

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
AUGUST 6, 2020

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, August 6, 2020, in Freedom Hall in the Township Building. The meeting was called to order at 7:30 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; Joseph McGrory, Township Solicitor; Rob Loeper, Township Planner; and Tom Beach, Township Engineer.

CHAIRPERSON'S COMMENTS:

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

DISCUSSIONS:

DEKALB PLAZA – PROPOSED REZONING TO SC SHOPPING CENTER

Discussion ensued regarding the rezoning of the DeKalb Plaza Shopping Center. DeKalb Plaza currently is comprised of 2 separate parcels (Hobby Lobby & Bob's/strip stores) and is zoned R-3A but developed with restrictions limiting uses and bulk and area regulations. The owners have asked the Board to consider rezoning to SC since the parcel is adjacent to the SC Zoned Town Center Shopping Center and to allow further develop the front of the property with a proposed bank pad site. The owners are willing to keep the restrictive covenant on the property. Decision made to move forward and have a public hearing on the ordinance at the October 15, 2020 Business Meeting.

900 RIVER ROAD, LLC PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, 900 RIVER ROAD. PROPOSED DEMOLITION OF THE EXISTING STRUCTURES ON THE PROPERTY AND THE CONSTRUCTION OF A NEW 331,428 SF WAREHOUSE/DISTRIBUTION CENTER, STORMWATER MANAGEMENT FACILITIES AND SITE IMPROVEMENTS ON THE 29.84 ACRE PROPERTY

Board Action:

It was moved by Mr. Philips, seconded by Mr. Waks, all voting "Aye" to approve Resolution 2020-26 regarding 900 River Road as presented. None opposed. Motion approved 5-0

DISCOVERY LABS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, 411 SWEDELAND ROAD. PROPOSED CONSTRUCTION OF A NEW PARKING GARAGE CONSISTING OF TWO LEVELS AND CONTAINING 236 SPACES TO SERVE THE EXISTING 923,752 SF DISCOVERY LABS COMPLEX

Discussion ensued regarding the land development plan for Discovery Labs. Decision made to add this item to the September 17, 2020 Business agenda.

LAND DEVELOPMENT PLAN, 3700 HORIZON DRIVE. PROPOSED CONSTRUCTION OF A 74,000 SF BUILDING ADDITION TO INCLUDE WAREHOUSE AND OFFICE SPACE WITH THE EXISTING BUILDING TO REMAIN AS A RESEARCH AND DEVELOPMENT USE 5.92 ACRES

Discussion ensued regarding the land development plan for 3700 Horizon Drive. Decision made to add this item to the September 17, 2020 Business agenda.

BOARD OF COMMUNITY ASSISTANCE AND DISBURSEMENT POLICY GUIDELINES AMENDMENT – ANTI-DISCRIMINATION POLICY

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

REVIEW OF AUGUST 20, 2020 BOARD OF SUPERVISORS' BUSINESS MEETING


A discussion ensued regarding the August 20, 2020 Business Meeting Agenda.

ADJOURNMENT:

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Garzillo, with all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 9:57 pm.

cd
Minutes Approved:
Minutes Entered:


ANTHONY HAMADAY
TOWNSHIP MANAGER