

UPPER PROVIDENCE TOWNSHIP *Update*

SPRING 2009 ♦ VOL. 9, NO. 1

www.uprov-montco.org

Anderson Farm Park to Offer New Amenities

Anderson Farm Park will soon offer new amenities for residents, including an amphitheater, an oval-shaped lawn for events and performances, walking trails, a playground, and more. Construction on the amphitheater is set to begin this spring. The amphitheater should be ready for use before summer's end; the rest of the improvements are expected to be complete by the end of 2010.

"We're able to make these improvements rather cost-effectively due to the slowing economy," said Sue Barker, Recreation Director. "Construction bids are coming in 20 to 30 percent lower than our engineers expected, so now is the time to take these projects on."

The township is determined to keep contributing to the local economy by continuing with planned projects, but is doing so cautiously. Grant money from the Pennsylvania Department of Conservation and Natural Resources (DCNR) will help offset the cost of the improvements.

Fun Features for the Whole Family

Anderson Farm Park already features two regulation-sized Little League Baseball fields, two regulation-sized soccer fields, a walking trail, picnic areas, a deck hockey rink, and parking lots. The improvements proposed for the park



The deck hockey rink, completed in 2008, is Anderson Farm Park's latest improvement.

answer a call from residents for more local, community-oriented activities—these will provide more usable places to gather and have fun in our parks.

The conceptual plan for the park improvements features an amphitheater for theater and arts programming, a large oval-shaped lawn for events and performances, tennis and basketball courts, and a playground. It also calls for a multi-purpose building with a concession stand and a restroom facility on the first floor and an indoor basketball court and

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Recent Development Calls for Updated Comprehensive Plan in 2009

Upper Providence's Comprehensive Plan, adopted in 1994, served us well during a period of rapid residential and commercial growth. The township continued to update large portions of the plan during the past 15 years, and now that development is slowing, the Planning Commission is reviewing and updating the entire Comprehensive Plan. The township expects to adopt the updated plan in October.

Our Comprehensive Plan provides the framework and policy direction for township land-use decisions, and projects 10 years into the future. The Planning Commission, along with Waetzman Planning Group, will take into account current and projected population, development, land use, storm water, and more while preparing the update. The new plan will be the basis for zoning amendments, subdivisions, and land development.

Focus on Using Land Efficiently

"In 1994, the main goal of the Comprehensive Plan was to guide the location of future development to maintain and enhance the scenic and low-density nature of the township," said George Waterman, township manager. "Given the fact that there has been—and continues to be—significant growth in the township since 1994, the 2009 update to the Comprehensive Plan will focus on recommending the most efficient use of the remaining undeveloped land. The basic purpose of this and future updates will be to recommend effective use of land and manage the overall growth of the township, including the increasing need for services for its residents."

In addition to land use, the Comprehensive Plan will address community facilities, the township's water service

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Spring Projects and Improvements

Sheds, fences, pools, and burning yard waste require permits.

As you wrap up your spring cleaning and look to the outdoors for this year's improvements, make sure you obtain the correct permits. Here are a few common projects that require township permits.

Building or placing a shed. Whether you plan to build a shed or place a prefabricated shed on your property, you must obtain a permit. You must also submit a plot plan to the township indicating the proposed area of the shed.

New fencing. In addition to obtaining a permit to put up new fencing, you must also submit a plot plan indicating fence placement and the proposed fencing height.

Swimming pools. Residents must have permits for swimming pools designed to hold more than 24 inches of water. They must also erect a pool barrier for safety.

Open burning. Obtain a free permit to burn open piles of yard waste during March, April, May, October, November, and December.



Specific information on the township requirements for these projects and more is available on www.uprov-montco.org under Forms. You may **download the Upper Providence Construction Permit Application from our Web site** or pick one up at the Upper Providence township offices. For more information, call Building Inspector Matthew Light at 610-933-9179. ❖

Protect Yourself from Fraudulent Contractors

Protect yourself from fraudulent home improvement contractors by verifying that they are registered with the Pennsylvania Attorney General's Bureau of Consumer Protection. The simple act of asking to see your contractors' registration certificates can prevent you from doing business with fraudulent contractors.

The Pennsylvania Home Improvement Contractor Registration Act of 2008 mandates that all home improvement contractors register with the Pennsylvania Attorney General's Bureau of Consumer Protection by July 1, 2009. Registration verifies that contractors are legitimate and carry liability insurance coverage. *You should still verify that your contractors carry liability insurance coverage, even if they are registered.*

Upper Providence Township will not issue building permits to home improvement contractors who are not registered. Homeowners who apply for permits themselves and hire unregistered contractors are taking avoidable risks.

To read the Pennsylvania Home Improvement Contractor Registration Act and frequently asked questions, visit www.attorneygeneral.gov and select Consumers > Home Improvement Registration. ❖

Fraudulent Contractor Warning Signs

Avoid a home improvement contractor who:

- Does not list a number in the phone book.
- Asks you to get the required building permits.
- Only accepts cash.
- Solicits door-to-door.
- Asks you to pay for the entire job up front.

Recent Development Calls for Updated Comprehensive Plan in 2009

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plan, housing, the protection of natural and historic resources, energy conservation, and more. The plan will also include an action plan of short- and long-term implementation strategies.

First Steps Underway

The Planning Commission already started work on the goals and objectives of the 2009 Comprehensive Plan Update and the Water Service Plan and Land Use components. The updated plan will be presented to the Board of Supervisors at a public meeting before it is formally adopted.

The Planning Commission welcomes resident input at future Planning Commission meetings. Check the agendas for upcoming meetings on www.uprov-montco.org to find out when the Comprehensive Plan Update is on the agenda. ❖

Some components of the Comprehensive Plan include:

- 2006 Open Space Plan
- 2008 Park Master Plans
- Community Center Feasibility Study
- Fire and Emergency Services Plan
- Township Facilities Needs Analysis

Watching New Development

The Planning Commission reviews development plans at public meetings on the second and fourth Wednesdays of each month at 7 p.m. at the township building. If you have questions about development, call the township office at 610-933-9179, or stop by to review development plans or talk with a township staff member.

Plans in Final Review

Residential:

- ◆ **Bechtel Road.** Seven lots just west of Route 113 by Robert Fieo.
- ◆ **773 Black Rock Road, south side between Hollow and Longford roads.** 105 age-restricted units on 54 acres by Toll Brothers.
- ◆ **223 East Linfield Trappe Road.** A proposed subdivision of 6.48 acres into 12 residential lots by Henry/Kirkner.
- ◆ **1080 South Collegeville Road.** Toll Brothers proposes to create 34 residential lots on 62 acres.

Commercial:

- ◆ **Black Rock and Egypt roads, northwest corner.** Pad sites for Wawa and Chili's restaurant at the Oaks Shopping Center by Audubon Land Development.
- ◆ **Black Rock Road and Route 29, southwest corner.** Brandywine Senior Care proposes a 120-bed assisted living facility.
- ◆ **Campus Drive, between Troutman Road and Route 29.** Three additional buildings for a total of 289,300 square feet by the Berwind Group. This project has received preliminary approval.

- ◆ **200 Cresson Boulevard.** Comcast requests approval to accommodate overflow parking on site. No expansion of use is planned as part of this application.
- ◆ **500 Cresson Boulevard.** Audubon Land Development proposes demolishing the current vacant structure and replacing it with a 135-room Hilton Garden Hotel.
- ◆ **1851 East Ridge Pike.** KAP Realty proposes a car wash on the 1.2-acre site east of the intersection of Township Line Road.
- ◆ **Egypt Road, south side, just west of Hollow Road.** Nine flex-use buildings located on 42 acres by Gambone Brothers.
- ◆ **120 Mill Road.** Audubon Land Development proposes the construction of 190,000 square feet of commercial space to accommodate BJs Wholesale Club and another retailer at the Marketplace at Oaks.
- ◆ **122 Mill Road.** Audubon Land Development proposes an additional 83,000 square feet of retail space and parking and traffic improvements to the 422 Business Center.

Plans Requesting Preliminary Review

The projects listed below have received tentative approval and are awaiting preliminary review in 2009:

- ◆ **Arcola Road near Mennonite Road, between Routes 113 and 29, White Springs Farm.** A proposal for 341 age-restricted and age-targeted units on 85 acres.
- ◆ **Black Rock Road, between Route 29 and Hollow Road.** A request for 40 residential lots on 35 acres by Troutman/Bentley.
- ◆ **209 Brower Avenue.** Global Packaging proposes demolishing the 15,915-square-foot office building and building a 25,000 square-foot addition to an existing building that houses a printing company.

Plans Requesting Tentative Approval

- ◆ **Black Rock and Egypt roads, northeast corner.** The Bock Group proposes to build either a bank or a Chicago Grill restaurant.
- ◆ **Hopwood Road between Morgan Lane and Donneybrook Way.** Cold Springs proposes 12 residential lots on about 16 acres.

Anderson Farm Park to Offer New Amenities

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multipurpose activity space on the second floor. Walking trails will connect the center of the park to the deck hockey rink, amphitheater, and additional parking.

Farm to Park History

Sixty-acre Anderson Farm Park was created in 1999 on the corner of Hopwood Road and Route 113 from a parcel of land that was once one of the township's largest working farms. Waetzman Planning Group of Bryn Mawr helped Upper Providence develop the 2008 Master Plan for Anderson Farm Park and Black Rock Park and obtain the grant from the DCNR. ❖



New amenities proposed for Anderson Farm Park in 2009 and 2010 will allow the township to offer more community-oriented activities and events.

Open Space Corner

Open Space Now Totals More than 2,000 Acres

With three land acquisitions, Upper Providence Township recently added 22.5 acres to its open space portfolio, bringing the total of township-owned open space to 575.85 acres. All three parcels were purchased with funds from the Montgomery County Green Fields/Green Towns program and township open space funds.

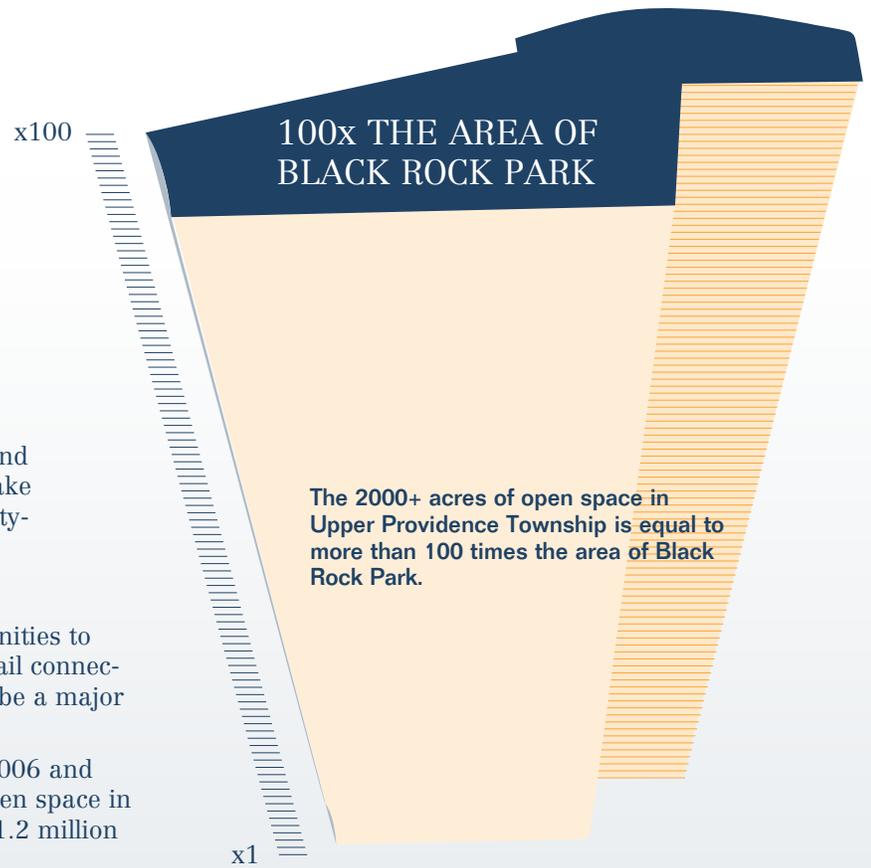
One 10-acre parcel is located near the Hess Preserve; another 10-acre parcel is adjacent to 70 acres preserved by Upper Providence in 2008 in the northern part of the township. A 2.5-acre parcel along Black Rock Road rounds out the latest group of open space acquisitions.

In addition, the Board of Supervisors has worked with private landowners to preserve nearly 90 acres. The land is permanently preserved, but the township does not take ownership. The remaining open space consists of county- and state-owned land and school district properties.

Continued Preservation

Upper Providence continues to actively pursue opportunities to preserve more land in the township and make more trail connections. Acquiring property for preservation continues to be a major part of our Open Space work.

Upper Providence's Open Space Plan was adopted in 2006 and updated in 2008. It serves as a guide for preserving open space in the coming years, and allows the township access to \$1.2 million in Montgomery County funds for implementation. ❖



2009 Road Work Plans

Three Upper Providence roadways are scheduled for improvements in 2009. Watch www.uprov-montco.org for details on road closings and detours.

Mill, Patch, Overlay

These projects involve milling off the wearing service, making necessary base repairs, and then overlaying the roadway with asphalt.

Mennonite Road – from Old State Road to Yeager Road. Includes sanitary sewer line installation between Old State and Fruit Farm Road.

Port Providence Road – from the railroad crossing to Canal Street

Reconstruction

This project involves removing and fully reconstructing the road and adding curbs and drainage.

Fruit Farm Road – from Mennonite Road to Iroquois Drive. Includes sanitary sewer line installation. ❖

UPPER PROVIDENCE TOWNSHIP

1286 Black Rock Road,
PO Box 406 • Oaks PA 19456

Phone: 610-933-9179

Website: www.uprov-montco.org



Township Supervisors

- ◆ Philip A. Barker, *Chairman*
- ◆ Edward T. Murphy, *Vice-Chairman*
- ◆ Robert A. Fieo

Township Manager

- ◆ George Waterman



Update is written and designed by
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Summer Recreation Programs

To register for recreation programs, download a registration form on www.uprov-montco.org and mail it to the township offices at 1286 Black Rock Road, P.O. Box 406, Oaks, PA 19456. Or contact the Recreation Department at 610-933-9179 or PandR@uprov-montco.org, unless otherwise stated.

Epic Boot Camp for Women

For women and girls age 11 and up

♦ **SESSION 2:** June 1-26

♦ **SESSION 3:** July 6-31

TIME: 5:30 to 6:30 a.m.

LOCATION: Black Rock Park

COST: \$299 for five days a week,
\$199 for three days a week

No matter their age, weight, or fitness level, women are seeing results with Epic Boot Camp. This four-week fitness program offers workout instruction, dietary guidance, and lots of motivation. Chose to join the workout three or five days a week, Monday through Friday. For more information, visit www.epicbootcamp.com.

Montco Summer Basketball

For ages 9 to 15

DATE: Starts June 22

TIME: 9 a.m. to noon

LOCATION: Outdoor basketball courts in Upper Providence, Worcester, and Lower Providence

COST: \$75 per participant

Open to boys and girls entering grades 3 to 10 in Fall 2009, this basketball league fosters sportsmanship while teaching fundamental basketball skills in a friendly, positive environment. Download the special Montco Summer Baseball registration form on www.uprov-montco.org or contact Julie Lanzillo of the Worcester Township Parks & Recreation Department at 610-584-1410 or jlanzillo@worcester-twp.com.

More Recreation Programs Online

Visit www.uprov-montco.org for more summer recreation programs. While you're there, sign up for eNews to get the latest recreation offerings by e-mail. Also, watch the mail for a special Summer Parks & Recreation edition of the Update.

Skateboarding Camp

For ages 6 to 12

DATE: June 22-26

TIME: 9 a.m. to noon

LOCATION: Black Rock Park

COST: \$90 per participant

Beginner and intermediate skateboarders will learn basic skills and some tricks the professionals use. Water and sports drinks will be supplied; bring a snack and your skateboard. A T-shirt is included in the registration fee. Visit www.uprov-montco.org for more information and to download the special Skateboarding Camp registration form.

Red Cross Babysitter Training

For ages 11 and up

DATE: June 24-25

TIME: 9 a.m. to noon

LOCATION: Meeting Hall

COST: \$60 per participant

Sponsored by the American Red Cross, teens will learn how to responsibly supervise children, prepare simple food, feed babies, and diaper and dress infants during this two-day course. Teens will also learn how to select safe toys, prevent accidents, and respond to emergencies.

Total Sports Program

For ages 3 to 12

DATE: June 29 to July 3

TIME: 9 a.m. to noon

LOCATION: Black Rock Park

COST: \$90 per participant

Children are split up into two age groups during this weeklong sports camp provided by Total Sports Solutions. Older campers will play seven different sports: soccer, basketball, golf, tag rugby, netball, cricket, and field hockey. They'll also participate in the Total Sports Solutions Olympics. Younger campers will participate in mini basketball, soccer, tag rugby, and mini Olympic activities. They will also enjoy a treasure hunt, tackle an obstacle course, and play other active games.



Bus Trips

All trips depart from the Upper Providence Township Building unless stated otherwise. To make your reservation, contact the Recreation Department at PandR@uprov-monto.org or 610-933-9179, unless otherwise stated.

Gettysburg, Pa.

DATE: Saturday, May 16
DEPARTURE: 9:30 a.m.
RETURN: 8:30 p.m.
COST: \$85 per person

Our day of fun for the whole family begins at Gettysburg's newly renovated welcome center, where you can explore the museum, watch a movie, enjoy lunch in the saloon, and more. Take in some U.S. history during a guided tour, then have dinner at the Dobbin House Tavern. Cost includes transportation, entrance to the welcome center, the guided tour, and dinner.

Atlantic City, N.J.

DATE: Tuesday, May 19
DEPARTURE: 9 a.m.
DEPART ATLANTIC CITY: 5:30 p.m.
COST: \$10 per person

Board our luxury motor coach headed to Atlantic City, N.J., for a carefree day. Atlantic City provides a mix of attractions that offer something for everyone. Enjoy casinos, world-class entertainment, fine dining, and shopping. We only have one bus, so act quickly to reserve your spot.

Baltimore Harbor

DATE: Saturday, June 13
DEPARTURE: 8 a.m.
RETURN: 9 p.m.
COST: \$50 per person

Spend the day at Baltimore Harbor, a family-friendly place with something for everyone. Visit the National Aquarium, enjoy shopping or a leisurely stroll along the water, or attend a Baltimore Orioles baseball game (not included). Cost includes transportation by luxury coach.

New York City on Your Own

DATE: Wednesday, July 1
DEPARTURE: 8 a.m.
DEPART NEW YORK CITY: 6 p.m.
COST: \$50 per person

Spend a day in New York City and leave the driving to us! Our luxury motor coach will drop off travelers in Times Square, near the visitor's center, where half-price tickets are available to both on- and off-Broadway shows. Take advantage of the bargain travel price and create your own itinerary.



CURRENT RESIDENT OR

POSTAL CUSTOMER

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 Permit #5

Gear Up for Spring

WHAT'S INSIDE:

- ◆ An amphitheater is coming to Anderson Farm Park. See page 1.
- ◆ Our Comprehensive Plan gets a major update in 2009. See page 1.
- ◆ Sign up for Summer Recreation Programs. See page 5.

Township of Upper Providence
 1286 Black Rock Road
 PO Box 406, Oaks PA 19456

