

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
JANUARY 26, 2012

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, January 26, 2012, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:38 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, Erika Spott, Bill Jenaway (arrived 10 min. late) and Carole Kenney. Also present were: Ron Wagenmann, Township Manager; Joseph McGrory, Township Solicitor, Rob Loeper, Township Planner; Tom Beach, Township Engineer, Judith A. Vicchio, Assistant Township Manager, and Angela Caramenico, Assistant to Township Manager.

MEETING MINUTES:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to approve the January 3, 2012 Reorganization Meeting Minutes as submitted. None opposed. Motion approved 4-0.

CHAIRPERSON'S COMMENTS:

Chairperson Spott reported on an executive session dealing with litigation.

NEW BUSINESS

SWEARING IN RE: FOUR POLICE OFFICERS BY JUDGE WILLIAM MARUSZCZAK

Chief Ron Fonock introduced the four new officers and gave a brief biographical sketch of each. The four officers sworn in were: Neal Campbell, Michael Laverty, Benjamin Mahaffie, and Curtis Van Dolsen. They are currently assigned to a 6-week Field Training Program. Chairperson Spott welcomed the officers to the Township and wished them well.

CONSENT AGENDA:

1. Resolution 2012-3 re: Re-Adoption of the Emergency Operations Plan
2. Accept Proposal re: ARRO - Sludge Dewatering Rotary Press Installations - Matsunk & Trout Run Water Pollution Control Centers - \$133,086
3. Tax Settlement Agreement
4. Permission to Authorize Advertisement re: Request for Proposals Architectural/Engineering Services for Alterations and Renovations to the Factory property located at 431 West Valley Forge Road, King of Prussia, PA.

Board Comment:

Mr. Waks commented on Item #4 and emphasized that this item was only an authorization to advertise a Request for Proposals (RFP). No decisions have been made by this Board of Supervisors.

Board Action:

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

ORDINANCE HEARINGS CONTINUED FROM DECEMBER 8, 2011

Mr. Rob Loeper, Township Planner, discussed the ordinances which regulate flag lots and the consolidation of single family detached residential districts into one Article. In the earlier version the Montgomery County Planning Commission commented that the definition needed rephrasing and another provision relating to the proximity of flag lots required more clarity. In order to address the county's comments the revised flag lot definition states, "a lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots." The requirements concerning the depth of the flag lot were also changed. The Montgomery County Planning Commission reviewed these revisions and indicated their original comments have been addressed.

Mr. Loeper provided a summary of the Single Family Residential Districts ordinance and indicated that the four articles covering the R1-A, R-1, R-2 and R-2A Districts have now been combined into one. These districts comprise approximately 63% of the parcels in the township and 24% of the land area. Mr. Loeper explained when the planning commission started this process, it was determined since these districts are essentially built out only minor changes were needed on some provisions. He also pointed out that the current code has many circular references which make it cumbersome to read and these were clarified with a table format. The county commented that the provision concerning minimum lot width might be a problem on lots that are on a curve or in a cul-de-sac. The only real change concerned wording recommended by the county with regard to the minimum lot width so that the provision now states "at building line." The Montgomery County Planning Commission issued a new letter wherein it was stated that their original comments have been addressed.

Mr. Loeper mentioned that this ordinance also applies the lot averaging provisions to all of these districts and by so doing provides for a certain amount of flexibility. He noted that a 5-acre minimum is required for lot averaging and it is not a significant issue since Upper Merion does not have many 5-acre parcels left in the R-2 District. The Montgomery County Planning Commission responded on January 23, 2012 and the Upper Merion Planning Commission considered these issues two weeks ago.

Joseph McGrory, Esq., Township Solicitor, asked that the minutes of the Upper Merion Planning Commission, Montgomery County Planning Commission letter, as well as the proof of publication of the hearings be included as part of the hearing record.

Mr. Loeper stated the hearing was advertised on January 12, 2012 and January 18, 2012.

Board Comment:

Mr. Philips commented that the ordinance revisions are an improvement from the standpoint of readability and greater ease in planning.

Mr. Jenaway stated that the intent going forward is for the remaining districts to be similarly constructed and after planning commission review to be brought before the Board of Supervisors as opposed to bringing a single document forward which would be extremely difficult and time consuming to review. He said this approach will allow the supervisors to consider, better understand and focus on the individual districts.

Board Action

It was moved by Mr. Jenaway, seconded by Mr. Philips, all voting "Aye" to

approve the Ordinances as submitted. None opposed. Motion approved 5-0. Ordinance No. 2012-799 (flag lots) and Ordinance No. 2012-800 (single family lots) were adopted and will be filed in Ordinance Book 15.

SUBDIVISIONS RE: KING OF PRUSSIA HOTEL ASSOCIATES, L.P., 240 MALL BOULEVARD. MORTGAGE SUBDIVISION. HYATT HOUSE/JOE'S CRAB SHACK. 6.52-ACRES, SC SHOPPING CENTER, PHASE 1

Mr. Loeper stated that King of Prussia Hotel Associates, L.P. have submitted a mortgage subdivision for property located at 240 Mall Boulevard and occupied by the new Hyatt House Hotel and Joe's Crab Shack Restaurant. He explained that the mortgage subdivision is a device that allows for an ownership interest in a piece of property; however, from a development standpoint the overall development is for the properties as a whole. Most of the department stores at the King of Prussia Mall are mortgage subdivisions in that each department store owns their own parcel, but the overall plan governs the development.

Mr. Loeper summarized the plan as follows: the subdivision will create two lots. Lot #1 (4 acres) is occupied by the Hyatt House Hotel and Lot #2 (2 acres) is occupied by Joe's Crab Shack.

The Montgomery County Planning Commission recommended approval on January 13, 2012. The Upper Merion Planning Commission reviewed the plans on December 14, 2011 and recommended approval of the subdivision.

The Zoning Code requires the filing of documentary evidence to ensure the integrity of the overall development including: responsibility for common areas and facilities; irrevocable cross easements so that each of the subdivided lots become an integral part of the entire parcel; and declarations that the interest of any mortgagee or transferee be subject to the requirements of the plan, obligations, and responsibilities of the common area and cross easements. Denise R. Yarnoff, Esq., Riley, Riper, Hollin & Colagreco, will be preparing the documents for review by the Township Solicitor prior to recording.

Mr. Loeper stated that the Montgomery County Planning Commission suggested that the Township take steps to ensure that the shared parking agreement provides adequate parking for the restaurant use on Lot #2 and be incorporated by reference into the cross easements. Ms. Yarnoff indicated that this would be acceptable.

Staff requests the Board of Supervisors consider the following conditions;

1. The applicant shall provide documentary evidence of cross easements and maintenance agreement in a form suitable to the Township Solicitor, prior to recording.
2. The plans shall be recorded in accordance with the Pennsylvania Municipalities Planning Code

Mr. Loeper stated that although this is a Phase I there is no additional review on this plan; therefore, the Board of Supervisors could take final action at this meeting.

Mrs. Spott asked if the supervisors would want to move forward with this subdivision plan at this meeting or require more time.

Mr. Philips commented that it would be all right to make this a preliminary final plan, but his main concern is to have the plan recorded correctly as far as cross easements and shared parking.

Mrs. Spott said she would certainly want the motion to include these conditions dependent upon satisfactory review by the Township Solicitor.

Mr. Philips made a motion to approve this preliminary final plan with two conditions as outlined earlier and Mr. Jenaway seconded that motion.

Mrs. Spott observed that when visiting the hotel there was no way for guests to easily get to the Capital Grille and asked about installing some type of walkway to allow safe passage from the hotel to the restaurant. Ms. Yarnoff responded that the Township Planner had mentioned this and she has passed that suggestion on to the owner of the property. Ms. Yarnoff explained that the applicant could take it [walkway] to a certain point and then the property owner on the other side where the Capital Grille is located would then have to agree to the connection. She said there is a dialog ongoing between both parties to see if they can form that connection since they agree "that makes sense."

Mrs. Spott asked for clarification if Ms. Yarnoff meant that the other side agrees "that makes sense." Ms. Yarnoff responded the owner of this hotel agrees with what Mrs. Spott is proposing, but they have to work with the owner of the Capitol Grille property to see if they are agreeable to allowing that connection.

Mr. Philips asked Mr. Loeper to point out the location of the current issue being discussed on the aerial, and Mr. Loeper highlighted the locations of the Capitol Grille, the hotel and Joe's Crab Shack.

Mr. Philips asked Mr. Loeper to go back to the drawn plan and asked if the property line is in the buffer, and Mr. Loeper responded in the affirmative. Mr. Loeper pointed out that for ADA purposes it would have to be a ramp.

Mrs. Spott stated while the Board is not making this conditional, an effort is being made to make pedestrian traffic more accessible and it would be in the best interests of the other businesses if people would be able to walk from the hotel to the restaurant.

Mrs. Spott asked Ms. Yarnoff to report back on this issue and Ms. Yarnoff said she would let the Board of Supervisors know what happens with the walkway issue.

Mrs. Spott stated she would "really like to see that [walkway] happen."

Mr. Philips asked the Township Solicitor if it makes sense for the shared parking to actually be on the plan and recorded that way as opposed to in the cross easements. Mr. McGrory responded that it should be on both the plan and the separate document. He said the specific areas of shared parking are needed, how it is being shared and then an actual document with further detail.

Mr. Philips asked Ms. Yarnoff if she had any objection to that. Ms. Yarnoff responded she would need to check to see if there are specific areas that are shared or all that is shared between the two parcels. She said there may not be a specific area.

Mr. McGrory said if it is not a specific area, then at least a note should be on the plan.

Board Action:

It was moved by Mr. Philips, seconded by Mr. Jenaway, all voting "Aye" to approve this preliminary final plan with 2 conditions as stated. None opposed. Motion approved 5-0.

MINOR PLAN RE: FRANCIS SCHULTZ, JR. 529 FLINT HILL ROAD. 462 SF ADDITION TO EXISTING 150 SF TWO YARD OFFICE. 2.7 - ACRES. LI

LIMITED INDUSTRIAL

Mr. Loeper stated Francis Shultz has submitted a minor land development plan for a property located at 529 Flint Hill Road that is currently occupied by the U-Pull It lot.

The proposal is to construct a 462 square foot addition to the existing office/industrial structure. The addition will expand the existing 150 square feet office space to a total of 612 square feet. The improvements will not result in the creation of new impervious area since the area is already paved.

Staff has reviewed the plans, found them to comply with township codes, and would be prepared to issue permits pending comment from the Board of Supervisors.

Mr. McGrory asked for a motion on the minor plan.

Mrs. Spott asked for a motion to accept the minor plan as presented.

Board Action:

It was moved by Mr. Waks, seconded by Mr. Jenaway, all voting "Aye" to approve the minor plan as presented. None opposed. Motion approved 5-0.

PLAN AMENDMENT RE: VALLEY FORGE RESORT & CASINO. NORTH GULPH ROAD AT FIRST AVENUE REQUEST PERMISSION TO HAVE VEHICULAR ACCESS TO EIGHTH AND NINTH AVENUES. (PRIOR APPROVAL DP 2011-01, (MAR 17, 2011)(CONTINUED FROM JANUARY 12, 2012)

Mr. Loeper stated this is a continuation from January 12, 2012 in which Valley Forge Resort and Casino submitted a plan to open up access to both Eighth and Ninth Avenue. He indicated that part of the discussion focused on traffic studies that were done. Currently the site has three access points: First Avenue and two on North Gulph Road. Pennoni Associates had done traffic review and the Board asked for additional time for consideration.

Mr. Ross Weiss, representing the applicant, provided a summary of his presentation at the last meeting and subsequent actions:

One issue was the concern of the Valley Forge National Historical Park over signage and subsequently a meeting was held at the park during which the applicant made adjustments to the sign package to satisfy the park.

Last week the applicant appeared before the Zoning Hearing Board and was granted three variances for the illumination of otherwise permissible monument signs.

The Memorandum of Understanding that was entered into in October 2008 provided that in return for the township's support for the application to the Gaming Board for a license for 500 slots the applicant agreed to the following:

1. the applicant would make a one-time \$415,000 contribution to the township for traffic improvements.
2. the applicant would make a contribution of \$75,000 annually in four equal quarterly installments to the township's foundation for township projects subject to a committee consisting of the applicant and township

representatives. That sum of money would be increased if one of two things happened: (1) it would be increased by any increase in the Consumer Price Index and (2), it would be increased if the law changed and it was permissible to have additional gaming.

Mr. Weiss continued his summary and stated that the law has changed and the applicant applied for an additional license for 100 additional slots and 50 gaming tables. The additional slots and additional gaming tables have not been approved, but if they are approved the applicant negotiated an amendment to the Memorandum of Understanding with township staff that would provide as follows:

- the \$415,000 contribution would be increased by approximately 50% to \$625,000 to reflect an additional \$210,000. Payments would be made beginning six months after the Casino opens and in quarterly installments every six months thereafter. If the Gaming Board approves the additional 100 slots and 50 gaming tables the additional \$210,000 would be paid after the additional slots and gaming tables were in use within six months and then three subsequent equal payments so that if all the gaming is approved the Township would receive a one-time contribution of \$625,000.
- the second contribution to the foundation of \$75,000 will likewise be increased. It will be increased by \$67,500 in the event that the 100 slots and 50 gaming tables are approved because that provision of the Memorandum of Understanding required that any increase in gaming result in an increase in the \$75,000 pro rata. That is not a one-time payment, but it is an annual payment that would be made in four equal installments during a given year depending upon how much gaming has been approved by the Gaming Board.
- This agreement also has a provision that states this is all contingent on this plan being approved, but it also states that if the parking on Eighth Avenue is prohibited at any time that it only be prohibited during the day on week days.
- the agreement does require that both the party that signed the original agreement which was the Valley Forge Convention Center limited partnership and Valley Forge Colonial which is the casino operator will both sign the agreement and the Township Solicitor insisted that the agreement be in recordable form so that any successor to the current owners of the Casino would have the same obligations as the applicant.

Mr. Weiss reported that Eric Goldstein has been talking to Mark Sterrick, General Manager of the Casino, about trucks that are coming on and off the site during construction, going over the curb on First Avenue and damaging and destroying the plantings. Mr. Goldstein has requested and the applicant has agreed to redesign the curb to make it larger so that the turning radius would enable trucks to get in and out without going over the curb. At the request of Mr. Goldstein, the applicant has also agreed to replace the plantings. Mr. Weiss noted that the design has been done by Keith Marshall from Nave Newell and the work is expected to be completed at the end of March.

Mr. Weiss indicated once the amendment to the plan is approved, he will then move forward with the Township Solicitor to have the amendment to the Memorandum of Understanding executed so that it can be recorded and improvements to First Avenue can begin.

Mrs. Spott asked Mr. McGrory if Mr. Weiss provided an accurate summary. Mr. McGrory responded in the affirmative; however, he said the payments are semi-annual for the traffic impact fee not quarterly. Mr. Weiss agreed and said it is every six months, but it is 25% each six months.

Mr. McGrory commented that the original agreement was not executed by the title holder of the property so converting that to something that runs with the

land is a significant improvement over what currently exists. He also noted that Ross Weiss and the applicant have been very cooperative during negotiations and very willing to respond to the Township's requests. Mr. McGrory said that during these meetings they came up with a calculation for increased gaming measured by the number of seats at the table.

Mrs. Spott followed up on her previous request for a traffic safety report and asked Mr. Weiss if discussions were held with Upper Merion's Traffic Safety Unit. Mr. Weiss responded that there was one issue raised about the sight distance at Eighth and Moore and at a meeting he had with township staff it was generally agreed that there is not a sight distance issue at this location. He went on to say that parking is technically not allowed within the site triangle.

Mrs. Spott asked Mr. Wagenmann for clarification about staff representation at the meeting. Mr. Wagenmann responded that the answer provided from Traffic Safety is that there is no sight distance problem on Eighth Avenue as far as pulling in and out. He also pointed out that although it does not meet warrants for a traffic signal at Eighth Avenue now, if at some point in future this should change, the additional traffic fund could be used for this purpose.

For the benefit of the residents, Mr. Waks asked Mr. McGrory to explain the benefit of having the agreement run with the land. Mr. McGrory responded if you have an agreement with an entity that is not title owner that entity can go bankrupt or sell to a different entity and then that agreement would expire. By having it signed by the legal owner and attached to the property and made a part of the Recorder of Deeds record of the property it does not matter who owns the land and who operates the casino it runs with the land regardless of who owns the property so that you know these payments will be paid by the title holder of the property. In the event the property is sold that is a "cloud" on title that the next owner has to deal with.

Mr. Jenaway asked if there was any effort to reach out to the local neighbors in the business community on Eighth Avenue, in particular, as discussed at the last meeting. Mr. Weiss said a discussion was held with one of the neighbors, but he is not aware of any other neighbors having a concern.

Mrs. Kenney asked if there is any progress in the negotiations with the property owner regarding parking and opening up Ninth Avenue. Mr. Weiss responded it has progressed to the next stage as he has drafted an easement agreement to gain access from the applicant's site to the KPG site at 1016 and 1018 Ninth Avenue. The easement is now being reviewed by the applicant and will then be sent to KPG. Mr. Weiss pointed out that even with Board approval of the plan at this meeting, it would not give the applicant permission to go onto KPG's property without the easement.

Board Action:

It was moved by Mr. Philips, seconded by Mr. Jenaway, all voting "Aye" to approve the plan amendment with two conditions (1) that road improvements are completed to the radius of the curb to the satisfaction of the Township Engineer and (2) that the amended Memorandum of Understanding be properly recorded against the title owner of the property. None opposed. Motion approved 5-0.

PHASE III LAND DEVELOPMENT RE: PASQUALE PROPERTIES. 580 SHOEMAKER ROAD. CONSTRUCT 5,765 SF BUILDING FOR COMMERCIAL LAUNDROMAT WITH 1,000 SF OFFICE ON 2ND FLOOR. CONVERT EXISTING 5,400 SF RESTAURANT INTO OFFICE SPACE. SITE IMPROVEMENTS INCLUDE ACCESS DRIVES, PARKING STORMWATER MANAGEMENT, LANDSCAPING AND LIGHTING. 1.338 ACRES, C-2 COMMERCIAL

Mr. Loeper stated Pasquale Properties owns the Village Mart on

Shoemaker Road next to the Gulph Mills Village and Kingswood Apartments. He indicated there is a piece of that property that contains an old stone building that was formerly occupied by a restaurant and constructed in 1900.

The proposal is to take the existing 5,000 square foot old stone building and convert it into approximately 3,000 leasable square foot office building and then build a freestanding retail building at the other end of the property which will contain an energy efficient laundromat occupying 4,000 square feet to replace an existing laundromat in the Village Mart Center. Pasquale Properties will occupy 700 square feet of office space on the second floor.

The Montgomery County Planning Commission issued a review letter on November 7, 2011 and commented on the presence of a flood plain in proximity.

The Upper Merion Planning Commission reviewed the plans on October 12, 2011 and December 14, 2011. Because of planning commission comments, the applicant made several plan revisions including the relocation of the handicap parking, pedestrian circulation and buffering.

The Shade Tree Beautification Commission reviewed the plan in December and found the proposed landscaping acceptable and offered several technical suggestions on tree planting.

T&M Associates reviewed the plan for code compliance and engineering issues. The first review was issued on November 3, 2011. The applicant submitted revised plans and responses on December 2, 2011. The current review was issued by T&M on January 4, 2012. The majority of the comments are technical in nature that can be easily addressed.

The office and laundromat uses are permitted in the C-2 District.

Access will basically remain the same. There will be two access points on Shoemaker Road and a third access point behind the restaurant location that has an easement that serves an adjacent property. The third access will be used as a service driveway for the office building and public entrances will be in front.

The plan has 48 parking spaces; the code requires 42 spaces. The handicapped parking was adjusted at the recommendation of the Upper Merion Planning Commission.

Sidewalks currently exist along the Shoemaker Road frontage.

No road improvements are proposed; however, the applicant will be required to execute a highway capital improvement assessment agreement.

There is a slight reduction in the actual impervious; however, the applicant will be constructing an underground detention basin to address peak flows and the peak discharge rate will be reduced for all storm events.

Mr. Loeper pointed out that William Daywalt, Deputy Fire Marshall, had discussions with the applicant to assure that the detention basin is designed so that a fire truck would not damage the system and the applicant agreed to make that change.

The landscape plan includes 28 shade trees, 8 evergreen trees and numerous shrubs and ground plantings. The area to the rear of the site has dense vegetation forming a natural buffer. There will be significant street trees along Shoemaker Road.

The applicant is proposing to pay a fee in lieu of dedication of open space. The fee for the proposed development is \$933.00.

The following waivers are requested:

Section 145-24.1.G.3.a, which states that a buffer of not less than 15 feet or more than 50 feet in width shall be established along all property lines, unless otherwise specified in the Zoning Ordinance. This waiver is requested for the rear property line.

Section 145-24.1.G.3(c) which states that the buffer area shall be continuous pervious planting bed along the buildings consisting of tall canopy trees, small understory trees and shrubs with grass or ground cover. No paving shall be permitted within the buffer areas except for driveway crossings and/or walkways.

Section 140-10.A.(2), which states that all grading shall be setback at least five feet from the property lines unless a waiver is received from the Township Board of Supervisors.

Staff requests the Board of Supervisors consider the following conditions:

1. Prior to site work commencement, the plans shall be revised to address the January 4, 2012 review letter to the satisfaction of the Township Engineer.
2. No building permit shall be issued until the owner has executed a Highway Traffic Capital Improvement Assessment Agreement with the Upper Merion Township Transportation Authority.
3. The plans shall be recorded in accordance with the Pennsylvania Municipalities Planning Code.

Mr. Craig Robert Lewis, Kaplin/Stewart, representing the applicant, stated during the last review issued by T&M on January 4, 2012, one additional item generated by prior revisions came up in their review letter (Comment #15, S.L.O. Section 145-24-1.H.1) concerning proposed planting for the frontage of the building. He indicated that the ordinance requires a certain amount of landscape area immediately adjacent to the building. The original criteria the applicant focused on was that there had to be a minimum of 150 square feet of planting in that area. However, in re-reviewing the ordinance, T&M pointed out that the ordinance states that it shall be 150 square feet with a minimum 10 foot width. The applicant's planting immediately in front of the property where it is contiguous to the sidewalk is only five feet wide in that location. The applicant requested an additional waiver to permit the narrower width in that location. The applicant is not asking for a waiver of the minimum size of the plantings, but only the width in that location.

Mrs. Spott asked if the applicant is requesting a waiver of the minimum 10 foot width as stated in S.L.O. Section 145-24.1.H.1. Mr. Lewis responded in the affirmative.

Mrs. Spott asked if the conditions as previously noted by Mr. Loeper are acceptable to the applicant. Mr. Lewis responded in the affirmative.

Mrs. Spott asked Mr. Loeper if the Shade Tree and Beautification Commission found the waivers acceptable, with the exception of the last one that just came up. Mr. Loeper responded in the affirmative.

Mrs. Spott asked for a motion to approve the plan with 3 conditions as noted, 3 waivers as noted, with the addition of a 4th waiver (S.L.O. Section 145-24.1.J.1) relating to the *minimum 10 foot width*.

Board Comment:

Mrs. Kenney asked about the new waiver request and if the location of the proposed 5 foot wide section is located in front of the building. Mr. Lewis responded in the affirmative.

Mrs. Kenney asked for additional clarification about its relationship to the sidewalk. Mr. Loeper highlighted these areas on the aerial as well as the access to the building and location of the landscaping. Mr. Lewis stated that sidewalk will be provided where necessary and the remainder of the area will be landscaped.

Mrs. Kenney asked for more information about the landscaping. Mr. Lewis responded the landscape plan includes bushes, trees and grass.

Mrs. Kenney asked if the tree root systems would interfere with any sidewalks or would the 5 foot width provide enough space. Mr. Lewis responded it should be sufficient for the types of trees that will be planted in that location. It will be the applicant's responsibility to maintain the sidewalk.

Mr. Philips asked what type of trees are scheduled for planting in the 5 foot area. Mr. Joe Orsatti, Orsatti Landscape Architects, responded small ornamental birch trees are proposed.

Mrs. Spott commented it will be good to see the property revitalized and additional business in the Township.

Board Action:

It was moved by Mr. Jenaway, seconded by Mrs. Kenney, all voting "Aye" to approve the plan, with 3 conditions and 4 waivers as stated. None opposed. Motion approved 5-0.

Comment after the Vote:

Mr. Ron Wagenmann, Township Manager, publicly thanked Mr. Orsatti for his assistance and cooperation with the planting of the trees on South Gulph Road.

ADDITIONAL BUSINESS

EXECUTIVE SESSION

Mrs. Spott stated the Board after the public meeting will be going back into Executive Session to continue discussions

UPCOMING EVENTS

Mrs. Spott announced upcoming township events that are scheduled before the next Board of Supervisors meeting.

TOWNSHIP AWARDS

Mrs. Spott noted that the Upper Merion Public Information Office received four awards for its entries in the Pennsylvania State Association of Township Supervisors (PSATS) 44th annual Citizen Communication Contest which recognizes townships that have successfully communicated programs and activities to citizens. She thanks township staff and volunteers in the ECDC and Media Advisory Board who helped make this happen.

TOWNSHIP STAFF ASSISTS MOTORIST

Mrs. Spott commended the actions of some township employees who assisted a motorist following an accident that occurred on Wednesday, December 21, 2011. She said these actions provide a great example for fellow employees and citizens alike.

EXECUTIVE SESSION

Mr. McGrory stated the Executive Session following this meeting will focus on personnel and real estate and he asked that these topics be reflected in the Record.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Philips, seconded by Mr. Jenaway, all voting “Aye” to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred at 8:49 p.m.

RONALD G. WAGENMANN
SECRETARY-TREASURER
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: