

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
JULY 14, 2011

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, July 14, 2011, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:35 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Greg Waks, Joseph Bartlett, Edward McBride, Bill Jenaway, and Erika Spott. Also present were: Ron Wagenmann, Township Manager; Joseph Pizonka, Township Solicitor; Rob Loeper, Township Planner; Russ Benner, Township Engineer; Judith A. Vicchio, Assistant Township Manager; and Angela Caramenico, Assistant to the Township Manager.

MEETING MINUTES:

It was moved by Mr. Bartlett, seconded by Mr. Jenaway, all voting "Aye" to approve the May 26, 2011 Business Meeting Minutes, June 2, 2011 Special Meeting Minutes, June 9, 2011 Workshop Meeting Minutes and June 30, 2011 Special Bid Meeting Minutes as submitted. None opposed. Motion approved 5-0.

CHAIRMAN'S COMMENTS:

Chairman McBride reported on an executive session dealing with legal matters.

NEW BUSINESS

CONSENT AGENDA:

1. Resignation of Michael Duris from the Library Board
2. Appointment of Chris Kaasman to the Environmental Advisory Council
3. Equipment Replacement Request re: UMGA-TV Replace Editing System - \$6,000
4. Request to Award re: ARRO Professional Services Agreement (PSA) 0611-PA01 – Matsunk & Trout Run Painting Project – Phase I
5. Approval of PA Auto Theft Task Force Agreement July 2011 to June 2012

Board Comment:

Mr. McBride commended the Task Force for their work and commented that Upper Merion Township's successful participation in the Pennsylvania Auto Theft Task Force has had a tremendous effect on reducing the number of vehicle thefts in our Township. This outstanding record has proven to be a deterrent to such crimes. In 1995 there were approximately 500 auto thefts and that number has been reduced to less than 50 a year.

Board Action:

It was moved by Mr. Waks, seconded by Mr. Bartlett, all voting "Aye" to approve the Consent Agenda as submitted. None opposed. Motion approved 5-0.

RESOLUTION 2011-17 RE: ACCEPT COUNTY RADIO PROGRAM

Mr. McBride stated that this matter will be tabled and placed on the agenda at a later date pending receipt of more information.

PLAN AMENDMENTS/MINOR PLAN RE: BNY MELLON, DEVELOPMENT PLAN. 760 MOORE ROAD. RESTRIPE EXISTING PARKING LOT TO ACCOMMODATE AN ADDITIONAL 51 PARKING SPACES. SM – SUBURBAN METROPOLITAN, 25.4 ACRES

Utilizing the aerial, Mr. Rob Loeper, Township Planner, pointed out the location of the Bank of New York Mellon building at 760 Moore Road. This building was originally built as the Sears warehouse and went through a series of changes. In 2001, the Board of Supervisors approved a development plan for the addition of approximately 25,000 square feet and the conversion of the building into office space. The 25.4-acre property is in the SM – Suburban Metropolitan District and occupied by a 262,500 square foot office building.

While BNY Mellon is the primary occupant of the building, the ITT Technical School leases a small portion of the building. BNY Mellon is planning to relocate additional personnel from other locations to the Moore Road site. The additional personnel will require additional parking at the site. The site currently has parking for 1,134 vehicles with 212 dedicated to ITT.

BNY hired McMahon Associates to perform a parking study at the facility. The study reviewed the number of personnel assigned to the site and accounted for normal absences related to off site business, vacation and sick time. The study determined that the additional personnel would raise the average parking occupancy to 96%. Generally, when occupancy approaches 95%, the lot is considered full and alternate options are necessary. Earlier this year, BNY Mellon submitted a plan to build a parking deck to accommodate the parking needs, however, the plans were put on hold due to the high construction costs.

McMahon determined that by re-striping approximately 80% of the existing spaces from 9'-6" wide to 9'-0" wide approximately 51 additional spaces would be created which would give them the cushion they feel they need.

The re-striping will require two waivers:

§ 145-24.A.(1) to reduce the size of the parking stalls in the existing parking lot from 9'-6" wide to 9'-0" wide.

§ 145-24.D.2(2).(a) to increase the number of spaces between existing islands from 20 to 21 spaces.

In looking at various townships in the area, especially those that have more office and business uses, staff found that the average stall size in most communities ranges from 9 feet to the highest of 10 feet (Abington and Tredyffrin). Most of the other townships are 9 feet and Upper Merion Township is the only one at 9 ½ feet.

The applicant is also working with the Greater Valley Forge TMA in an effort to promote use of public transit and create carpooling opportunities for their employees. An initial survey indicated that up to 15% of employees would take advantage of carpooling if it were made more convenient to their residence. Utilizing the aerial, Mr. Loeper illustrated the spaces that would be re-striped. He noted that a few handicapped spaces would be added and others moved so that they would be more in line with the entrances and exits.

Staff has reviewed the plans, found them to comply with township codes, and are prepared to issue approval pending comment by the Board and approval of the waivers.

Mr. McBride asked for clarification about the handicapped spaces. Utilizing the aerial illustration and pointing to the hash-marked areas, Mr. Loeper responded that the handicapped spaces are separated and located close to the entrances. He noted that under the Americans with Disabilities Act (ADA) the handicapped spaces have a 5 foot area adjacent to the space to allow for wheel chairs. The double spaces would accommodate vans.

Mr. Bartlett asked if the ADA calls for 4% handicapped spaces in parking lots. Mr. Loeper responded that it varies depending on the total number of spaces. As the numbers go higher the percentage comes down. Using the example of 1,000 spaces the percentage would be 2%.

Mr. Waks stated that it is understood that there are 51 additional spaces requested; however, he wanted to know how many more vehicles are expected coming into the parking lot every day. Dan King, AIA, Meyer Design, Inc., consultant to BNY Mellon, responded BNY is bringing 250 employees from their Malvern facility. Based on McMahon's traffic and parking analysis currently the building has a .72 parking ratio which means .72 parking spaces are needed per employee. The 51 additional spaces are not a one for one. Based on the .72 parking ratio it would allow adding about 65-70 employees. That ratio is based on the number of cars that are actually parked versus the number of people security logged in on a particular day. His short answer was that BNY Mellon is adding 250 people, but .72 of that number would be the actual number of cars being added.

Mr. Waks noted it would be about 175 additional cars.

Mr. Waks asked how many vehicles currently park in that lot on a daily basis. Mr. King responded that McMahon Associates' review extended over a five day period and the peak number of cars during that week was 621 and on that day 740 employees had logged in. There is a total of 865 employees.

Using the example of about 175 new vehicles, Mr. Waks said it would be about a 20-30% increase. Mr. King responded in the affirmative and said it would be about 30%.

Mr. Waks asked if there is any information as to how traffic at that intersection would be affected. Mr. King responded currently between 4-6 p.m. there are two police officers controlling the traffic in and out and coming down Moore Road. He did not know how an additional 175 cars would affect the traffic.

Mr. Waks said he would like to see more information.

Mr. McBride asked if this information could be obtained before next week's meeting. Mr. King responded that McMahon Associates will be requested to provide that information.

Mr. McBride stated that this plan amendment would be deferred until next week's agenda to allow sufficient time for staff to obtain additional information.

Mr. Loeper noted that approval is needed for the waivers.

Mr. Jenaway hypothesized using the figure of 175 for the approximate number of additional cars with the new population, 70% of that minus the 51 spots still leaves 124 additional vehicles that would have to be accommodated by today's parking. Mr. Jenaway asked if the parking volume today is so sparse that there are 124 spaces that would be available or would it immediately get into an overflow situation. Mr. King responded in the negative and said that the Board of Supervisors should get copies of the analysis, but in September when the 250 people move into the facility their current peak demand is 621. He further explained that it is assumed that the group coming from Malvern will have 230

cars. They now have 250 employees and with a .9 parking ratio it will probably be lower. There are 212 spaces reserved for ITT; based on the survey in actuality the most they will use is 150. By using the 212 number they want to stay conservative; there will be a total of 1,063 spaces required at the site. Currently there are 1,134 spaces, ten of which are for visitors so there are 61 free spaces which is 95/96% at the threshold where you start to have a parking issue. By adding 51 spaces that would provide 112 and bring the percentage down to 90%.

Mr. Jenaway asked if the re-striping changes the out width at all. Mr. King responded in the negative and indicated that the parking space depth remains the same as well.

ADDITIONAL BUSINESS

FAREWELL TO DETECTIVE PAUL BRADBURY

Mrs. Spott commended Detective Paul Bradbury for his service to Upper Merion Township and wished him well as he joins the Montgomery County detective group.

Mr. McBride also bid a fond farewell to Detective Bradbury in his new assignment and wished him continued success in his law enforcement career.

UPPER MERION TOWNSHIP COMMUNITY FAIR

Mr. Waks stated that the Upper Merion Township Community Fair will be held on Saturday, September 10, 2011 with a cultural component. He said if residents would like to share their cultural heritage and/or experiences they should call the Park and Recreation office.

ELECTRONIC AND HAZARDOUS WASTE RECYCLING EVENT

Mr. Waks reported on the outstanding statistics from the recent Electronic and Hazardous Recycling event. He noted that 1,131 cars came through, 580 of which were from Upper Merion. A variety of items were recycled including 7,300 pounds of flammable liquids, 2,800 pounds of paints, 2,600 pounds of pesticides and 81,500 pounds of computers. Mr. Waks thanked the township staff and Environmental Advisory Council who helped coordinate this event and made it such a success.

EARTH MOUND FOLLOW UP

Mr. McBride asked if there has been any contact with Valley Forge Recyclers and any update from either the DEP or county on the 100 foot dirt pile on Valley Forge Road. Mr. Pizonka responded that the DEP and the Montgomery County Conservation District have been out at the site on a number of occasions to investigate although no official word has been received as yet.

Mr. McBride stated he would like to have a report next week. Mr. Pizonka indicated that he would follow up and provide an update.

ALEX'S LEMONADE EVENT

The activities director for the Valley Forge Towers Community Association announced and invited the community to attend the second annual Alex's Lemonade Stand, a childhood cancer benefit, to be held on Saturday, July 16, 2011 at 11 a.m.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

RONALD G. WAGENMANN
SECRETARY-TREASURER
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered: