

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
MARCH 3, 2022

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, March 3, 2022, in the Township Building. The meeting was called to order at 7:38 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Bill Jenaway, Tina Garzillo, Greg Waks and Greg Philips. Chairperson Kenney was absent. Also present were: Anthony Hamaday, Township Manager; John Walko, Township Solicitor; Ashton Jones, Township Planner and Leanna Colubriale, Township Engineer.

CHAIRPERSON'S COMMENTS:

Vice Chair Garzillo mentioned that Chairperson Kenney is absent from tonight's meeting due to other business.

Ms. Garzillo also noted that the Township has followed the guidance of the CDC and Montgomery County and have gone mask optional in the Township Building, Community Center and Nor View Farms.

An Executive Session was held prior to this workshop meeting to discuss legal and personnel matters.

DISCUSSIONS:

VIMCO – 250 HANSEN ACCESS ROAD. PROPOSED 24,000 SF MANUFACTURING BUILDING. 11.4 ACRES, L1 INDUSTRIAL

Mr. Ashton Jones introduced Glenn Chowcheski, Engineer for the applicant, Richard McCormick representing VIMCO and attorney Rob Lewis from Kaplan Stewart. Mr. Jones stated that this application is for a manufacturing facility at 250 Hansen Access Road. It is approximately 24,000 square feet. It was noted that there were some parking and stormwater management concerns to be discussed tonight. The applicant is present tonight to get the board's feedback on these issues.

VIMCO is asking for relief from the extra 60 parking spaces required for this facility which has over 300 parking spaces already. It was noted that the expansion is only adding an additional six employees and they asked to waive the traffic study due to only hiring 6 additional employees.

Stormwater management regulations were also discussed. The applicant is asking the Board that this application not to be subject to the redevelopment provision. After a lengthy discussion the Board stated that they agreed that this application not be subject to the redevelopment provision.

GCP PRUSSIA, LP – 127 SOUTH GULPH ROAD. CONVERTING A PORTION OF THE EXISTING HOTEL INTO RETAIL/RESTAURANT SPACE. ZONING DISTRICT: GC GENERAL COMMERCIAL

Representatives, Denise Yarnoff, solicitor and owner Derek Sylvester from GCP Prussia, LP explained The Best Western property is broken into three (3) portions. The original 1960 2-story hotel will be demolished to construct a Residential Hotel by Marriot and the other part of the property, the 3-story hotel which was developed in 2009 will be changed into retail/restaurant space.

There was a discussion about doing a traffic study due to the high volume in that area and the possibility of a pedestrian crossing.

SCHUYLKILL GULPH ASSOCIATES, LP – 201 S. GULPH ROAD. PROPOSED 144,040 SF DISTRIBUTION/WAREHOUSE FACILITY. 11.29 ACRES, ZONING DISTRICT: LI LIMITED INDUSTRIAL

Denise Yarnoff, solicitor for Schuylkill Gulp Assoc., LP introduced Mr. John Bown from Industrial Investments who explained the changes of the stormwater basin at this property to meet the Boards previous concerns. The applicant also spoke to PennDOT and will install a bypass line redirecting some of the stormwater. New plans have been submitted to PennDOT. It was noted that 18 trees were added to the site plans. The Shade Tree Commission will be consulted to see if there will be a better use for the trees at a different site.

Mr. Bown talked about widening Long Road. He noted that they asked the neighboring property owners but were told that they won't allow using their property. Mr. Bown felt the best solution was to widen the road and not put in the sidewalks at that time. For a future project they can install the sidewalks later if the neighboring property owners change their mind or sell. At that time Schuylkill Gulph Associates, LP will install the sidewalks.


MARCH BUSINESS MEETING AGENDA REVIEW

Mr. Hamaday, Township Manager, reviewed the draft agenda for the upcoming March 10, 2022 Business Meeting.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Jenaway, seconded by Supervisor Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 4-0. Adjournment occurred at 9:34 pm.



ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: