

**UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
AUGUST 9, 2012 - WORKSHOP MEETING ~ 7:30 PM**

AGENDA

1. Meeting Called to Order. **8:08 PM**
2. Pledge of Allegiance.
3. Roll Call. **All Supervisors were present with the exception of Mr. Waks.**
4. Chairperson's Comments: **An Executive Session was held prior to the Workshop to discuss complicated litigation. The length of that discussion delayed the start of the Workshop.**
5. Discussions:
 - A. Planning Discussion re: Simon Properties: **Ms. Yarnoff, of Simon Properties, discussed the current state of development projects at the mall. Mr. Middleton, also of Simon Properties, addressed an incident involving a stucco cement ceiling tile secured by wires and fasteners which had injured a mall visitor between Joseph A. Bank and the food court. Removal of all ceiling tiles of this type throughout the mall has been completed. Mr. Middleton acknowledged that a structural engineer consultant has examined all ceilings in the mall and found them to be structurally safe.**
 - B. Blomstrom Contract - Proposal for Tricentennial Consulting : **Township Manager Designee David Kraynik addressed the Workshop attendees regarding a Blomstrom Consulting proposal to work with the Tricentennial Committee. The consultants have agreed to a six month contract to administrate, campaign, fundraise, and event plan for the upcoming Tricentennial activities. Supervisors Carole Kenney, William Jenaway, and Erika Spott all discussed the fundraising potential of the company. Jenaway and Kenney explored the experience and value of the service. Spott noted the urgency of the fundraising since the Tricentennial events are coming very soon.**
 - C. Police Department - K-9 Request : **Township Manager Ron Wagenmann stated that, if approved by the board, Police Officer Glenn Muntzer would receive training and a K-9 dog at a cost of \$9,000. The dog will be trained in crowd control and bomb detection. Supervisor Greg Philips asked if the amount included travel costs. Wagenmann explained that the entire budget will be under \$12,000 and the issue will come before the board at the August 16, business meeting for ratification.**
 - D. Waiver Request - Parking Lot Re-Striping : **Wagenmann explained that**

according to 145,24 ordinance; parking lots and layouts; areas of 4 or more parking spaces must have double lines. Spott noted that 145,25 ordinance is tasked for new buildings, not old property maintenance issues. Safety and Codes Enforcement Director John Waters noted that this issue is unique because a business owner is requesting a waiver. Jenaway discussed the minimal oversight by Township employees of old properties during the repaving lot process.

E. Travel Trailers & Tent Enclosures: Waters discussed properties that are in disrepair within the township:

2 buildings on Lower East Valley Forge Road are in severe disrepair and the demolition will cost \$1500. Supervisors Philips and Kenney noted the potential danger to the residents due to the buildings being structurally unsound. Waters commented that residents can get inside the unsecured buildings. Township Solicitor Joseph McGrory advised that the Board of Supervisors can condemn the buildings and then have property the owner express interest in destruction of buildings legally. Waters noted that the owner may not want to demolish but rather repair the buildings.

A building on Balligomingo Road that has a history of being vacant and broken into has recently been sealed by the Township. Building has been winterized with water no longer functioning. McGrory recommended condemning the property. Jenaway suggested checking the tax rolls to identify the owner. Kenney and Philips commented on the issues with the property.

A property on Susan Drive is vacant and in disrepair. The owners are currently unreachable. Philips discussed possible alternatives for locating the owners. Jenaway noted the possible involvement of the area homeowner's association with the property .

F. Dilapidated Homes in Township: McGory commented that abandoned cars on private property must be found to be a nuisance, not just due to being unlicensed, because of recent legal changes in the State of Pennsylvania. Waters and McGrory discussed the issues surrounding boats and the nuances of motor vehicles/vehicles in state law. Jenaway expressed concern over the extent of sweeping rules regarding vehicles and their uses on the property. Waters continued the discussion with examples of inhabitable trailers on private property. Jenaway and Philips discussed the issue of an external resource such as PSATS providing case studies on how to address this issue. Waters also noted the use of tents which provide cover for vehicles. Philips brought up the issue of temporary buildings that must last for 5/10/15 years being uncommon. Supervisors Spott and Jenaway expressed their concern over the possible challenges that temporary structures can create in certain uses on the property. McGrory discussed the legality of

ordinances effecting most of the issues discussed in workshop items E&F.

- G. Water Shut Off Resolution: **McGrory stated that a water shut-off resolution needs special consideration for any tenant property. Sixty days minimum before the process starts must be considered noted McGrory. Jenaway and Kenney examined the issue of tenants and notice details.**
- H. Social Media Policy: **Wagenmann and Kraynik stated that the issue has been pushed to the next Workshop meeting. Wagenmann explained issues with the current version of the policy and certain phrases used in the document.**

6. Adjournment. **9:39 PM**