

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
JANUARY 4, 2021

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Monday, January 4, 2021, in the Township Building. The meeting was called to order at 7:20 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Bill Jenaway, Carole Kenney, Tina Garzillo, Greg Waks and Greg Philips. Also present were: Anthony Hamaday, Township Manager; Joe McGrory, Township Solicitor; Kyle Brown, Associate Planner and Leanna Colubriale, Township Engineer.

CHAIRPERSON'S COMMENTS:

Mr. Jenaway announced an executive session will be following this meeting to discuss legal and personnel matters. He also noted that prior to this meeting the Board held their Re-Organization Meeting.

DISCUSSIONS:

Presentation by the Community Center Advisory Board regarding Complimentary Passholder

The Community Center Advisory Board presented their plan regarding complimentary passes to Upper Merion residents in need. The Board of Supervisors had many questions regarding the plan and the Community Center Advisory Board came prepared and answered all the boards questions. The Board of Supervisors will take this program under consideration.

Gambone Brothers, Anderson Road Tract: Discussion on the property owner's request to amend development restrictions on the property which limit development to single-family detached dwellings in order to permit the property to be developed as an age restricted community with 49 townhouses

Mr. Eric Fry and Mr. Michael Gambone, representing Gambone Brothers, presented their development plan to the Board. They are proposing an age restricted 49 townhouse development on Anderson Road.

Board Comments:

The Board had several concerns including stormwater management, issues with the retaining wall, and resistance from the neighbors. They also stated that they would like to see some amenities offered including some type of club house, pickle board courts, fitness area, etc.

The applicants will take the recommendations from the Board under consideration and return to a workshop in the future.

Proposed Zoning Map Amendment – Glasgow Inc., DeKalb Pike & Saulin Blvd.
Discussion on a proposed rezoning the existing 10.31 acres HI Heavy Industrial
to CG Commercial

A brief discussion ensued with regards to the Glasgow Tract and a proposal to rezone the existing 10.31 acres to CG Commercial. It was noted by Supervisor Phillips that the board should do what they want and not just go along with the developer. It was decided that a comprehensive study of the entire property was needed. Board decided to bring the applicant back in to a future workshop for further discussion.

Proposed Zoning Amendment – Height regulations in the R3A Zoning District.
Discussion on a proposal to amend height restrictions within the R3A Zoning
District for structures with slab on grade foundations.

This discussion was tabled – will be revisited at a future workshop.

Business Meeting Agenda Review

Mr. Hamaday, Township Manager, reviewed the draft agenda for the upcoming January 14, 2021 Business Meeting.

ADJOURNMENT:

Board Action:

It was moved by Mrs. Kenney, seconded by Mr. Waks, all voting “Aye” to adjourn the meeting. None opposed. Adjournment occurred at 9:22 pm.


ANTHONY HAMADAY
TOWNSHIP MANAGER

cd
Minutes Approved:
Minutes Entered: