

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
JULY 9, 2020

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, July 9, 2020, in the Township Building. The meeting was called to order at 8:10 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Bill Jenaway, Tina Garzillo, Greg Philips, Carole Kenney and Greg Waks. Also present were: Anthony Hamaday, Township Manager; Joe McGrory, Township Solicitor; Rob Loeper, Township Planner; Tom Beach, Township Engineer.

CHAIRPERSON'S COMMENTS:

Mr. Jenaway announced there was a Zoning Workshop earlier this evening.

DISCUSSIONS:

Presentation by Gilmore & Associates on the Crow Creek Trail project

The project is ready to go out to bid and permission to bid will be requested at the next Board of Supervisors meeting. Chris Burkett from Gilmore & Associates went over the Crow Creek Trail project plan. The project is essentially connecting pathway systems for Walker Park on the left side down to where the high school property is, and further along the high school property pathway that will be part of the new high school development. Crossing Keebler Road and zig zagging across the Volpe open space, crossing the stream again, on the other side, adjacent to the Community Center, will run up to General Maxwell Road, it will cross Valley Forge Road and run along Caley Drive and pick up Covered Bridge and run-down Covered Bridge and right near the culvert, go in behind the units. There will be an 80-foot bridge and it will continue down and hook in to the existing trial system that is located at the end of the run. There is another section that goes down behind from Beidler Road all the way down to Henderson. There are two bridges, there is a 50-foot span adjacent in the area of the Community Center and the 80-foot span back behind Covered Bridge Road. The connection plan for Thomas Drive and Walker Park is the major stormwater management feature for almost the entire project. Coordination with Conservation District and DEP to take a major feature and put it in an upland area where it was most suited for infiltration and volume control. A connection to the high school does occur and coordination with the high school through the development of their plans with their engineer and landscape architect. There will

be a flashing device with an elevated landscape island in the middle for refuge at the access drive into the middle school on Keebler Road. The stormwater system was further explained with the slides presented. All PennDOT approvals have been received as well as from the Township regarding the Keebler Road crossing. The NPDS was received just last month from the Conservation District. Essentially, all permits are in place and the project is ready to go out to bid. After advertisement, five weeks will be allowed to contractors to put their bids together. Performing the work in the fall is probably the best scenario because that is when the lowest flows can be expected. Depending on the weather construction can begin October through December. The period is estimated to last between a six to nine-month period depending on how the contractor deploys their crews. A discussion ensued regarding the infiltration system.

#### Review of proposed amendments to the Board of Community Assistance Policy and Disbursement Guidelines

A discussion ensued regarding proposed guidelines which significantly enhance the flexibility of the BCA to meet real world situations.

#### Proposed Subdivision Plan Review – 106 DeKalb, Inc., 555 Lower East Valley Forge Road: Subdivision of existing property into 3 residential lots. (R-2 Zoning District, 1.62 acres)

A discussion ensued regarding the proposed subdivision plan review located on 555 Lower East Valley Forge Road. The subdivision of an existing property into three residential lots.

#### Proposed Development Plan – GCP Prussia, LP, 127 S. Gulph Road: Demolition of an existing 2-story hotel and construction of a new 5-story hotel building, (CG Zoning District, 5.2 acres)

Debbie Schullski, on behalf of the property owner and applicant, GCP Prussia, LP. The proposed development plan is on the location of the existing Best Western Hotel and situated on the GC Zoning District. The proposal involves the removal of a portion of the building and replacement of The Best Western building. The replacement building is going to be located and the same exact footprint as what is being removed. It is intended for resident's inn and will consist of 136 rooms and will be five stories in height. There will be very minimum site improvements and so essentially the existing conditions are going to remain as they are today. The Planning Commission made a favorable recommendation for approval of the proposal at last night's virtual meeting. Ken Hoffman, Landscape Architect for Gilmore & Associates, reviewed the proposed development plan further. It was noted, to meet the Township code requirements, 31 additional parking spaces are needed. Stormwater management will be introduced as it currently does not have stormwater management and everything is piped directly to the creek. There will also be landscape improvements.

Proposed Development Plan – PennDOT, 7000 Geerdes Boulevard:  
Construction of a 78,539-sf regional traffic management center addition and new  
parking garage. (KPMU Zoning District, 8.23 acres)

Chris Bentz, Civil Engineer and Senior Project Manager for Alfred Benesch & Company, reviewed the existing site plan which is approximately an 8-acre site surrounded by three roads, Geerdes Boulevard, Valley Forge Road, Valley Point and Deer Lane. The footprint is very similar. There is an existing PennDOT office building that is going to stay. The existing parking garage in the middle of the plan will be demolished. An extended dry detention basin as part of stormwater. Five waivers are being requested. The plan size is one waiver and the other four are all related in regards to the detention in stormwater management. The aesthetics of the building were reviewed through a PowerPoint Mr. Bentz presented.

Review of July 16, 2020 Business Meeting Agenda

A discussion ensued regarding the July 16, 2020 Business Meeting Agenda.

ADJOURNMENT:

Board Action:

It was moved with all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred.

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Minutes Approved:  
Minutes Entered:

  
ANTHONY HAMADAY  
TOWNSHIP MANAGER