

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
SEPTEMBER 19, 2013

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, September 19, 2013, in the Township Building. The meeting was called to order at 7:33 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Erika Spott, Greg Waks, and Bill Jenaway. Also present were: David Kraynik, Township Manager; Joseph McGrory, Township Solicitor; Judith A. Vicchio, Assistant Township Manager; Angela Caramenico, Assistant to Township Manager. Supervisor Carole Kenney was absent.

CHAIRPERSON'S COMMENTS:

Chairman Waks reported an Executive Session was held prior to this meeting to discuss legal and personnel matters.

DISCUSSIONS:

COMMUNITY CENTER BUSINESS PLAN – BALLARD KING

Ken Ballard, Ballard King and Associates, discussed the Operations Analysis for the Upper Merion Community Recreation Center, and a PowerPoint was shown. Following are highlights of the discussion:

- Mr. Waks raised a question if membership rates would include basic fitness classes.
- Mr. Ballard noted a marketing plan is needed.
- Mr. Waks asked about utility costs
- Mr. Ballard indicated architect is looking into ways of cutting costs.
- Mr. Jenaway noted several costs to school district would be eliminated.
- An unidentified member of the audience asked if there was any partnership with Plymouth Township re: pool.
- Question was asked what corporate estimates are based on, and Ken Ballard will review.
- Neal Sardinias asked about solar panels on roof, and Dan Russell indicated structure did not support this option.
- Mr. Waks asked about the next step in the process. Mr. Ballard responded a general acceptance from the Board of Supervisors of the fee schedule, staffing, etc. to market so that a definite operating plan can be

- put in place.
- Mr. Kraynik said to use plan as base budgeting plan.
- Mr. Jenaway wanted to see some architectural plans.
- Mr. Russell indicated demolition project is complete.
- A member of the audience indicated more collaboration is needed between swim club and Community Center, and Mr. Russell indicated discussions are being held with Richard Fry.

PEP BOYS DEVELOPMENT PLAN, 214 EAST DEKALB PIKE.  
CONSTRUCTION OF A 14,372 SQ. FT. AUTOMOTIVE SERVICE AND RETAIL  
FACILITY WITH ASSOCIATED PARKING AND SITE IMPROVEENTS,  
DEMOLITION OF FORMER KUNDA SIGN BUILDING. 2.13 ACRES, CO & HI

The discussion was directed at access to the site off of a private road that connects with DeKalb Pike. The board discussed a GAP analysis prepared by the applicant's transportation engineer (TPD). Casey A. Moore, Professional Engineer, McMahon Associates (our transportation engineer) was also in attendance to discuss access to the site and the GAP study prepared for Pep Boys. The applicant agreed to perform another GAP analysis study as the dates for the previous study fell into question as being an inaccurate depiction of traffic in the area (performed in June). The applicant was also asked to supply an easement on the development plan to allow connection to the signal at Saulin Boulevard and DeKalb Pike if access were to become available in the future. It was also discussed to bring the property owners in the vicinity of the Saulin Boulevard/DeKalb Pike together to discuss extending access to the traffic signal in the future. In addition to the easement, Mr. McGrory recommended a Deed of Consolidation of parcels. Scott Greenly is to schedule a meeting with Casey Moore, Solicitor, and Board of Supervisors.

ARDEN COURT DEVELOPMENT PLAN, 620 W. VALLEY FORGE ROAD.  
CONSTRUCTION

HCP Properties, LP has submitted a land development application for their Arden Court facility located at 620 W. Valley Forge Road. The applicant is proposing a 2,312 square foot building addition to their existing facility. The proposed development will accommodate 8 new beds at the facility bringing the total number of beds to 64. An additional 13 parking spaces will be added to the site as well as the relocation of an emergency access driveway. A rain garden will also be installed on the property to help manage stormwater runoff on the site, which would ultimately drain into a regional basin located behind the property.

Two residents of Deer Creek were in attendance to voice their concerns of stormwater management and the location of the dumpster on the property. The applicant is working with the residents of Deer Creek to look at alternative locations for the trash dumpster and discussing potentially contributing to the

Home Owners Association funds for maintaining the stormwater basin.

CONSIDERATION OF ZONING AMENDMENTS IN ADVANCE OF ADOPTION  
OF NEW COMPREHENSIVE ZONING CODE

Mr. Greenly provided an update and progress report on the revisions to the new comprehensive Zoning Code.

Supervisors concurred if applicant can show hardship or benefit to the township, they would support expediting zoning change for individual applicants. Applicant will prepare a draft ordinance.

ADDITIONAL BUSINESS

202 CORRIDOR

Casey Moore discussed the 202 corridor and the massive number of driveways.

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.

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DAVID G. KRAYNIK  
SECRETARY-TREASURER/  
TOWNSHIP MANAGER

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Minutes Approved:  
Minutes Entered:

Note: Due to an audio problem, there was no audio available for this meeting.