

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
April 8, 2021

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, April 8, 2021, 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, Carole Kenney, Tina Garzillo, Greg Waks and Greg Philips. Also present were: Anthony Hamaday, Township Manager; Joe McGrory, Township Solicitor; and Leanna Colubriale, Township Engineer.

CHAIRPERSON'S COMMENTS:

Mr. Jenaway announced that the Board held a Zoning Code Workshop prior to this meeting.

Preliminary/Final Development Plan – Shreiner Tree Service, 334 S. Henderson Road.

Mr. Hamaday provided an overview of the proposed Preliminary /final land development plan for Schreiner Tree Service which proposes to install a 48' x 50' and a 40' x 50' pole barn for vehicle storage on a paved area of the existing 2-acre parcel. Mr. Hamaday added that there would be a new rain garden between the new structures for stormwater management and a new buffer would be installed to shield the 2 structures from Henderson Road. The property owner, Steve Schreiner and his Engineer, Joseph Estock, were present to answer any questions from the Board. Mr. Schreiner indicated that this parcel is adjacent to another parcel he owns and utilizes for his operation. Mrs. Garzillo asked about a possible buffer between the two properties. Mr. Schreiner indicated that a buffer would impede operations and he already uses this area for storage. The Board agreed that the plan moved forward to a future business meeting once all the engineering reviews have been completed.

Preliminary/Final Development Plan – Quercus Properties (JM Ward & Co.), East Church Road.

Mr. Hamaday provided an overview of the proposed Preliminary /final land development plan which proposes the construction of 44' x 78' pole barn to house vehicles on the 1.13 acres parcel. The current parcel front Church road and is directly adjacent to the JM Ward property off of Crooked lane. JM Ward will utilize the property and pole barn for vehicle storage for the landscaping business. The plan also shows the removal of impervious area and conversion to lawn/meadow area and the installation of a new 25' x 15' stormwater facility in the front of the property. The Board had a discussion regarding sidewalks on the property and a connection to the sidewalks installed as part of the Drew Court development. The applicant's engineer, Joseph Zadlo indicated that there is an existing swale in the front of the property that presents a problem but he would look at options to install a sidewalk or pedestrian path along Church Road. Mr. Hamaday indicated that the plan still needs to be reviewed by the Township Engineer and will be scheduled for a future Board meeting.

Revised Preliminary/Final Development Plan – Horizon Drive Group, LP, 3700 Horizon Drive.

Mr. Hamaday provided an overview of the proposed development which consists of a 74,000 sq. ft warehouse addition. The Board approved the preliminary land development plan in September 2020 with an office warehouse use. The applicant has submitted a revised preliminary/final plan with a change in the proposed use to a pharmaceutical manufacture/research use. The only change to the plan is a reduction of parking to 88 spaces. Ed Campbell, the applicants engineer, indicated that the plan also requests a waiver of the required traffic study. Mr. Hamaday

indicated that the traffic study area for the new warehouse on River Road included this property and that developer is performing road improvements at the corner of Horizon Drive and Church Road which will help with tractor trailer movements. The Board informed Mr. Campbell that the plan would be scheduled for the April Business meeting for action.

Proposed Zoning Map Amendment – GEI Corp., 450 E. Valley Forge Road.

Mr. John Maida, attorney for the property owner provide an overview of his Client's request to the Board to rezone 4 parcels that make up the property from the HI Heavy Industrial District to the R-3 Residential District to allow for a residential development consisting of townhouse and multi-family units. Mr. Pail Hughes, the owner's engineer, outlined the proposed plan to construct 190 townhouses with a center boulevard and two entrance and exits to the development. The plan also called for a playground area and dog park. Mr. Maida suggested to the Board that the unfinished Schuylkill Parkway is a feature that provides a visual barrier from the neighboring development on Anderson Road. Mr. Waks informed Mr. Maida that he liked the playground and dog park but that he would like to see the parcel developed with townhouses and singles. Mr. Phillips indicated that he would like to see a mixed use and that the Board has been discussing density regulations in their Zoning workshop's and would like to see less density. Mrs. Kenney had an issue with proposed visitor parking being far away from units. Mr. Jenaway informed Mr. Maida that he is not opposed to redevelopment of the property but had concerns with the natural gas pipeline through the site, traffic, road widths for emergency vehicles and visitor parking. He added that the plan is close but not there yet and asked Mr. Maida to return when they have addressed the Board's issues including a mix of townhouses and singles.

Review of April 15, 2021 Business Meeting Agenda

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

ADJOURNMENT:

Board Action:

It was moved by Mr. Phillips seconded by Mr. Waks, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 9:00 pm.

  
ANTHONY HAMADAY  
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered: