

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
AUGUST 1, 2013

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, August 1, 2013, in the Township Building. The meeting was called to order at 7:32 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Erika Spott, Greg Waks, Bill Jenaway and Carole Kenney. Also present were: David Kraynik, Township Manager; John J. Iannozzi, Township Solicitor; Rob Loeper, Township Planner; Dan Russell, Director, Parks and Recreation; Judith A. Vicchio, Assistant Township Manager; Angela Caramenico, Assistant to Township Manager.

CHAIRPERSON'S COMMENTS:

Chairman Waks reported an Executive Session was not held prior to this meeting.

DISCUSSIONS:

UPDATE – NORRISTOWN HIGH SPEED LINE

Byron S. Comati, Director of Strategic Planning, SEPTA, followed up on the Workshop meeting held earlier this year and provided an update on the goals and proposed phases of the project and a PowerPoint was shown. Mr. Comati reported on the public reaction and comments following public meetings which were held to engage the community in the planning process. Comments from the public include:

- Rail would provide an attractive travel option
- Rail would increasingly urbanize the area
- Visualizing how rail would fit and look is difficult
- Project aesthetics is important
- Noise, vibration, shadows are concerns
- Project construction could impact traffic
- Bus, pedestrian/bike connections are desired
- Stick to alignments that have the least impact
- Public comment period ends August 14, 2013

STATUS REPORT ON DESIGN OF HEUSER PARK TO VALLEY FORGE PARK TRAIL PROJECT AND AMENDED ENGINEERING PROPOSAL

Mr. Waks stated as he has in the past he will continue to recuse himself from all discussions and/or votes on the proposed trail. He explained he has been recusing himself on this matter for the past year and a half because he was concerned about the perception of the Valley Forge Towers residents receiving a benefit where he owns a condominium. While technically not a conflict of interest according to Pennsylvania law, Mr. Waks emphasized how important it is to have a higher level of standard than just what the law mandates.

Mr. Russ Benner provided details on the Amended Proposal for Professional Services for the Heuser Park to Valley Forge Park Trail project. He explained that the need for the revised proposal was to incorporate the services for design, permitting and inspection of an independent new bridge structure into the project cost.

A discussion followed and the Board agreed that this amended proposal could be brought to the next Business Meeting for approval consideration.

From the Public:

Mr. Joe Lazur, resident, asked some details about the trail, and this information was provided to him.

REPRESENTATIVES FROM FIRE & RESCUE SERVICE BOARD – CAPITAL FUND REQUEST OF 1 MILLION DOLLARS AND CHANGING TOWNSHIP DEMOGRAPHICS RE: COVERAGE

Dennis Orangers, Chairperson, Fire and Rescue Services Board, provided an overview of their \$1 million Capital Fund Request and spoke about the shortfall of the Capital Budget in the future. Jim Gallagher, King of Prussia Fire Company, provided supporting comments. Highlights as follows:

- The Upper Merion Fire and Rescue Services Board (UMFRSB) is charged with developing a 20-year Budget Plan used for Capital Purchases.
- The Chiefs have met several times to develop this plan, but due to issues beyond their control their budget had been lessened years ago under the plan and will not be self-sustained 20 years from now.
- The request for the \$1 million to be added to the Capital Budget resulted from a recent UMFRSB meeting.
- Mr. Orangers explained what items are purchased via this fund, i.e., fire apparatus, large diameter hose, alpha numeric pagers and emergency radios.

A discussion ensued regarding recruitment/retention issues. Mr. Jenway

noted they will also be impacted by new developments, and feels there should be a fresh approach to the issue. In response to a Board member's question concerning the Standard of Cover, Mr. Gallagher stated that it should be reached in another month.

SECOND REVIEW: PEP BOYS, 214 EAST DEKALB PIKE, DF 2013-02, CONSTRUCTION OF A 14,372 AUTOMOTIVE SERVICE AND RETAIL FACILITY WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS, DEMOLITION OF FORMER KUNDA SIGN BUILDING, 2.13 ACRES, CO & HI

The Pep Boys design team met with the Board of Supervisors and Township staff to update the Township on the current design and the changes that have been made to the plan since the last time the team had met with them. The supervisors are generally in agreement with the proposal with the exception of the traffic along Route 202 and cars exiting the private driveway.

Highlights of the discussion:

- Mr. Rob Loeper, Township Planner, and Debbie Shulski, Esq., updated the supervisors on the progress the team has made in addressing the Township's concerns.
- Ms. Shulski said Nave Newell has made most of the revisions requested by the Township and their consultants, but have not submitted these as yet since the team was waiting to discuss further with the supervisors.
- Ms. Shulski commented that Pep Boys has made significant progress with the County relating to the easements to allow the stormwater discharge on their property.
- Ms. Shulski said the applicant is working with the property owner and the Township regarding the ownership of the parcels.
- Ms. Shulski said Nave Newell has worked with the Township concerning the landscaping for the property and has submitted a revised plan for discussion purposes.
- Mr. Keith J. Marshall, PE, went over the original landscaping plan and the original landscape waivers. Since the supervisors expressed concern over the original design, the applicant has agreed to add additional plantings. Nave Newell took the same approach as previous projects substituting 5 shrubs for every 1 tree required.

- There have been several shrubs added along the eastern property line in the buffer area. Several shrubs have been added to the various rain gardens and some understory plantings along the remaining trees.
- With the additional shrubs, the plan is now only 9 trees short as opposed to the 50-60 trees short on the original plan. The supervisors seemed to agree with this approach and did not have further comments.
- Mr. Marshall explained the applicant is very close to having all of the documents in place with the County concerning the stormwater outlet piping.
- Mr. Philips questioned the swale stability and if the channel had capacity for the project's stormwater. Mr. Marshall explained that there is a reduction in impervious surface and therefore a reduction in stormwater. In addition, the runoff from the existing site was not controlled as it is now. Also, most of the site eventually drains to the swale in the existing condition by draining into the Route 202 drainage system and then draining into the swale. With the proposed rain gardens, there should be a reduction in the flow into the roadway. Ultimately, the project cannot allow more runoff into the swale than now exists.
- Mrs. Spott questioned if pervious pavement could be used in this project. Mr. Marshall explained that two issues would preclude the use of this type of pavement. First, this is a very sinkhole prone area and infiltration would not be recommended. In addition, there is contamination present and the regular pavement acts as a cap in order to keep the contamination from moving through the ground water flow.
- Mr. Philips questioned if the swale on the County property will be affected by the proposed County trail. Mr. Marshall explained that Nave Newell had been in contact with the County and will show their proposed trail location on the plan. However, the trail will be on the current rail bed and therefore will not affect the swale.
- Allison Mathern, PE, Pep Boys, and Mr. Marshall explained that the sidewalk on the frontage of the property has been extended to the location of where the County trail will be located and the County will be able to easily tie their trail into the sidewalk.
- Mr. Philips asked about any changes that would be made to the access into the private road. Ms. Shulski explained that McMahan has reviewed the current plan and traffic report and had only one comment as it relates to the report which was that they concurred with Traffic,

Planning and Design's (TPD) findings.

- Mrs. Spott emphasized there would be problems with cars making lefts into and out of the site and did not think TPD's report was accurate. Mr. Guy DiMartino, PE, Traffic Planning & Design, explained that the report was completed per the Federal, State and Township standards and that McMahon had concurred with their study.
- Mr. Jenaway said he has seen traffic leave the site and commented that there are several businesses on the private drive. He said they could prohibit left turns from the site. Ms. Mathern said that Pep Boys did not have the authorization to do that since they were the lessee and the property owner also did not have the authorization since Conway owned the private road and ultimately controlled the access.
- The supervisors discussed this item at length and ultimately, Mr. Iannozzi suggested that the Pep Boys team meet with McMahon to review the report and then have McMahon present at the next meeting to discuss the report and findings.

Actions to be taken following this meeting:

1. Pep Boys to resolve the parcel ownership issues with Riley Riper Hollin and Colagreco (RRHC) and owner.
2. RRHC to finalize the easement documents with the County and Conway.
3. Traffic Planning and Design to follow up with McMahon about the study.
4. Nave Newell to continue to revise the plans per the current review letters and Township comments and prepare for a resubmission.
5. Coordinate the revisions with McMahon.

Actions requested by the Township:

1. Mr. Loeper to check with Sgt. Andreyko about accidents in the area.
2. Mrs. Spott concerned about left turn and wants to talk to McMahon.
3. Have Casey Moore present at next meeting.

From the Public:

Mr. Nick Palumbo, resident, expressed concern over traffic in the area.

CONTINUE ZONING CODE REVISIONS – DEFINITIONS

Mr. Loeper provided an overview of the intent and uses of the various zoning districts. Due to the extensive content of this item, it was decided to hold a workshop session specifically for zoning.

ADJOURNMENT:

It was moved by Mr. Philips, seconded by Mr. Jenaway, all voting “Aye” to adjourn the workshop meeting at 10 p.m.. None opposed. Motion approved 5-0.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered:

Note: Due to audio equipment failure, there was no audio recording of this meeting.