monthly Report:

Mr. Leonard presented his written report for the month of January 2016 and highlighted the following:

1. On January 22nd, Mr. Leonard conducted a pre-blizzard planning meeting with key staff members. Submittals were made to the Commonwealth of Pennsylvania and the Federal government for aid connected with the 23 1/2 inches of snow that UDT had to contend with.
2. At the Planning, Parks and Library Committee (PPL) meeting in two weeks, a comprehensive report regarding a major initiative in 2016 to replace all of the streetlights with LED lighting will be presented.
3. It is anticipated that anywhere from \$200,000-\$500,000 will be spent in 2016 for concrete curbs and sidewalks. Mr. Bleemer explained that UDT has a program in place whereby if the cost for concrete were \$1,000 or more, UDT offered a 12 month interest-free loan, and if it is \$3,000 or more, UDT

offers a 36 month interest free loan. The BOC was asked whether they wish to continue this method and the answer was in the affirmative.

Ms. Damsker motioned, with Ms. Gushue seconding, to approve the Manager's Report for the month of January 2016.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab E - Motion to Accept the Disbursements from the Various Accounts for the Month of January 2016:

Ms. Ferry motioned, with Mr. Feldman seconding, to accept the disbursements from the various Township accounts in the amount of \$2,515,061.11 as follows:

Total of Proposed Disbursements	\$1,370,712.27
Estimated Payroll	900,000
Interim Check Run Expenses	244,348.84
Grand Total	\$2,515,061.11

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION ITEMS:

Tab F – Discuss Zoning Hearing Board (ZHB) Cases for January 2016:

Mr. Barton discussed the cases to be before the ZHB in February:

1. **#2181:** Amy Kalenscher of 1464 Dillon Road, Maple Glen, PA 19002 seeks a special exception under Zoning Code Section 255-27.E.1 to convert an existing barn to an in-law suite. The property is zoned 'A' Residential.

The subject two acre property is located three lots north of Keisel Lane. The barn is 768 sq.ft and is intended for the use of the applicant's parents. As with all in-law suite applications, the owners will be required to record a covenant with their deed which restricts the use of the suite to family members.

2. **#2182:** Michael T Fiore of 121 Bala Avenue, Oreland, PA 19075 requests a special exception under Zoning Code Section 255-147 to expand a nonconforming building, and a variance from Section 255-43.B to construct a 154 sq.ft. residential addition that will be located within the 25-foot side yard setback area. The property is zoned 'A' Residential.

The proposed addition will match the existing building line, which is inside the setback area.

3. The Township received a Zoning Hearing Board Application for the property at 475 Pennsylvania Ave. (containing a closed Exxon station since 2004) owned by Lehigh Gas in the Allentown area.

Through their attorney, Lehigh Gas asked Mr. Barton to do what is called a zoning determination last month. That was done with the assistance of David Brooman. What they found was based on files and other evidence. The site was considered a nonconforming use and that the use had been abandoned. Staff believes the burden of proof is on the applicant.

Lehigh Gas's attorney is now appealing the letter of determination to the Zoning Hearing Board.

The attorney has contacted Mr. Barton since they filed the application asking to postpone the application and to meet with Township staff in an effort to resolve the situation and come to an agreement with the Township on the use of the property.

If the application does go to the Zoning Hearing Board it will not be until March.

ACTION ITEMS:

Tab G – Consider Action on Floodplain Ordinance:

Mr. Feldman motioned, with Ms. Gushue seconding, to adopt Ordinance No.16 – 1313 amending the code of the UDT, by deleting Chapter 122, Flood Damage Protection; and by Amending Chapter 255, Zoning, Article I, General Provisions, Section 255-7, Definitions, by Deleting Certain Definitions; and by amending Chapter 255, Zoning, Article I, General Provisions, Section 255-7, Definitions, by adding Certain Definitions; and by amending Chapter 255, Zoning, Article XXII, Floodplain Conservation District, by deleting Article XXII, Floodplain Conservation District, and adding a New Article XXII, Floodplain Conservation District.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab I - Consider Action on Resolution to Approve with Conditions the Preliminary/Final Land Development Plan for Lifetime Fitness at 375 Commerce Drive:

Mr. Feldman motioned, with Ms. Gushue seconding, to adopt Resolution No. 16 – 2213 approving with conditions the Preliminary/Final Land Development Plan for Lifetime Fitness at 375 Commerce Drive.

VOTE ON MOTION ALL YES MOTION CARRIED

Mr. Leonard advised that the applicants are providing capital contributions for a traffic signal as well as for completion of the zip ramp if and when they occur in the amount of \$700,000.

Tab J - Consider Action on Resolution to Approve with Conditions the Preliminary/Final Subdivision Plan for the Washington Manor Development (f/k/a The Piszek Tract), 1901 Pennsylvania Ave.

Mr. Feldman motioned, with Ms. Gushue seconding, to adopt Resolution No. 16 – 2214 with conditions the Preliminary/Final Subdivision Plan for the Washington Manor Development (f/k/a the Piszek Tract), 1901 Pennsylvania Avenue.

VOTE ON MOTION ALL YES MOTION CARRIED

Sal Paone, the developer, offered kudos to the staff who worked diligently to help this very difficult project come to fruition.

Tab K – Consider Motion to Grant a Waiver from Land Development for an Outdoor Generator Yard 2101 Welsh Rd.

Mr. Feldman motioned with Ms. Gushue seconding, to grant a waiver from land development for an outdoor generator yard at 2101 Welsh Road.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab L - Consider Action on the Ordinance to Establish the Dates of the Meetings of the Commissioners for the year 2016:

Ms. Gushue motioned, with Mr. Feldman seconding, to adopt Ordinance Number 16 – 1314 establishing the dates of the Meetings of the Commissioners for the year 2016 as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the UDT for the year 2016 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the UDT for the year 2016 shall be held on the first Tuesday of February, April, June, August, October, December at 6:30 PM, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the UDT for the year 2016 shall be held on the first Tuesday of February, April, June, August, October, December immediately following the Economic Development and Finance Committee meeting, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning Commission meetings of the UDT for the year 2016 shall be held on the third Tuesday of each month at 7:00 PM, local time.

SECTION 5. The Planning, Parks and Library Committee meetings for the year 2016 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

SECTION 8. All meetings will be effective February 9, 2016 and held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, unless otherwise specifically directed.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab M - Consider Action on Resolution to Proclaim April 29, 2016 as Arbor Day:

Ms. Gushue motioned, with Mr. Feldman seconding, to adopt Resolution No. 16-2215 proclaiming April 29, 2016 as Arbor Day.

VOTE ON MOTION ALL YES MOTION CARRIED

In conjunction with Arbor Day, the Shade Tree Commission will be holding its adopt a tree program on Saturday, April 30th between 8:00 and 9:30 AM .

Tab Mc: Consider Action on Resolution to Authorize Disposition of Public Records:

Ms. Gushue motioned, with Mr. Feldman seconding, to adopt Resolution No. 16-2216 authorizing disposition of public records.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab N - Consider Action on Resolution to Participate in Intermunicipal Collaboration for a Wissahickon Creek Watershed Alternative Plan to EPA's Total Phosphorous Maximum Daily Load (TMDL):

Mr. Feldman motioned, with Ms. Gushue seconding, to adopt Resolution 16-2217 to participate in Intermunicipal Collaboration for a Wissahickon Creek Watershed Alternative Plan to EPA's Total Phosphorous Maximum Daily Load.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab O - Consider Action on Lowest Responsible Bid for 2016 Concrete Curbs and Sidewalks:

Mr. Feldman motioned, with Ms. Gushue seconding, to accept the lowest responsible bid for 2016 concrete curbs and sidewalks to Nick Siravo & Son, Inc. with a bid of \$400,638 based upon the estimated concrete work for 2016.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab P - Consider Action on Lowest Responsible Bid for 2016 Milling and Paving Program:

Mr. Feldman motioned, with Ms. Gushue seconding, to accept the lowest responsible bid for 2016 milling and paving program to James D. Morrissey, Inc. with a total bid amount of \$590,214.98. for the quantities specified. This company also won the bid in 2014. In addition to the base bid, a bid alternate was also included. This was for Epoxy line painting to be done on certain of the roads being paved in 2016. The bid amount for this work (approximately 50,390 linear feet) received from James D. Morrissey was \$20,156.00 (\$0.40/linear foot).

VOTE ON MOTION ALL YES MOTION CARRIED

Tab Q - Consider Motion to Approve Agreement with PECO for Reimbursement of Expenses of Relocating Gas Utilities for the Virginia Drive Bridge Project:

Mr. Feldman motioned, with Ms. Gushue seconding, to approve an agreement with PECO for reimbursement of expenses of relocating gas utilities for the Virginia Drive Bridge project.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab R - Consider Motion to Approve Agreement With PECO for Reimbursement of Expenses of Relocating Electric Utilities for the Virginia Drive Bridge Project.

Mr. Feldman motioned, with Ms. Gushue seconding, to approve an agreement with PECO for reimbursement of expenses of relocating electric utilities for the Virginia Drive Bridge Project.

VOTE ON MOTION ALL YES MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Mr. Feldman motioned, with Ms. Gushue seconding, to adjourn the meeting and enter into Executive Session to discuss a personnel issue.

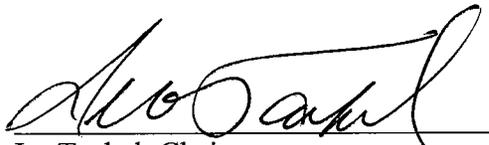
VOTE ON MOTION ALL YES MOTION CARRIED

Respectfully submitted:



Louise S. Birett, Recording Secretary

ATTEST:



Ira Tackel, Chairperson