

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the meeting room of the Township Municipal Building. Present were Messrs. Pollock, Krebs, Chapman, Hamburger, Costello, Potok, Mrs. Friedrich Fogel, Planner Driscoll, Engineer Woodrow, Commissioners Devinney, Manager Mellor, Assistant Manager Elton and Clerk Matyas.

Vice Chairman Chapman called the meeting to order at 7:30 P.M. The Pledge of Allegiance was recited.

The minutes of the April 23, 2009 Planning Commission meeting, were approved as submitted.

**LD 09-02 Salanna Realty/2637 Philmont Avenue-Sketch Plan** presented by Mr. Arsen Kashkashian, Esquire, representing the applicant. Mr. Kashkashian explained that due to a fire the property has been vacant for a long time but now they have a proposal for the property. Mr. Kashkashian turned the presentation over to Mr. Jack Burzynski, the architect for the project.

Mr. Burzynski discussed the proposed plan, explaining he superimposed their proposed project onto the existing footprint. Mr. Burzynski noted Township staff reviewed the proposed plan producing review letters, which he then addressed. Mr. Burzynski noted that some comments included more green space, buffers and parking and out of a list of 10 items he addressed about 6 or 7 items. Mr. Burzynski explained there are very difficult setback requirements to meet with this property which are hard to address.

Mr. Burzynski noted the proposed plan has a smaller footprint than original building by 25%, 8 more parking spaces created and an abundance of green space.

Mr. Chapman questioned the watercourse on the plan and Mr. Burzynski noted that is the existing creek. Mr. Chapman questioned the applicant's property lines and Mr. Burzynski noted the property extends another 60 to 70 feet beyond the creek. Mr. Chapman questioned if any of that property is being used for parking and Mr. Burzynski said yes.

Mr. Costello questioned if the property behind them uses the bridge on their property and Mr. Burzynski said yes. Mr. Costello questioned if the bridge would be closed off and Mr. Burzynski noted that has not been addressed yet. Mr. Chapman questioned the size of the driveways and Mr. Burzynski noted the proposed are 24 feet; the existing bridge is 18-20 feet. Mr. Costello questioned the ownership of the bridge and Mr. Burzynski explained they own the bridge.

Mr. Costello questioned if the applicant proposes to raise the elevation of the property and Mr. Burzynski noted they are planning on raising existing elevation 120 feet above sea level.

Mr. Costello questioned the storm water issues and Mr. Burzynski stated the plan is not that detailed yet, just a basic plan.

Mr. Chapman questioned if parking area would be raised and Mr. Burzynski noted there will be a slight raise in the parking area. Mr. Burzynski explained the building itself will be above the 100 year flood line.

Mr. Burzynski displayed a proposed rendering of the project explaining it would be a 2-story office building composed of glass and masonry. Mr. Krebs questioned if this was just a concept. Mr. Burzynski stated it is a concept and they intend to proceed with it.

Mr. Paul Driscoll, Township Planner, explained his review letter but noted that typically, any zoning relief is obtained prior to attending the Planning Commission; however, he reviewed the plan in detail for the benefit of the applicant. Mr. Driscoll explained the applicant went before the Zoning Hearing Board in March 2008 to request an extension of the property's nonconforming use status and the Zoning Hearing Board issued a continuance based on the applicant providing additional data to help make their decision. Mr. Driscoll stated that the Zoning Hearing Board has not yet ruled on whether this property is considered nonconforming or not and that is important because some items proposed would not be permitted if the nonconforming is not confirmed. Mr. Driscoll noted that if the applicant were to obtain nonconformance status, the Township zoning would require a variance with any kind of expansion or continuance of a nonconforming use in the floodplain along with other items in the plan that might require zoning relief.

Mr. Driscoll explained that he and Mr. Tim Woodrow, Township Engineer, review letters provide detailed comments, and he would like Mr. Woodrow to discuss those comments.

Mr. Woodrow noted this property is at a crossroads, if the nonconforming use is continued the plan goes one way, if the nonconforming is not continued the plan goes a whole other direction. Mr. Woodrow explained there are a lot of issues with this property in relationship to floodplain/way that need to be addressed.

Mr. Woodrow explained if the property is not a continued nonconforming use then issues would include setbacks, building height, floodplain conservation district issues, floodway issues, impervious coverage issues and would need to be worked out with the Zoning Hearing Board before this plan could be considered for approval.

Mr. Woodrow noted that proposed plan is basic so there are not a lot of details provided to do a thorough review but what is provided is the idea of what the applicant would like to do. Mr. Woodrow explained that our direction to the applicant should be to return to the Zoning Hearing Board to obtain the status of this property.

Mr. Woodrow stated that with the possible Philmont Avenue re-zoning ordinance this property could have other uses available to them. Mr. Driscoll state the applicant would also benefit from knowing where they stand with the zoning relief.

Mr. Krebs questioned the status of the Zoning Hearing Board and Mr. Kashkashian explained that they need to show the Board a plan of what they want to do with the property and this concept is something that can be taken to the Zoning Hearing Board. Mr. Driscoll urged the applicant to go to the Zoning Hearing Board first before returning to the Planning

Commission. Mr. Woodrow explained that any ideas or concerns from the Planning Commission would be helpful to the applicant.

Mr. Kashkashian commented that the input tonight and the review letters have been very helpful and noted the Zoning Hearing Board is the next step for this proposal.

Mr. Hamburger questioned the difference in a flood area with rebuilding on an existing site or building new on the site? Mr. Woodrow explained that from a zoning perspective it makes a slight difference but Lower Moreland Township is provided federal flood insurance based upon our agreeing to enforce the floodplain regulations as they have been adopted. Mr. Woodrow noted that the ordinance says anytime a building is improved by more than 25% of its value it must be completely flood-proof. Mr. Woodrow further explained that flood-proof means sealing the doors, all wall penetrations so in the event of a high water situation the building stays intact and can withstand the forces of the water. Mr. Woodrow noted that most times the choice is to elevate the structure so the building and all interior items are at least a foot and a half above the high water so all is protected. Mr. Woodrow further explained that if by adding grading to the property provisions must be made to prevent any problems from adversely affecting adjacent properties.

Mr. Hamburger noted the problem then would be objection to the 40 foot building height requirement and Mr. Woodrow replied that potentially that is an issue.

Mr. Woodrow stated that examples in the Township would be Toll Brothers' Huntingdon Place that elevated the whole structure with a first floor parking garage, and from floodplain issues the building complies.

Mr. Driscoll commented that the Township is more concerned with affects of the floodplain than violation of the building height.

Mr. Woodrow explained that management of the vehicles parked in the floodplain also need to be addressed T.D. Bank has an evacuation plan where flags go up when the streets flood. Mr. Woodrow noted the Township does not want people trapped inside the building and vehicles washing away.

Mr. Krebs commented that applicants have both review letters and are fully aware of the issues at hand. Mr. Kashkashian agreed. Mr. Krebs asked the applicants what their ideas are for dealing with the issues presented. Mr. Burzynski explained they can accommodate and have already dealt with many issues raised.

Mr. Woodrow noted this proposed plan is much better than the previous plan even if only because of the elevation of the building and site circulation.

Mr. Pollock questioned if the Zoning Hearing Board is looking for some direction. Mr. Kashkashian stated he did not believe they wanted direction just additional information to render a decision.

Mr. Pollock questioned what the Township code allows for continuing a nonconforming use after a fire. Mr. Woodrow replied one year is allowed to rebuild without the need for returning

to the Zoning Hearing Board. Mr. Woodrow also noted that the applicant filed a zoning application to extend that period so they have taken the right steps to preserve the nonconforming status but the decision has not yet been rendered by the Zoning Hearing Board.

Mrs. Friedrich Fogel questioned what the Zoning Hearing Board needed. Mr. Kashkashian explained they needed the proposed use and footprint of the building, which they now have.

Mr. Pollock read the zoning ordinance that applied to this situation and questioned where the applicant was in regards to building height and volume. Mr. Burzynski noted that they are higher than the previous building but less in volume. Mr. Pollock questioned if the higher building height had to do with enforcing the codes of today and Mr. Burzynski replied yes. Mr. Woodrow explained that the code also says that any improvement to a building in the floodplain by more than 25% of its value must be flood-proof.

Mr. Potok noted that this issue with building height may change with the proposed zoning ordinance so it may not be an issue but Mr. Pollock explained that this application would fall under the current code.

Mr. Potok questioned how long the owner has had the property and the applicant replied since 2003. Mr. Potok questioned why office buildings and Mr. Kashkashian noted there is a need for medical office buildings in the area.

Mr. Jerry Clabbers, 2507 Philmont Avenue, questioned if this property is the old dinner theater and Mr. Pollock replied yes.

Mr. Pollock asked Mr. Burzynski if he had any more questions or issues to discuss and he replied, not at this time.

Mr. Friedrich Fogel suggested that the applicant wait until after the new ordinance is adopted before reapplying to help with some of the issues but Mr. Burzynski stated they did not see the building height as a problem.

Mr. Pollock explained the Zoning Hearing Board is the applicant's biggest issue as far as clarification of the nonconforming use status.

Mrs. Cindy Ahern, 2457 Dale Road, questioned if this proposed modern look is the image the Township desires, or keeping the historic aspect as the Greenway project develops.

Mr. Chapman noted that currently his concern is more location of the building on the property as far as setbacks rather than the façade. Mrs. Ahern asked is a glass elephant wanted in the Township. Mr. Pollock stated the comment should be considered.

Mr. Krebs questioned if the building is raised does the first floor need to be waterproofed. Mr. Woodrow replied no.

Mr. Chapman questioned if the property measures two acres, and a half acre building is built and raised so not to be in the floodplain, how has the floodwater been affected?

Mr. Woodrow explained if the new building is on the same footprint as the old building the water will displace the same way but you cannot add more material to the grading around the building of the floodplain than what already exists.

Mr. Burzynski noted the proposed building is 25% smaller than the existing building.

Mr. Carson Adcock, 2629 Philmont Avenue, questioned where the 25% reduction is. Mr. Burzynski explained the building is being compressed; two of the sides are being brought towards the middle, the two sides' perpendicular to Philmont Avenue, and the vertical distance is similar to the original footprint.

Mr. Pollock explained the proposal is a sketch plan and no action will take place tonight.

**Philmont Corridor Re-Zoning** Mr. Pollock questioned who in the audience were property owners affected by the proposed draft ordinance? A majority of the audience raised their hands.

Mr. Driscoll talked about the greenway study that was completed and noted the Township followed up the study by looking into how to revitalize the same area. Mr. Driscoll noted that Township Staff, the Planning Commission and the Board of Commissioner have given their ideas for the area and he would like to present a brief overview of the proposal.

A PowerPoint presentation was viewed on the projector screen.

Mr. Driscoll discussed some problems with the Philmont Avenue Corridor including abandon properties, no curbside appeal, not very walkable, no landscape, a lot of curb cuts, flooding and traffic issues.

Mr. Driscoll noted long-term goals the Township has come up with including promoting higher density by railroad station, better transit options, ensuring future development and more street level vitality.

Mr. Driscoll explained that target areas of the proposal include the south side of Philmont Avenue, area east of route 232 and considering extending that west of route 232 to Lieberman Drive/Huntingdon Valley Post Office area. Mr. Driscoll noted on the other end of Philmont Avenue, the eastern end including World Business Campus, which was the former Toll Brothers Building. Mr. Driscoll explained going north and south of the corridor, around the two train stations, Bethayres and Philmont.

A map showing existing zoning districts on Philmont Avenue corridor was displayed and Mr. Driscoll explained the draft ordinance will create new zoning regulations to help promote development. Mr. Driscoll pointed to the areas on the map that would be affected by the re-zoning ordinance.

Mr. Driscoll noted the primary zoning district in the area is Industrial which has a list of uses as by-right uses which means no intervention by the Zoning Hearing Board or Board of Commissioners. Mr. Driscoll explained there are uses that require Conditional Use approval

by the Board of Commissioners and Special Exception uses that require approval from the Zoning Hearing Board.

Mr. Driscoll discussed the issue of nonconforming uses which allows existing uses to continue and expansion of the use with Zoning Hearing Board Approval. Mr. Driscoll noted that restoration of nonconforming use after involuntary damage is allowed within one year with no zoning relief required. Mr. Driscoll discussed that the re-zoning would not take away current uses on Philmont Avenue but allow them to continue as nonconforming uses but the property would also be able to use the new re-zoning regulations too.

Mr. Driscoll explained the ideas by the proposed re-zoning revitalization including higher density, mixed use development, ideally a 4-5 story building with retail on the bottom and residential on the top, more selective retail and services and encouragement of restaurants. Mr. Driscoll continued to explain ideas including regulating buffers (landscaping), signs, outdoor lighting, encourage pedestrian friendly development, shared parking and encourage transit use.

Mr. Driscoll discussed the major hurdles with redevelopment including floodplain and traffic issues, cost to prepare a site for redevelopment and environmental clean-up. Mr. Driscoll also noted in the Township ordinance there is an obligation for any new developer along certain roads to contribute to traffic/road improvements.

Mr. Driscoll questioned what kind of incentives the Township can provide to encourage re-development in this area.

Mr. Woodrow stated that Philmont Avenue is not a viable industrial corridor like it once was, so what can the Township do to help encourage redevelopment in the area. Mr. Woodrow noted the use of incentives for developers who participate in this process but commented the Township is not trying to run current viable businesses out of the area. Mr. Woodrow stated there are a lot of properties on Philmont Avenue that are struggling. Mr. Woodrow noted an example of a good redevelopment is the old Pistol building that was converted into an insurance company.

Mr. Driscoll stated that the re-zoning ordinance is still in the preliminary stages and the Township is reaching out to the public for their comments.

Mr. Pollock talked about the Greenway study and other issues to consider with this draft re-zoning ordinance including increase tax revenue, revitalizing the Township to keep residents here, the need to create more commercial in the Township, the need to create more walkable areas and creating a town center/main street area. Mr. Pollock noted that a lot of brainstorming has occurred within the Township and getting all interested parties involved to hear their comments is a good idea.

#### Public Comment

Mr. Walt Reimann, 2400 Philmont Avenue, noted he sees people walking on Philmont Avenue and he thinks it is very dangerous and agrees entirely with Bob Thomas's findings that sidewalks are needed.

Mr. John Froggatt, 3248 Philmont Avenue, stated that PennDot owns an 80 foot right of way along this corridor and asked if the possibility of a four lane highway has been considered? Mr. Woodrow noted when T.D. Bank was developed, the Township Traffic Engineers did a traffic study indicating needed traffic improvements for the area and once the zoning is in place focus on traffic improvements can be done. Mr. Woodrow explained that among the Township staff the idea of an access road from Chestnut Street to Red Lion Road has been considered to help those properties get out in case of a flood situation. Mr. Froggatt noted that he had a go around with PennDot when he first moved into his property, a survey was done, and he put his lamppost at the end of PennDot's property. Mr. Froggatt explained that the possibility of a highway needs to be considered. Mr. Driscoll stated that when setbacks and right of ways are discussed they would be triggered from the PennDot ultimate right of way. Mr. Froggatt noted in Rockledge all the recent street improvements were done with PennDot money and Lower Moreland Township needs to look into getting grant money from them. Mrs. Elton explained that Lower Moreland Township income is higher than Rockledge's so the Township is not eligible for most grants.

Mr. Craig Frey, 3193 Philmont Avenue, explained coming from Huntingdon Pike towards Red Lion Road on Philmont Avenue creates a lot of traffic and a right turn lane off Philmont Avenue onto Red Lion Road is needed. Mr. Woodrow stated that money is needed to widen the culvert so once that money comes through, a right turning lane will be looked into noting the Township has the right of way for the improvements already.

Mr. Costello noted a right hand turn lane onto Pine Road is also needed.

Mr. Pollock questioned if any applications have been made and Mr. Richard Mellor, Township Manager, explained that any time there is an opportunity for the Township to make an application with regards to transportation they apply noting that the intersection is top priority. Mr. Mellor continued to explain that the Township is aware of the need for movement in that area to keep the traffic flowing but thus far no success with any help.

Mr. Potok questioned if there was a price associated with that project and Mr. Woodrow noted the cost was estimated at about \$800,000 but that was estimated using public money and public bid, if done by a private developer it could be much less.

Mr. Frey noted that traffic would have to be discussed if the re-zoning is trying to increase density which would create more traffic.

Mr. Jerry Clabbers, 2507 Philmont Avenue and the corner of Red Lion Road & Philmont Avenue, explained that he has spoken to Mr. Mellor and Mrs. Elton about this re-zoning and has offered to start the walking trails that are apart of the Greenway study. Mr. Clabbers noted he is willing to cooperate 100% with the Township to get this zoning project approved. Mr. Clabbers explained that both the Township and property owners will have to go after any available State money to help lighten the financial burden. Mr. Clabbers noted a classy supermarket would be nice and he would like a mixed use zoning while keeping in mind that the building façade needs to be addressed too. Mr. Clabbers noted that areas like Wayne and Newtown are very nice and that same look can come to Lower Moreland Township.

Mr. Costello stated that Mr. Clabbers has the biggest piece of property on Philmont Avenue which is good since he is so enthusiastic about the proposed re-zoning.

Mr. Clabbers noted that he is almost ready to go and possibly have some interested people for his property but needs the Township to give him the go ahead. Mr. Pollock commented that at some point he should let the Township know what he was thinking of developing to see how it fits into the idea of the re-zoning.

Mr. Clabbers stated that the Greenway study is the most important to get underway because it will help the area out so much.

Mr. Potok questioned the total number of acres Mr. Clabbers has and he replied he owns about 13-14 acres.

Mr. Clabbers commented that more advertisement needs to be done to make people aware of this draft re-zoning ordinance.

Mr. Driscoll asked Mr. Clabbers his feeling on the appropriate height for the building and Mr. Clabbers replied that a minimum of 4-5 stories to make it financially feasible.

Thomas McKenna, 2394 Dale Road, questioned what the maximum height for buildings would be and Mr. Driscoll explained that is still being discussed, currently the maximum is 4 stories high but raise that height was being considered. Mr. McKenna noted he would like to see nothing higher than three stories because he overlooks the corridor from the back of his home.

Mr. Pollock questioned if there was a way to superimpose a 5 story building to see how it would affect the view and Mr. Woodrow commented that the technology exists.

Mr. Froggatt questioned the height of the Toll Brothers' Huntingdon Place and Mrs. Elton noted it is four stories with parking underneath. Mr. Woodrow commented it is about 55 feet.

Mr. Pollock noted that with the floodplain issues some building would have to be higher. Mr. Woodrow commented maybe leaving the floodplain alone and building in higher areas would be best. Mr. Clabbers commented that by keeping development out of the floodplain some properties would have to develop the buildings far back from the street which would be a problem for visibility.

Mrs. Friedrich Fogel stated keep in mind; the building will be nicer to look at even if they are taller.

Mr. Carson Adcock, 2611 Philmont Avenue, questioned if presently there is a demand for residential/commercial because there is current available office space and Huntingdon Place is not selling well. Mr. Adcock mentioned that maybe if there is a vision to spruce up the area it would help but the question needs to be asked as to why are the present facilities not being used. Mr. Pollock commented that the overall appeal of the area is not there, no places to go or ways to get there and creating a vision and selling it. Mr. Pollock noted that



Huntingdon Place could not be selling due to the market or because there is no place for people to go besides the shopping center.

Mr. Potok commented that everyone can agree Philmont Avenue can not continue the way it is.

Mr. Adcock explained he likes the ideas presented tonight and the current condition on Philmont Avenue is not good but it all needs to be lead by infrastructure improvements not by zoning changes, the solution is not just zoning.

Mr. Costello commented that zoning is important because the vision needs to be uniformed so new industrial can not be put up next to residential.

Mr. Adcock questioned if the desired look is to be similar to a Newtown Square and Mr. Woodrow commented that the Township looked at examples around the area and what has been the driving force behind them has been a pioneering developer that made an investment in the area. Mr. Woodrow noted that the Township doesn't want to obstruct developers but rather encourage them. Mr. Adcock questioned if that desired look is more suitable for the Huntingdon Pike corridor and what is the plan for the wetlands. Mr. Woodrow noted that wetlands will stay as is and commented that Lower Moreland Township is working with Bryn Athyn Borough to create a unified place so their students will have places to go as well.

Mrs. Gail Loghing, 3131 Maple Road, noted this is exciting and she is looking forward to seeing Philmont Avenue cleaned up and hope all the businessmen get on board. Mrs. Loghing was concerned if a businessman does not want to get on board are there any incentives from the Township and the School District to encourage them? Mrs. Elton explained they have not gone that far into the details with the draft ordinance but the Township is looking into tax abatement. Mrs. Elton noted the Township has looked into other surrounding Townships to see what they offer.

Mr. Mellor commented that he appreciates everyone coming out and making comments and with the sign up sheet the Township will try to keep everyone as informed as possible. Mr. Mellor noted this is an ongoing process and it is very important for the future of Philmont Avenue.

Mr. Joseph Mignatti, 2310 Terwood Road, noted he was not sure if his property was included in this re-zoning proposal but his property is considered Industrial with a portion being zoned residential. Mr. Mignatti would like his property to be considered in this proposal because it would allow him to get that property developed. Mr. Chapman questioned if Mr. Mignatti would keep the area close to the creek open space if the rest of his property was included in this proposal? Mr. Mignatti explained that the area close to the creek has to stay open because it is the landfill and cannot be developed.

Mr. Costello questioned what type of development Mr. Mignatti had in mind. Mr. Mignatti replied he was considering office or medical facility.

Mr. Woodrow questioned if the landfill area could be used as common green area with benches and Mr. Mignatti replied he is not sure if he can put anything on top of the landfill noting the cap closing the landfill can not be penetrated in any way. Mr. Woodrow noted if another foot of dirt was added then maybe it could be used as green area and Mr. Mignatti replied, possibly.

Mr. Potok questioned when the landfill was capped. Mr. Mignatti replied in 2004.

Mr. Keith Rattigan, Manager of Toll Brothers Huntingdon Place, noted he just wanted to make an appearance to see what was going on and Mr. Pollock questioned how things were going there. Mr. Rattigan explained they started leasing in February and since then things have been going well and within the last two weeks they got a new mortgage lender so they are starting to sell again as well.

Mr. Potok questioned how the rental market was going and Mr. Rattigan replied they are doing about 3-4 leases a week with condominiums starting at \$1700 and going to \$2500.

Mr. Pollock asked if there were any amenities he would like to see in Lower Moreland Township. Mr. Rattigan replied having walkable stores and restaurants would be nice.

Mr. Joseph Hare Esquire, 2375 Philmont Avenue, Legal Department, noted they are currently an industrial use and would like to continue as such. Mr. Hare commented they are in favor of this plan and look forward to being side by side with new zoning development.

Mr. Potok questioned if trails can go through that property. Mr. Driscoll replied it can have trails. Mrs. Elton noted this property is one of the properties the Township is working with to get easements for the Greenway Study.

Mr. Richard Robinson, 816 Welsh Road, explained that what SEPTA does with the Foxchase trail line, which has been out of service since 1981, will affect development in this area but he does like the new zoning proposal.

Mr. Robert Robinson also noted that if the former Huntingdon Valley Steel, which he and his brother owned, was developed because of the fall off of land from the curb line, he would envision the use of that property as apartments and he would be looking for height of 6 stories, 2 of which would be lost visually. Mr. Robinson noted that the uses being utilized right now on the property are good uses but if the property was redeveloped apartments would be the only good choice.

Commissioner Devinney commented that this is a good time to take a good look at the ordinance and see what is appropriate since the economy is down and they should have things in place whenever the economy rebounds. Commissioner Devinney noted he felt all parts of this proposal are important not just zoning or infrastructure but all of it.

Mr. Jeff Silverman, 798 Welsh Road, stated his issues with the rail line, noting about 10 years ago an independent rail line looked into acquiring the line, and the another issue is whether Huntingdon Pike can be turned into 4 lanes going west. Mr. Chapman noted that a path is being developed from Foxchase up to Huntingdon Pike on the existing railroad line.

Mr. Mellor commented that the trail is a county trail and the county has tried to talk with SEPTA about continuing into Lower Moreland Township. So far SEPTA does not want to do any kind of easement for that section of rail. Mr. Mellor commented about the progress the county has made in obtaining that section of rail Mr. Chapman noted.

Mr. Silverman stated he would have thought a Newtown to Center City train line would have been a good thing for everyone. Mr. Chapman noted that SEPTA does not feel they can operate a train on that line. Mr. Silverman felt the reuse of the train line would help more of the properties on Welsh Road, including his property.

Mr. Pollock noted that if he was willing to have trails on his property it would be good along the front.

Mrs. Cindy Ahern, 2457 Dale Road, explained she agreed with a lot that was said tonight but one point she would like to make is that the Township needs to watch the size of the buildings and try to stay with the historic theme of the Township. Mrs. Ahern commented that the Township is getting younger so a community needs to be created so there are places where the people can go and enjoy themselves. Mrs. Ahern noted she liked the idea of outdoor cafes, outdoor recreational facility whether skateboard park or bike trails but keep environmental impact to a minimum so she would like to see smaller buildings with more green space.

Mrs. Ahern would like to see a green initiative offered to property owners. Mrs. Ahern would like to see an ordinance for native plants as buffers because it would be more beneficial for water absorption and wild life.

Mrs. Ahern explained that for signs, the Township can set the pace by requiring recycled materials for signs rather than wood.

Mrs. Ahern noted that there is a tree tender group in Lower Moreland Township and they can apply for grants for trees as long as the trees are located in a public place where everyone can view them but private property owners can get them too if they are placed where people can see them from the street.

Mrs. Ahern commented that all these things need to be considered along with what will happen with the Philmont County Club proposal.

Mr. Reimann commented that it was good that the Township provided the opportunity for the property owners to give their perspective of the proposal and thinks everyone wants to work with the Township for this.

Mr. Costello asked to spread the word to any other property owners that could not attend tonight to come to another meeting about the re-zoning proposal.

Mrs. Ahern noted she received a letter about this meeting in the mail but was unsure if everyone received a letter. She believes that the whole township should be made aware of this issue.

Mr. Hamburger noted that the new website is being maintained so tell people to check it for information about this issue and other pending issues in the township. Mr. Hamburger noted this meeting was on the website.

Mrs. Ahern suggested sending a letter to parents of children in the schools to make them aware of the new website so they can be up to date on the events of Lower Moreland Township.

Mr. Froggatt questioned if the Intelligencer newspaper will attend meetings. Mr. Mellor noted that they would not attend even after the Township asked them and that is why the Board updated the website to better communication with the residents.

Mr. Clabbers noted that everyone needs to work together to assure this proposal happens and that everyone is happy with the end result.

### **Legislative Review**

Mr. Woodrow noted that extensions were granted for the Shoemaker Road development and Pheasant Lane development.

Commissioner Devinney noted there was an ordinance proposal to change the swimming pool discharge regulations.

Mrs. Elton explained that the upgrade from the ordinance is coming from Department of Environmental Protection.

### **New/Old Business**

Mr. Pollock questioned if there was any new business and Mrs. Elton replied no.

Mr. Costello questioned if a date could be set to have a tour of Philmont Avenue. Mrs. Elton noted that there is an issue with having a roaming meeting and Mr. Pollock stated he thought a roaming meeting could be advertised.

Mrs. Elton noted she took pictures of all the properties on Philmont Avenue to help orient the Planning Commission Members with that area but they have not been viewed yet. Mrs. Elton explained that the members could go out and look at the properties and not have it be a meeting. Mr. Mellor noted he will ask Mr. Ross Weiss, Township Solicitor, if there are any problems with the members all going together and looking at the properties on Philmont Avenue.

Mr. Pollock noted that everyone could meet on a weekend day and walk around Philmont Avenue.

Mrs. Elton noted that maybe property owners should be notified that people would be looking around their property so no complaints are made since the Township has received some already.

Mr. Costello noted that Mrs. Elton was going to look at the Franks and Tracey Roads industrial park to see if it should be included in this proposal. Mr. Pollock questioned why

she would be at that area. Mrs. Elton explained that it was questioned if the proposal should include Franks and Tracey Roads but noted that it is still in discussion because the Township needs to keep some industrial zoned areas and that is an industrial park area. Mr. Pollock stated the issue needs to be discussed and thought the railroad tracks would be the cut off for the proposal. A brief discussion ensues about the possible boundary lines for the re-zoning proposal.

Mrs. Elton noted that at the next meeting a map of the boundary areas will be included for the Planning Commission. Mr. Mellor explained that the Township staff included the parcel numbers of each property that will be apart of the proposal to make the boundaries as clear as possible.

Mr. Pollock noted that the people who attended the meeting tonight seemed supportive and at what point should they return for another meeting?

Mr. Driscoll noted that a preliminary version of the re-zoning ordinance was seen and now all the comments can be incorporated to create a refined ordinance.

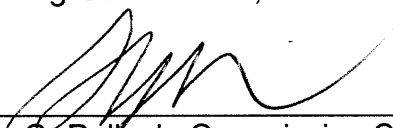
Mrs. Elton explained that the Montgomery County Planning Commission (MCPC) was sent a copy of the draft ordinance and they sent a letter with their comments and the Township is going to consider meeting with the MCPC to discuss all the comments.

The next meeting will be held June 25, 2009.

Mr. Hamburger wanted to thank the School Board who treated the Planning Commission Members like kings at the Pine Road School ground breaking, 3 members of the Planning Commission were honored guests, Mr. Chapman, Pollock and Hamburger. Mr. Hamburger noted that a thank you should be issued.

**Adjournment**

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 10:00 P.M

  
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Stephen G. Pollock, Commission Chairman