

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
JANUARY 13, 2022

(Agenda Revised by Motion of the Board at the 1/13/2022 Mtg)

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, January 13, 2022, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:35 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Carole Kenney, Greg Waks, Greg Philips, Bill Jenaway and Tina Garzillo. Also present were: Anthony Hamaday, Township Manager; John Walko, Esq., Solicitor's Office and Leanna Colubriale, Township Engineer.

MEETING MINUTES: None

CHAIRPERSON'S COMMENTS:

Chairman Kenney announced that an Upper Merion Township Foundation meeting was held prior to tonight's business meeting. An Executive Session was also held prior to this meeting to discuss potential litigation and personnel matters.

NEW BUSINESS

SWEARING IN OF POLICE OFFICER STEPHAN DENNIS, FIRE FIGHTER KEVIN KERWIN AND EMT/PARAMEDIC BRANDON TAIT:

Magisterial District Judge Patrick Krouse swore in Upper Merion Township's new police officer, Stephan Dennis. Stephan is a graduate of the Upper Merion Area High School, Montgomery County Community College and the Montgomery County Police Academy.

Magisterial Judge James Gallagher swore in Fire-Fighter/EMT Kevin Kerwin. Kevin is a graduate of Owen J. Roberts High School and has an Associate's Degree from Montgomery County Community College. He currently is employed as a fire-fighter with the Talley Fire Company in Delaware.

Magisterial Judge James Gallagher also swore in Paramedic Brandon Tait. Brandon is a graduate of Pottsgrove High School and has an Associate's Degree from Pennsylvania College of Technology. Brandon is currently employed as a Paramedic with Penn State Health Life Lion EMS.

The Board congratulated all three new township employees and their families.

CONSENT AGENDA:

Board Actions:

It was moved by Supervisor Philips, seconded by Supervisor Jenaway, with Supervisor Waks recusing himself, to grant an extension regarding the Development Plan – JP Orleans, Mancill Mill Road and the PA Act 537 Sewage Facilities Planning Module for Mancill Mill Road.

The granting of the extension will be added as Item H on the agenda. Motion passed 4-0-1 with Supervisor Waks abstaining.

It was moved by Supervisor Philips, seconded by Supervisor Garzillo to grant the letters of extension for Items D and E (Resolution 2022-04 and Resolution 2022-05) regarding the Mancill Mill Road Project. None opposed. Motion passed 4-0-1 with Supervisor Waks abstaining.

It was moved by Supervisor Jenaway, seconded by Supervisor Garzillo, all voting "Aye" to add a Citizen Board appointment as Number 10 under the Consent Agenda. None opposed. Motion passed 5-0.

1. Financial Escrow Security Release No.11, 900 River Road LLC, 900 River Road – Approval of Escrow Release No.11 to 900 River Road LLC in the amount of \$955,440.00 for the completion of required site improvements to date as part of the warehouse development project as recommended by the Township Engineer.
2. Abrams/ Valley Brook/ Trout Run Pump Station Upgrade Project, Contract No. 1- General Construction Bid Award – To award Contract 1- General Construction Bid to Blooming Glen Contractors of Perkasio, PA in the amount of \$452,081.00 being the lowest responsible bidder and authorizing the proper Township Officials to sign all Contract Agreements.
3. Abrams/ Valley Brook/ Trout Run Pump Station Upgrade Project, Contract No. 2- Electrical Construction Bid Award – To award the Contract 2 – Electrical Construction Bid to PSA Pumping Solutions of York Springs, PA in the amount of \$30,800.00 being the lowest responsible bidder and authorizing the proper Township Officials to sign all Contract Agreements.
4. UMT Fire Station 56HQ Electrical Contract Change Order #4 to Whitemarsh Electric for kitchen hood wiring in the amount of \$252.08.
5. UMT Fire Station 56HQ Electrical Contract Change Order #5 to Whitemarsh Electric for additional locker room conduit and light fixtures in the amount of \$1,538.45.
6. UMT Fire Station 56HQ Electrical Contract payment #8 (final) in the amount of \$14,300.56 to Whitemarsh Electric for work to date on the Fire Station.
7. Financial Escrow Security Release No. 4, Horizon Drive Group, LP, 3700 Horizon Drive. Approval of Escrow Release No. 4 to Horizon Drive Group, LP in the amount of \$180,639.08 for the completion of required site improvements to date as part of the building expansion project as recommended by the Township Engineer.
8. Land Development Plan Review Extension – Schuylkill Gulph Associates, 201 Gulph Road. Accept letter of extension from Schuylkill Gulph Associates for the review of the proposed Land development plan for 201 S. Gulph Rd until February 28, 2022.
9. Subdivision Plan Review Extension – 215 Windsor LLC, 450 W. Beidler Road. Accept letter of extension from 215 Windsor LLC for the review of the proposed subdivision plan for 450 W. Beidler Road until February 28, 2022.
- 10. Appointment of Chris Marshall to the Shade Tree & Beautification Commission**

Board Action:

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

RESOLUTION 2022-03 – PRELIMINARY/FINAL DEVELOPMENT PLAN – MLP VENTURES, 2501 RENAISSANCE BLVD. CONSIDERATION OF A PRELIMINARY/FINAL DEVELOPMENT PLAN FOR MLP VENTURES, 2501 RENAISSANCE BLVD, PREPARED BY APEX DESIGN & ENGINEERING GROUP, LLC, DATED JULY 28, 2021, FOR THE CONSTRUCTION OF A 163,800 SQUARE FOOT RESEARCH AND DEVELOPMENT BUILDING AND SITE IMPROVEMENTS, INCLUDING WAIVERS AS OUTLINED IN SAID RESOLUTION. 9.8 ACRES, SM-1/LI ZONING DISTRICT

Mr. Hamaday stated that the plan in front of the board tonight is the construction of a 163,800 square foot research and development building located at 2501 Renaissance Blvd. This plan has gone through the process and reviewed by the Township Engineer, the Planning Commission and the County Planning Commission. There are some waivers being asked for by the applicant which deal mainly with landscaping.

Mr. Kevin Kyle, representing the applicant, was present at the meeting. He stated that the building is not being built on the cap and also mentioned that the center drive isle now includes plantings and hardscape per the recommendations of the Planning Commission. The applicant has complied with the Township's stormwater management ordinance.

Board Comments:

Supervisor Jenaway recused himself from voting on this plan.

Supervisor Philips had some questions regarding parking and the requested waivers.

Supervisor Waks asked Mr. Kyle the projected timeline of this project. Mr. Kyle stated sometime this summer. He did report that they have a tenant for this building.

Board Action:

It was moved by Supervisor Waks, seconded by Supervisor Garzillo, all voting "Aye" to approve Resolution 2022-03. Supervisor Jenaway abstained. Motion approved 4-0-1.

RESOLUTION 2022-06 – WILSON SUBDIVISION – 446 SOUTH GULPH ROAD. CONSIDERATION OF A PRELIMINARY/FINAL SUBDIVISION PLAN FOR ROBERT WILSON, 446 SOUTH GULPH ROAD, PREPARED BY ESTOCK CONSULTING ENGINEERS, AS SUBMITTED JUNE 9, 2021, FOR THE SUBDIVISION OF THE EXISTING 40,757 SQ. FT. LOT INTO 2 RESIDENTIAL LOTS. R-2 RESIDENTIAL ZONING DISTRICT

Mr. Hamaday, Township Manager stated that this is a two-lot subdivision plan located at 446 South Gulph Road. The second house will be built behind the existing house but it is not a flag lot as it meets the minimum requirement for street frontage and the required lot width in the front. This plan has been reviewed by the engineer and the planning commission and is satisfactory to all

parties. Solicitor Walko explained the Resolution that is before the board to vote on tonight is only for the dividing of the lot.

Board Action :

It was moved by Supervisor Waks, seconded by Supervisor Jenaway, all voting "Aye" to approve Resolution 2022-06 for preliminary/final subdivision plan on 446 South Gulph Road. None opposed. Motion approved 5-0.

RESOLUTION 2022-07 – AMENDMENT TO TOWNSHIP RESOLUTION 2020-26 APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF RIVER ROAD LLC, 900 RIVER ROAD. CONSIDERATION OF A RESOLUTION AMENDING TOWNSHIP RESOLUTION NO. 2020-26 WHICH APPROVED THE PRELIMINARY/FINAL DEVELOPMENT PLAN SUBMITTED BY 900 RIVER ROAD LLC, FOR THE CONSTRUCTION OF A NEW 331,428 SF WAREHOUSE/DISTRIBUTION CENTER AND ASSOCIATED SITE IMPROVEMENTS TO ELIMINATE THE FEE-IN-LIEU OF PROVISION FOR SIDEWALKS AND CURBING

Mr. Hamaday, Township Manager, stated that last year the Board approved the development of a warehouse at 900 River Road. At that time the applicant asked for a waiver of sidewalks and curbing along River Road. The Board did grant that waiver with the condition that the applicant pay a contribution of \$108,000.00 to the Township for road improvements along River Road. The applicant has made the improvements and now is asking for the \$108,000.00 to be reimbursed. The applicant is required to pay Highway Impact fees.

Board Action :

It was moved by Supervisor Philips, seconded by Supervisor Jenaway, all voting "Aye" to approve Resolution 2022-07 to amend Resolution 2020-26. Supervisor Waks opposed. Motion approved 4-1.

LAND DEVELOPMENT PLAN REVIEW EXTENSION – JP ORLEANS, MANCILL MILL ROAD. ACCEPT LETTER OF EXTENSION FROM JP ORLEANS FOR THE REVIEW OF THE PROPOSED LAND DEVELOPMENT PLAN FOR MANCILL MILL ROAD

This extension was voted on earlier in the meeting.

Board Action :

It was moved by Supervisor Philips, seconded by Vice Chair Garzillo, all voting "Aye" to approve Resolution 2022-. None opposed. Motion approved 5-0.

ACCOUNTS PAYABLE & PAYROLL:

Board Action:

It was moved by Supervisor Jenaway, seconded by Supervisor Philips, all voting "Aye" to approve the Accounts Payables for invoices processed from December 2, 2021 through January 5, 2022 and Payrolls dated December 10, 2021 and December 24, 2021 for a total of \$5,337,417.98. None opposed. Motion approved 5-0.

ADDITIONAL BUSINESS:

Chairperson Kenney read a list of Citizen Board vacancies. She urged residents to apply to serve on these boards. More information is on the township's website.

Supervisor Jenaway reported on a recent scam going around. The scam comes in the form of a phone call stating that due to the Clean Energy Mandate by the Township, residents need to hire a contractor to help this with this process. Mr. Jenaway reiterated that this is a scam.

Supervisor Garzillo reported that construction has started on Gulph Road for Top Golf. She also stated that the compost fee has been waived for township residents. Farmer's Market is every other Saturday – next one is Saturday, January 22nd.

Supervisor Waks stated that work has commenced on the Schuylkill River Trail West. He also reported that a drop box will be installed in the lobby of the Township Building so residents can make tax payments. Ms. Evelyn Ankers, Tax Collector will be renting space in the Administrative Conference Room located in the Township Building to assist residents with their tax needs.

PUBLIC COMMENTS: None

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Supervisor Jenaway, seconded by Supervisor Waks, all voting "Aye" to adjourn the meeting at 8:34 pm. None opposed. Motion approved 5-0.


ANTHONY HAMADAY
TOWNSHIP MANAGER

cd
Minutes Approved:
Minutes Entered:

