

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
JULY 13, 2017

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, July 13, 2017, in the Township Building. The meeting was called to order at 7:35 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, Bill Jenaway, Erika Spott and Carole Kenney. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; John Walko, Township Solicitor; Rob Loeper, Township Planner.

CHAIRMAN'S COMMENTS:

Chairman Jenaway stated there was a Goals and Objectives meeting earlier today which included the Board of Supervisors as well as all department heads and senior staff personnel. He will provide a report at the August business meeting. Also, prior to this meeting there was an Executive Session dealing with litigation and personnel issues.

DISCUSSIONS:

REVIEW OF RECOMMENDED MANAGEMENT PLAN FOR HEUSER PARK REGARDING THE EMERALD ASH BORER (EAB) DISEASE

Jacob Shultz, forestry consultant, Shultz Forest Management and Consulting, provided an update since the last EAB presentation during which he discussed options for dealing with the high number of ash trees in close proximity to the recreational trail and roadways. Since that time he developed a management plan schedule and presented his findings for consideration of the Board of Supervisors.

Mr. Shultz stated the first step is taking care of the invasive plants across the property and doing some preemptive control before timber harvesting activities occurs.

Mr. Philips asked for clarification about the application of herbicide. Mr. Shultz responded this process will be conducted very carefully by a crew with either backpack or ATV herbicide application across almost the entire park. Because of the terrain this is the only practical way to proceed. He said as discussed at the last meeting if this is not done the invasive plants will take over.

Mr. Shultz indicated the different tree stands have their own prescriptions as far as what has to be done.

Stand 1 is “drop and lop” non-native ash trees which will be felled in place and just cut into small pieces trying to reduce them as much as possible since there are not many in that area. The ash will be harvested for Stand 2 and any sort of saw timber, pulp and everything down to 8 inches in diameter will be pulled out. The rest will be cut up and left in place. Stand 3 will be dropped, cut down in pieces and left in place. All the ash and non-native saw timber pulp will be harvested in Stand 4. Since this area will be replanted everything will be taken down to 4 inches in diameter and removed. Due to the lack of ash in Stand 5 there will not be anything done to the few trees that are out of the way and not near any trails or infrastructure. If they fall on their own they are not at risk of hurting anything. The handful of trees in Stand 6 will be left in place

Mrs. Kenney asked about the effect of the herbicide on animal life as well as those animals that would be displaced from the loss of invasives. Mr. Shultz responded there are deer that are definitely going to be displaced and indicated it is difficult to determine the other animal life. He said the largest group of species to be displaced are small birds. They feed on some of the berries from the non-natives and are often the cause of the invasive spread. Mr. Shultz pointed out removing the non-natives will bring back the native forest thereby providing food and shelter for those animals in the future. With regard to the effect of the herbicide on wildlife, Mr. Shultz said as the crew comes through, the wildlife move out of the way; it degrades quickly and the actual direct contact with them is minimal.

Mrs. Kenney asked if systemic herbicide will be used. Mr. Shultz responded in the affirmative.

Mr. Jenaway asked if access to the rest of the property will be restricted during herbicide application. Mr. Shultz responded only those areas that are actively being treated will be restricted for 48 hours after the last application period.

Mr. Waks asked how long the trail would be closed. Mr. Shultz responded it would be closed for the application time plus 48 hours. He mentioned the trail would also be closed during the timber harvest.

From a planning perspective, Mr. Jenaway asked how the park and recreation schedule would have to be modified. Mr. Shultz responded the work will be done during the winter to minimize any schedule conflicts and most of the areas are away from the ball fields.

Mrs. Kenney asked about the composting area. Mr. Shultz responded that

would be a heavily impacted area. He mentioned none of the herbicides would get into the composting area.

Mr. Waks asked if there is a way to minimize the trail closure during the herbicide application. Mr. Shultz responded, "potentially, but the trail runs pretty much right through the area."

Mr. Waks asked how long it will take to complete the herbicide application. Mr. Shultz responded it will take approximately two weeks total. He said if the application were to start in the areas farthest from the trail and work towards it the time could be reduced down to about a week. Mr. Shultz mentioned weather is a factor as well.

Mr. Jenaway asked if there is a communications plan for the people in the Glenn Rose section as well as Norfolk Southern Railroad. Ms. Barley Van Clief commented she has been in touch with the railroad and sent them some maps and they are aware of the EAB situation. Once the plan is approved she will communicate further.

Mr. Waks asked for clarification about the schedule. Mr. Shultz responded the herbicide application will be in August and the timber harvesting in the fall.

Mrs. Kenney asked how long it will take to see the results of the herbicide. Mr. Shultz responded changes in herbaceous grasses will be seen in two days and brush will take up to two weeks.

Mr. Kraynik stated Mr. Shultz submitted a proposal for Heuser Park Invasive Plant Control in the amount of \$9,600 for consideration by the Board of Supervisors at the July 20th business meeting.

Mr. Waks stated every community along the trail must be notified. Mr. Kraynik said staff will meet with Barley Van Clief, Mr. Shultz and the Chief Public Information Officer, to come up with a communications plan

Mr. Kraynik mentioned staff will continue to pursue some neighboring communities to see if they would be interested in participating in a larger bid proposal for the timber harvesting in order to obtain a better price for a specific volume.

PRESENTATION BY ERIC GOLDSTEIN RE: KOP CONNECTOR FUNDING

Mr. Eric Goldstein, Executive Director, King of Prussia Business Improvement District (BID), discussed the Connector, the employee shuttle system operated by the BID in Upper Merion Township since June 2013. He is asking the township for its financial support for the shuttle system for 2018 and beyond.

During Mr. Goldstein's presentation he stated the shuttle is an important economic development tool for this township that property owners use as a recruiting tool for corporations, purchases of buildings, tenants of buildings and their employees and as an attractive location for new and future relocations of companies.

Mr. Goldstein said the shuttle has always been funded by public and private sources. Federal money was provided the first three years by a non-renewable grant that has since run out. Since that time the county has provided over \$217,000 worth of financial support between last year and this year. It was noted a continuing subsidy of \$150,000 to \$175,000 will be required for the \$370,000 a year shuttle system going forward at least until the KOP rail extension is complete. The rest of the funding is supported by private corporations, the BID, ad revenue, and ticket sales. The township is being asked to provide half of the required subsidy. Mr. Goldstein indicated the county will not be the primary supporter for government sources of revenue, but are willing to match it. Without subsidies the shuttle will end on December 31, 2017.

Mr. Waks asked the exact amount the BID is requesting. Mr. Goldstein responded it is going to be somewhere between \$75,000 and \$85,000 per year.

Mr. Waks asked about the ridership per year. Mr. Goldstein responded in the first year (half year) there were 3,400 rides, the second year which was a full year there were 13,200 rides, the third year was 17,947, and the fourth year dropped to 12,918 because SEPTA regional rail service went out of service. In June 2017, the shuttle was back up to 2016 levels with 1,236 rides. Overall there have been 53,000 rides for four years of service.

Mr. Waks asked if there has been any thought to amending the route to reduce cost. Mr. Goldstein responded they have been working with the county over the past six months, surveys have been done, and an effort has been made to increase the number of participating corporations. It was noted in going to one route either Norristown or Wayne half the corporate support would be lost since Norristown services a certain section of the township and Wayne services a different section. Mr. Goldstein said there are now as many people coming in from Wayne as there are from Norristown.

Mrs. Kenney asked if there is any scenario where the shuttle would become self-supporting either by an increase in ridership or some cost cutting measures. Mr. Goldstein responded the BID analyzed and addressed cost cutting measures by eliminating outside management and taking on the management of the shuttle saving \$19,000 a year. The also successfully negotiated with the vendor to roll back their costs to 2013 service costs and significantly cut marketing methods. Mr. Goldstein said the way to increase revenue is not so much the ridership because ticket sales are such a small

portion amounting to approximately \$18,000-20,000 a year for a \$370,000 service. He said the way to increase revenue is to gain more corporate location stops; however, there is a fine line to be drawn because a route needs to be designed to minimize stops being careful not to oversubscribe so the shuttle can get back in time for the next regional rail.

Hypothetically speaking, Mr. Waks asked if there would be a way to modify the Rambler schedule to coordinate with Connector stops in a transfer-like scenario to accommodate any residents who might want to take the Connector from the Business Park to Wayne or Norristown. Mr. Goldstein responded the Connector only runs Monday through Friday with am and pm service and no mid-day, evening or weekend service. The Rambler runs 9 a.m. to 4 p.m. and on Saturday.

Mr. Jenaway commented it could be a daytime alternative. Mr. Waks said it would be another way to provide a different public transportation option. Mr. Goldstein responded the Connector is designed for inbound trains coming out of center city where the shuttle picks up riders in Wayne and Norristown.

Mr. Waks stated the main point he is trying to make is it might make sense to sit down with GVFTMA and the township and see if there is a way to work together with the two services to provide added benefit to residents and businesses. Mr. Goldstein responded, "It's possible."

With such a large amount tax dollars per year being requested for the Connector, Mrs. Spott asked how residents would benefit when there are so many other pressing needs vying for attention in the limited township budget. Mrs. Spott referred to a recent community survey where residents indicated they are very concerned about money going places where they are not seeing a direct benefit. She asked why residents should be asked to sacrifice \$75,000 every year that would not be going into improving a park or adding sidewalks or other infrastructure. Mr. Goldstein reiterated some of the economic benefits that have occurred in the township since 2008 when Upper Merion Township was at 20% Class A office vacancy. It was noted today vacancy rates in Class A are less than 8% and there are more than 600,000 square feet of commercial office space that has been leased in this township in the past couple of years. He said the Connector also provides an environmental benefit alternative for single occupancy vehicles and addresses residents' number one issue which is traffic and congestion.

Mrs. Spott asked for clarification about the Connector's yearly ridership. Mr. Goldstein responded it was 18,000 in 2015 and 13,000 for 2016 for a whole year and averages out to 4 riders per trip.

Mr. Jenaway stated the last traffic movement study done by the county indicated 186,000 cars a day coming into Upper Merion Township.

Mrs. Kenney asked how many companies are contributing to the Connector service. Mr. Goldstein responded there are 9 companies [out of 301 companies] paying the extra money for a stop at their location for a total of \$120,000 a year.

Mr. Philips questioned how the BID actually got to a point of running the shuttle since the BID was initially asked to study these issues. Mr. Goldstein responded a study was done of the Business Park indicating a shuttle would get more people out of their cars and reduce congestion. The BID has viewed the shuttle as an economic development tool.

Mr. Jenaway described the realities and many constraints on the budget in fulfilling the core mission of a Second Class Township. He said he would like to hear from GVFTMA on this and what alternatives and partnerships might be explored.

Mr. Goldstein said if the shuttle will be shutting down the BID would need sufficient notice for those who use the shuttle system for getting to and from Upper Merion Township and notify the participating corporations and their tenants.

Mrs. Kenney mentioned Mr. Goldstein's previous comment about saving \$19,000 by having the BID manage the shuttle service. She asked about other operating costs. Mr. Goldstein responded King Limousine operates the vehicles and there is the cost for the vehicles and drivers. King Limousine owns the vehicles and they charge the BID for four vehicles plus drivers and maintenance. It was noted King Limousine was the low bidder. While King's numbers went up slightly over three years they have dropped their numbers back to year one to help the BID keep the shuttle running.

Mrs. Kenney asked if the request is for this year or 2018. Mr. Goldstein responded funding is needed starting January 1, 2018.

Mrs. Spott asked if the monthly assessment could be increased for the 301 members. Mr. Goldstein responded in the negative. Mr. Philips commented part of the issue is the assessment is capped. The assessment can be revisited when the BID is up for reauthorization in 2020.

Mrs. Kenney raised a hypothetical question if funding could be done on a one-time basis putting all of the organizations on notice they would have to come up with the difference in the following year. Mr. Goldstein did not favor that option as he wants to have predictable funding rather than coming back to the county and township every year.

Mr. Jenaway stated this will be discussed at the upcoming 2018 budget

meetings. He asked Mr. Goldstein to provide some idea of the percentage per year of the total cost of operation.

MONTGOMERY COUNTY GUILD OF PROFESSIONAL ARTISTS –
PARTNERSHIP WITH UPPER MERION COMMUNITY CENTER

Dae Rebeck Sanchez, Montgomery County Guild of Professional Artists (MCGOPA), stated MCGOPA is a cooperative artists group providing a platform for artists to exhibit their work, educate the public about the fine arts and offer professional collaboration and support to working artists. MCGOPA was founded in September 1998, a 501(c) (3) currently in their 19th year as a non-profit arts organization in Montgomery County. Their associates are dues paying members who are juried into this organization by fellow artists. MCGOPA is currently comprised of 20 artists who work in a variety of creative media; their artists exhibit their works in museums, galleries, art centers and art exhibitions.

Mr. Philips asked if artists are amateurs. Ms. Sanchez responded their artists are professionals with a range of abilities.

Ms. Sanchez indicated from 1998 to January 2015 MCGOPA managed an art gallery and exhibition at SSP Gallery in Conshohocken. She provided an overview of their various exhibition opportunities and activities since leaving this location after 17 years.

Ms. Sanchez said MCGOPA is excited to partner with the Upper Merion Community Center. Utilizing the aerial, she pointed out their rod and rail art hanging system which will be installed in the exhibition space. She said they need to name the space and hope to have their first exhibition in conjunction with the one year anniversary of the Community Center. Ms. Sanchez offered a sampling of some name possibilities for consideration by the Board of Supervisors.

Mr. Waks mentioned MCGOPA received BCA funding [for the art hanging system]. When the suggestion came up at the Community Center Complex Advisory Board meeting about a potential name for the art space, Mr. Waks suggested avoiding naming the space after people and to think of names outside of that realm.

While discussing the concept of the community center years back, Mr. Jenaway recalled the idea of an art gallery and is pleased to see it become a reality. He asked for a list of the suggested names for consideration by the supervisors.

A discussion followed about some of the ideas envisioned for the art space and lecture programs already in place, including plans for the one year anniversary celebration.

Mr. Philips asked about liability insurance for the art space. Ms. Sanchez responded MCGOPA has their own insurance which covers everything that happens to someone else. It does not protect MCGOPA as far as artwork value but it does cover any injury for someone else.

Mr. Philips stated the importance of obtaining a copy of the insurance policy. Mr. Walko noted it does not cover someone walking out with a \$1,000 painting. Ms. Sanchez said their artists sign a waiver that MCGOPA is not responsible [for loss or damage to artwork]. The Community Center would not be responsible. Mr. Walko asked if the Community Center is on the waiver. Ms. Sanchez responded the waivers have not been created as yet since MCGOPA is still not in the space.

Mr. Waks pointed out there will be cameras in that hallway and said there should be "cameras all over the place."

Mrs. Kenney asked how long the paintings would be there. Ms. Sanchez envisions four shows a year on a seasonal basis.

Mrs. Kenney asked if the art would be available for purchase. Ms. Sanchez responded that is something they are working on but it has not been finalized.

Mr. Philips asked if MCGOPA has a morals clause for the art show. Ms. Sanchez responded that is something she would discuss with the gallery director.

LILLY PULITZER DEVELOPMENT PLAN, 800 THIRD AVENUE. TWO, TWO-STORY OFFICE BUILD ADDITIONS OF APPROXIMATELY 4,900 SF OF EACH TO THE EXISTING OFFICE AND WAREHOUSE FACILITY. KPMU-KING OF PRUSSIA MIXED USE DISTRICT, 10.0 ACRES

Mr. Rob Loeper, Township Planner, stated the corporate headquarters of Lilly Pulitzer is located at 800 Third Avenue where they currently have 47,000 square feet of office and approximately 60,000 square foot warehouse space.

The applicant proposes two, two-story office additions to the existing office and warehouse facility. They also recently purchased property across the street for additional parking and will provide for a pedestrian connection to the parking.

Stormwater management will be provided with a basin located towards the rear of the property.

The Upper Merion Planning Commission has recommended approval of the plan. An engineering review is underway.

Kevin M. Ember, RLA, McCarthy Engineering, provided an overview of the proposed plan. The front, two-story Atrium will consist of a new employee entrance on the left side of the building. The back two-story addition will provide new office space for their women's clothing business. There is a warehouse in the back of the building that is currently used. There is no plan to extend the warehouse portion of the building.

Mr. Ember stated the property is located in the Mixed Use Zoning District which allows for shared parking. The building across the street on Third Avenue has excess parking in the amount of about 200 spaces and the applicant would be using about 100 or so spaces to accommodate the additional parking needs.

New sidewalks and a crosswalk connection will be provided for improved pedestrian safety.

Since the applicant is not able to reduce the impervious coverage for the stormwater management improvements, a stormwater detention basin is proposed to reduce the two-year storm and meet Township requirements. The basin will release stormwater at a lessened rate to an existing broad swale, ultimately discharging it through the woods and into the creek.

Mr. Philips asked for clarification about the infill for the two-story building in front and if it will be visible. Mr. Ember pointed out the area of the infill and the location of a potential courtyard. He said the majority of what will be seen from the outside is a two-story building with glass frontage at the entrance.

Mr. Waks asked about the amount of increased impervious. Mr. Ember responded it would be about 10,000 square feet. He noted some of the additions are on top of existing sidewalk and patio areas.

Mr. Waks asked if any thought has been given to such things as porous paving, green roof, or similar sustainability measures. Mr. Ember responded they have not engaged in the design development of the additions as yet from an architectural standpoint.

Mr. Waks commented he has heard that Lilly Pulitzer is a somewhat progressive fashion company and a sustainability strategy might be something that could be included in their marketing strategy. For example, "we don't just make clothing...this is part of who we are...."

Mr. Loeper pointed out the green area is 48% of the site which is high. Mr. Ember said that is one of the reasons the stormwater basin was placed in an open grass area which eliminates the need to remove trees for the stormwater management.

Mr. Philips asked if manufacturing is done in addition to designing at this

location. Mr. Ember responded everything is done at the Third Avenue location except for manufacturing.

Mrs. Kenney asked where the fabric comes from. Response: Currently 60% comes out of China; they are also using Vietnam and Indonesia.

Mrs. Kenney asked for more information about the pedestrian walkway across the road. Response: There is a temporary pedestrian crosswalk with signage in the middle of the street indicating "Yield pedestrians." The company wants employees to feel they can safely walk across the street. There will be a more "robust" crosswalk to connect the people coming out of the front entrance of the facility to the parking area across Third Avenue.

Mrs. Kenney commented no one goes on Third Avenue except the employees and while it is a public road it basically serves just the two buildings.

Mr. Jenaway asked about the next step. Mr. Loeper responded the engineering review will be finished and staff will coordinate with the Solicitor's office on preparation of a resolution for the August business meeting.

Mrs. Kenney offered support for Mr. Waks' comments about a possible green roof and other sustainable amenities. Mr. Ember responded this is a good time to bring that up with Lilly's CEO and upper management so as to include in their branding messages.

Mr. Philips asked if any employees come out of Philadelphia. Response: The current number of office and warehouse employees is 210 and about 8 employees come out of Philadelphia.

HANSON PROPERTIES SUBDIVISION PLAN, 367 S. HENDERSON ROAD. LOT LINE REVISION TO REMOVE APPROXIMATELY 23,000 SF OF LAND FROM ADJOINING LAND HOLDING OF PECO AND CONSOLIDATE WITH THE ADJOINING LOT AT 267 S. HENDERSON ROAD RESULTING IN NO ADDITIONAL LOT. LI-LIMITED INDUSTRIAL, 33,668 SF

Utilizing the aerial, Mr. Loeper pointed out the location of the property located at the corner of Henderson and Hansen Access Road. He recalled there used to be two rail lines coming through that area. One was called the Peco Line and the other was Pennsylvania Railroad Chester Valley Branch which is still there. The Peco Branch no longer exists.

The proposal is to take the center portion of land which is part of Peco holdings, subdivide it off of the Peco holdings and add it to the other property which has an existing building. Currently there are a series of easements across the site providing certain rights to this property owner.

Mr. Loeper mentioned one of the things which makes this confusing is the old rail line came through here and went behind Saulin Boulevard. The Peco property actually extends all the way down to the expressway. Mr. Loeper said this was probably one of the big issues in terms of how to present this as a subdivision in terms of what needs to be done. It was noted this plan does not create any new lots and as of now there are no proposed improvements on the site.

Rob Lewis, Kaplan Stewart, representing Hansen Properties, stated Hansen Properties currently owns the existing vacant building located along Henderson Road and they also own the two pieces of property. Technically the Peco property bisects the property that they own. The applicant is seeking to have one cohesive piece of ground in this location. They have access to this entire 22,000 square foot segment of Peco property by various easements and they use it currently to the extent they want. The applicant approached Peco to see if they were willing to sell and they were able to reach a compromise on a price. Peco does not use that property for anything at this point and the applicant was able to convince them to sell it to Hansen subject to the condition that Hansen subdivide it all from the larger piece. The real question from a logistics standpoint was would this then be creating a landlocked Peco parcel or not. The Peco parcel runs all the way down to South Gulph Road at the Home Depot location so it is not landlocked. It is believed they also have access to Long Road about half way down.

Mr. Lewis explained the corner lot will go from being a 10,000 square foot lot to a 33,000 square foot lot. In this district which is Limited Industrial there is no minimum lot size and the 10,000 square foot lot is not technically non-conforming. The building itself is non-conforming as it is close to the road sitting up above Henderson about 9 feet off the property line. The applicant is not doing anything with the building at this point; it is merely about the acquisition of ground.

Mr. Loeper asked if this would be consolidated with the other two pieces Hansen owns. Mr. Lewis responded, "not at this point." Until they know exactly who the tenant is going to be for that building and until they figure out what they want to do with the adjacent undeveloped properties they are going to hold them out individually as there may be better opportunities.

Mr. Jenaway asked if the proposed tenant for the building is the medical marijuana dispensary. Mr. Lewis responded in the affirmative and said while they received zoning relief they still do not have a lease. He said this proposed tenant sought relief to utilize this building for a dispensary. There is no minimum lot size. It was noted they have the ability to park there already and this is not a parking issue.

Mr. Waks asked if the Chester Valley Trail would run through there. Mr.

Lewis responded this was discussed at the Planning Commission last night and the Chester Valley Trail comes through the other side of Hansen Access. Mr. Philips noted the trail comes down the Peco line.

Mr. Lewis stated this is not land development but merely subdivision. If anything is proposed in the future the applicant would have to come back before the Board of Supervisors.

Mr. Jenaway asked if there is an adequate driveway into the building today with adequate parking. Mr. Lewis responded in the affirmative. Mr. Loeper commented the access is off of Hansen Access.

DEVELOPMENT PLAN, 170 N. HENDERSON. MODIFICATION TO EXISTING MEDICAL OFFICE BUILDING AND ACCOMPANYING PATIENT DROP OFF FACILITIES INCLUDING EXPANSION OF EXISTING OFF-STREET PARKING. CO-COMMERCIAL OFFICE, 2.99 ACRES

Mr. Loeper discussed the modification to breathe new life into the existing Medical Office Building at 170 N. Henderson Road which is now under new ownership.

Utilizing the aerial, Mr. Loeper pointed out various aspects of the site. It was noted the applicant also owns the former Enterprise Car Rental. The plan calls for expansion of the parking. The Enterprise building will be removed and the parking will be expanded onto a portion of that lot along with stormwater management. The medical building will be slightly reduced in size by approximately 4,000 square feet. A portion of the first floor will be removed to accommodate a covered patient drop off and there will be a slight increase in parking. There will be no change to access from the driveways and all building entrances are in the back.

Rob Lewis, Kaplan Stewart, stated this project is a "gut and remodel" of the building to upgrade it to a Class A medical office building. The building for the most part is vacant; the third floor has a couple of small tenants that will remain throughout the remodel. The goal is to attract one of the larger medical systems. The building has not been leased as yet since improvements to the building and drop off must be done first. The applicant has been able to acquire the adjacent property at 146 Henderson which is the former Enterprise Car Rental and will demolish that structure. The utilization of this space will accommodate improving circulation, adding a few additional parking spaces and stormwater management.

Mr. Lewis summarized from a land development perspective there is not much to the plan. The applicant will be improving the parking lot in a couple of places, making better circulation and pedestrian facilities. He pointed out the investment with this plan is in the interior of the building and marketing it to an

appropriate tenant. There are landscaping improvements in the plan for beautifying the property with street trees and parking lot landscaping to make it attractive for the higher end medical tenant.

Mr. Philips asked the kind of medical tenants the applicant is looking to attract. Christian Pilko, RHJ Associates, responded the owners are going after an upper class hospital group such as Main Line Health, Jefferson, Penn Medicine.

Mr. Philips asked if it will be an office or surgical center. Mr. Lewis responded it could be procedure oriented, but it could also be individual doctor offices.

Mr. Waks asked if the applicant has spoken to any of the neighboring property owners. Mr. Lewis responded he is not aware they have done so. Mr. Waks encouraged the applicant to reach out to the neighbors.

An unidentified woman in the audience expressed concern about the parking.

Mr. Philips expressed concern about what is being done with the former car rental site because of the steep drop off in that location. He asked exactly what is being done there. Referring to the site plan, Mr. Lewis responded there is definitely going to be grading in this area. He said this area will be utilized for stormwater management for a rain garden and underground detention. While overall impervious will be reduced, some impervious will be created where it did not occur before and there are requirements that have to be met by providing a rain garden and underground detention in this location.

Mr. Philips asked if there are any plans to connect to Ivy Lane. Mr. Lewis responded he is not aware there would be any desire or intention to make that connection at this point.

Mr. Jenaway asked about the vehicle circulation that is planned for the expanded parking area and how it will be improved. Mr. Lewis responded he has had discussions with Joseph Estock, civil engineer, and there will be a large turnaround provided if someone comes down and finds there is no parking in the dead end area there will be plenty of room to back out easily. He said Mr. Estock designed the turnaround for his pickup truck to be able to make that maneuver.

Mr. Jenaway asked if the parking will meet the requirements as it is. Mr. Lewis responded in the affirmative. He said it is not necessary, by ordinance, to provide additional parking even though the applicant is increasing the total number of available parking spaces. Mr. Lewis indicated the applicant is also improving the existing situation with respect to loading. Currently there are no loading facilities to serve this building.

Mr. Jenaway asked if the traffic movement will remain the same. Mr. Lewis responded in the affirmative. He said there will be some minor revisions to the circulation to the rear parking lot and improvements for pedestrian facilities connecting the building to the rear lot.

An unidentified woman in the audience asked about ingress and egress out of the former Enterprise area. Mr. Lewis there will be no ingress and egress from that location and the curb and sidewalk will be restored.

Mr. Jenaway asked if the blacktop area adjacent to their property will be removed. Mr. Lewis responded it will be removed and returned to grass.

Mrs. Kenney asked if that is how more pervious is achieved even though more parking spaces are being added. Mr. Lewis responded in the affirmative.

A discussion followed about landscaping and buffering with the adjacent properties. Mr. Lewis stated this will be a Class A medical office building with additional plantings that are beyond what is required by ordinance.

An unidentified woman in the audience indicated her concern is that it is not known who the tenant will be and how many patients or clientele would be coming in. Mr. Loeper commented this has always been a medical building and the parking requirements for a medical building are different than for an office building and tend to be much higher; given the square footage that does not change. Mr. Lewis said the marketing package was designed to bring the parking above ordinance levels and is a more generous parking ratio. Currently the building is parked at about 3.25 per thousand.

Mr. Jenaway asked if the Township Engineer has seen the plan. Mr. Loeper responded the first review was received today.

Mr. Philips asked where the water from the stormwater retention basin goes. Mr. Estock responded it will perk down into the rain garden; there will be an orange PVC overflow to the outlet and then to the right-of-way on Ivy Lane.

Mr. Philips asked if that is where the water goes now. Mr. Lewis responded today it is uncontrolled.

Mr. Philips asked if a situation would be created to flood Ivy Lane. Mr. Estock responded this would only be a 4 inch pipe which is designed strictly for overflow conditions.

Mr. Philips noted the basin does not appear to be very large. He expressed concern about the 8 foot fall from the curb to the top of the basin.

Mr. Jenaway stated the Township Engineer's letter still needs to be reviewed.

Mr. Lewis said at the meeting last night the planning commission was encouraged by the overall proposed improvement of the building and pedestrian functionality.

Mrs. Kenney asked if a green roof or other sustainable features are planned for the building. Mr. Lewis responded as far as he knows there is no intention to revisit the whole structure of the building for a green roof. With regard to the interior of the building, Mr. Pilko said the lighting package will be more energy efficient. He mentioned as far as sustainability measures there are not a lot of options. He said the structure does not have the ability to support a green roof. As far as LEED certification it is not something the ownership or brokerage team has asked for as something valuable for the type of clientele they are looking to attract. It was noted they are spending a lot of money improving the physical services in the building replacing all the electrical service inside which is currently non-compliant and may not have been compliant when the building was built. Two stretcher size elevators will be installed, replacing old elevators in the buildings and the applicant is making numerous other improvements in the building to bring it up to the standards of a Class A type of building and taking care of the maintenance items that were deferred under the previous ownership.

Mrs. Spott commented she would like to see the expressed concerns addressed but getting this medical building in better shape will be a good thing for Henderson Road.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Philips, seconded by Mrs. Spott, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred at 10:02 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: