

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
May 13, 2021

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, May 13, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:42 p.m., followed by a pledge to the flag.

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.

MEETING MINUTES:

It was moved by Mrs. Garzillo, seconded by Mrs. Kenney, all voting "Aye" to approve the following meeting minutes: January 4, 2021 Reorganization Meeting, January 4, 2021 Workshop Meeting and the January 14, 2021 Business Meeting. None opposed. Motion approved 5-0.

CHAIRMAN'S COMMENTS:

Chairman Jenaway announced that the Board held an Executive Session prior to tonight's meeting to discuss litigation and personnel issues. He also noted that a Joint Meeting was held on April 22nd and the final Joint Meeting will be held on May 20, 2021.

NEW BUSINESS

PRESENTATION BY THE BOARD OF COMMUNITY ASSISTANCE TO ANNOUNCE AWARD RECIPIENTS

Ms. Lydia Dan Sardinas, member of the BCA was present to announce the awards. She introduced the BCA members – Brett Montich, Chairperson, David Karen, Gina Mancino, Vice Chairperson, and Ron Bailey. Mr. Bailey and Ms. Mancino are representatives of the Valley Forge Casino. Board Liaison is Greg Waks and Staff Liaison is Gerri Vattimo.

It was announced that in the first round of 2021, there were 47 applications received – 26 Organizations, 3 Sports, and 18 Scholarships. The number of applications awarded totaled 39.

Ms. Dan Sardinas announced the BCA 2021 recommendations for sports, organizations and scholarships as follows:

Sports

- UM Special Olympics Sports - Bocce Equipment - \$1,000
- UM Baseball Association – Walker Field Scoreboard Updates - \$1,500
- KOP Soccer Club – Broken Soccer Goals - \$4,500

Organizations

- EAC & ECDC – Electrical Charger Expansion - \$3,055
- Literacy Council of Norristown – Adult Education Program - \$2,500
- Mitzvah Circle Foundation – Needs for Families - \$1,000
- Neighborhood Meals on Wheels – Meals for Needy - \$2,500
- Roberts Elementary School – Outdoor Learning Space - \$2,000
- UM Area Community Cupboard – Community Cupboard - \$2,000

- UM Parks & Rec Board – Benches along Crow Creek - \$2,000
- UM Shade Tree – Forest Support Nursery - \$3,500
- UM Tree Tenders – Burgess Arboretum Sign - \$650
- UMASD Social Work Fund – Thanksgiving Dinner - \$2,000
- UMASD Social Work Fund – Emergency Fund - \$10,000
- UMT Dr. MLK Committee – Holiday Committee - \$500
- UMT Outdoor Pool – Training Equipment - \$895
- UM Emergency Aid – Back to School Project - \$2,250
- UM Parks & Rec – Teen Leadership Basketball Academy - \$1,500
- UMT Library – Book Contest Awards - \$2,500
- UM Library – Microphones - \$800
- VF Delta Sigma Theta Sorority – African Descent Exhibits - \$2,500
- Victim Services Center – Victim Service Center Hotline - \$2,500
- Theatre Horizon, Inc – Summer Drama Camps - \$2,500

Scholarships

- Sarah Adams - \$3,000
- Carter Besz - \$2,000
- Isabella DiSanto - \$1,000
- Parker Edge - \$10,000
- Andrew Egan - \$2,500
- Benjamin Eyer - \$2,000
- Rayna Friedrich - \$2,500
- Arielle Garcia-Kaliner - \$3,000
- Christian Ghanayem - \$3,000
- Riley Hanlon - \$1,500
- Hannah Hope - \$5,000
- Justin Kravitz - \$2,500
- William Moser - \$2,500
- Ashley Nguyen - \$5,000
- Kaylie Porcello - \$2,500
- Emma Siegrist - \$2,500

As Board Liaison to the BCA, Mr. Waks thanked the entire committee for all their hard work and many hours spent reviewing the applications. He announced that the Award Ceremony would take place on Wednesday, June 9th at the Radisson Valley Forge Casino Hotel starting at 5:30 pm.

CONDITIONAL USE HEARING (CONTINUED) – MANCILL MILL ROAD COMPANY, 850 MANCILL MILL ROAD. APPLICATION OF THE MANCILL MILL ROAD COMPANY, 850 MANCILL MILL ROAD SEEKING CONDITIONAL USE APPROVAL, PRUSUANT TO SECTION 165-135, USE REGULATIONS, OF THE TOWNSHIP CODE TO PERMIT A RESIDENTIAL-ORIENTED DEVELOPMENT (ROD) TO BE LOCATED ON THE SM-1 ZONED PROPERTY.

Solicitor McGrory opened the conditional use hearing and then adjourned the meeting until the June 17, 2021 Board of Supervisors Business Meeting.

PUBLIC HEARING RE: AN ORDINANCE AMENDING CHAPTER 165, LI LIMITED INDUSTRIAL DISTRICTS TO PROVIDE MAXIMUM HEIGHT LIMITATIONS AND TO PERMIT RESTAURANTS.

Solicitor McGrory opened the hearing at 7:50 pm and introduced the following exhibits into the record: Exhibit 1 is the Ordinance, Exhibit 2 is the Legal Notice, Exhibit 3 is the Proof of Publication, Exhibit 4 is the Proof of Submission to the county Planning Commission, Board Exhibit 5 is the Proof of Submission to the Law Library, and Exhibit 6 is Submission to the UMT Planning Commission.

Solicitor McGrory stated that this ordinance has been discussed at prior public meetings and it essentially increases the maximum height in the LI District to eighty feet on parcels of certain acres or larger. It also allows for restaurants to be a permitted use in the LI Zoning District.

Board Action:

It was moved by Mrs. Kenney, seconded by Mr. Philips, to adopt the Ordinance amending Chapter 165 of the Limited Industrial District to provide maximum height limitation and to permit restaurants. Motion passed 4-0-1. Chairman Jenaway abstained.

PROCLAMATION RECOGNIZING NATIONAL PUBLIC WORKS WEEK (MAY 16 – MAY 23, 2021)

Chairman Jenaway read the Proclamation recognizing National Public Works Week – May 16 – May 23, 2021. He urged all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

JP MORGAN CHASE BANK DEVELOPMENT PLAN PRESENTATION. 677 W. DEKALB ST. DEMOLISH EXISTING 19,820 SF BUILDING AND CONSTRUCT 2 BUILDINGS CL COMMERCIAL LIMITED, 1.03 ACRES

Mr. Francis Greene and Tom Newman were present at the meeting representing the applicants. The proposed development plan includes redevelopment of the existing parcel at 677 W. DeKalb Pike including the demolition of the existing multi-story structure to construct two new commercial one-story buildings. One tenant is to JP Morgan Chase Bank and the other tenant is to be determined commercial use.

Board Comments:

The Board had many concerns regarding this development plan including noise and lighting issues at the ATM. They also feel the plan is too much development for this site and voiced traffic issues that would arise. The Board wants the applicant to talk to the neighbors to hear their concerns. This plan will be reviewed again at a future board workshop.

CONSENT AGENDA

1. Proposal to Provide Engineering Design Services – Crow Creek at Tannery Drive Streambank Stabilization to Remington & Vernick Engineers not to exceed \$19,510.00.
2. Crow Creek Trail Project Contract payment #6 in the amount of \$149,850.00 to Kenney excavating for work to date on the Crow Creek Trail Project.
3. Acceptance of the following Traffic Signal Easements as part of the Top Golf Land Development Project:
 - Provco Pinewood Golph for First Avenue and Freedom Drive and North Gulph Road and Freedom Drive Intersections
 - American Baptist Churches/Brandywine Operating Partnerships for First Avenue and Freedom Drive and North Gulph and Freedom Drive Intersections
 - Valley Forge Colonial, LLC for the Valley Forge Casino and First Avenue intersection

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Garzillo, all voting "Aye" to approve the Consent Agenda as presented. None opposed. Motion approved 5-0.

PERMISSION TO ADVERTISE CONDITIONAL USE HEARING –
RENAISSANCE LAND ASSOCIATES II, LP AND RENAISSANCE LAND
ASSOCIATES III, LP, 2901 RENAISSANCE BOULEVARD/2501 RENAISSANCE
BOULEVARD "LOT 4" RENAISSANCE BOULEVARD. CONDITIONAL USE IS
REQUIRED RELATING TO BUILDING HEIGHT.

The Board agreed to an extension of this conditional use hearing until July 15, 2021.

PERMISSION TO ADVERTISE – PERMISSION TO ADVERTISE A PROPOSED
ORDINANCE AMENDING CHAPTER 157, SECTION 157-16 OF THE
TOWNSHIP CODE TO ESTABLISH PARKING RESTRICTIONS ON
JEFFERSON STREET FROM THE COLUMBUS ST. INTERSECTION 54' IN A
NORTHEASTERLY DIRECTION AND FROM THE COLUMBUS ST.
INTERSECTION 150' IN A SOUTHWESTERLY DIRECTION

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to advertise the above reference ordinance for a hearing at the next business meeting. None opposed. Motion passed 5-0.

PERMISSION TO ADVERTISE – PERMISSION TO ADVERTISE A PUBLIC
HEARING AT THE JUNE 17, 2021 REGULAR BUSINESS MEETING ON THE
FOLLOWING PROPOSED ORDINANCES:

- A PROPOSED ORDINANCE AMENDING CHAPTER 165,
SECTION 165-219 OF THE TOWNSHIP CODE TO PROVIDE
REGULATIONS FOR BED AND BREAKFAST FACILITIES
- A PROPOSED ORDINANCE AMENDING CHAPTER 165,
SECTION 165-61, OF THE TOWNSHIP CODE TO PROVIDE
MINIMUM TRACT SIZE AND DENSITY IN THE R3
RESIDENTIAL DISTRICT

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to advertise the above referenced ordinances for hearings at the next business meeting. None opposed. Motion passed 5-0.

RESOLUTION 2021-19 – MASTER CASTING AGREEMENT BETWEEN
TOWNSHIP AND PENNDOT. THIS AGREEMENT OUTLINES THE PROCESS
FOR INVORPORATION OF UTILITY WORK INTO THE PROJECT CONTRACT
WITH REIMBURSEMENT TO PENNDOT OF UTILITY WORK COSTS

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to approve Resolution 2021-19 Master Casting Agreement with PennDOT. None opposed. Motion passed 5-0.

PERMISSION TO PURCHASE POLICE REPLACEMENT VEHICLES
THROUGH CO-STARS NOT TO EXCEED \$101,500.00

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Garzillo, all voting "Aye" to approve the purchase of police vehicles. None opposed. Motion passed 5-0.

ACCOUNTS PAYABLE & PAYROLL:

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to approve the Accounts Payables for invoices processed from April 8 to May 5, 2021 and Payrolls dated April 2, 2021, April 16, 2021 and April 30, 2021 for a total of \$3,848,830.74. None opposed. Motion approved 5-0.

ADDITIONAL BUSINESS

Board Comments:

Mr. Greg Waks announced that Tuesday is primary election day. He added that there are four ballot questions and urged residents to vote.

Ms. Kenney thanked the restaurant Choolaah for the Foundation Fundraiser. She also congratulated Ashely Nguyen, student member of the EAC on her BCA scholarship.

Ms. Garzillo congratulated Ben Ayer, student member of the Community Center Advisory Board on his scholarship from the BCA. She also reminded residents of the upcoming Farmers Market being held on Saturday, May 15th from 9 am to 1 pm.

Ms. Garzillo also mentioned the Township's plans for 4th of July Celebration at Heuser Park which will be a three day carnival event. No fireworks for the 4th but we will have fireworks at the October 2, 2021 Community Day.

Public Comments:

Ms. Alexis Maneri, Church Street, has issue with neighbors installing a fence that blocks parking space on Coates Alley.

Mr. Steve Brady, owner of property, responded that this is a court issue and not a township issue.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Waks, seconded by Mr. Philips, all voting "Aye" to adjourn the meeting at 9:22 PM. None opposed. Motion approved 5-0. Adjournment occurred.


ANTHONY HAMADAY
TOWNSHIP MANAGER

cd
Minutes Approved:
Minutes Entered:

