

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
JANUARY 8, 2015

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, January 8, 2015, 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: Greg Waks, Erika Spott, Greg Philips, Bill Jenaway and Carole Kenney. Also present were: David Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Rob Loeper, Township Planner; Scott Greenly, Associate Planner; Joseph McGrory, Township Solicitor; John Walko, Solicitor's Office.

CHAIRMAN'S COMMENTS:

Chairman Philips reported an Executive Session was held prior to this meeting to discuss potential litigation.

DISCUSSIONS:

724 FRALEY STREET, 3-LOT SUBDIVISION WITH 2 NEW ATTACHED DWELLINGS, 0.312 ACRES, R-3

Mr. Rob Loeper, Township Planner, introduced the plan for a 3-lot subdivision, proposing two new residential dwellings attached to an existing single family home at 724 Fraley Street. He introduced Mr. Joseph Estock, the project's engineer who addressed specific details of the plan. Mr. Estock mentioned two neighbors of the proposed subdivision attended the December 9<sup>th</sup> Planning Commission meeting to speak in opposition to the project due to the ongoing parking issues affecting Fraley Street and the overall nonconformity of the new dwellings to the existing neighborhood. Parking is not currently allowed on the side of Fraley Street where the new dwellings are proposed. Members of the Board questioned why parking was not allowed to the rear of the properties which are serviced by an alley and portions of Roosevelt Avenue. Additional information regarding building design and materials was provided by the property owner, Joseph Galleo. Mr. Galleo stated the buildings would be stucco, similar to other buildings he has worked on in the area. This matter will be placed on the agenda for the January business meeting.

FED EX GROUND DISTRIBUTION FACILITY, 600 RIVER ROAD, 315,897 SF,  
65.39 ACRES, LI/HI, Plan Expiration 3/3/15

Mr. Matthew McClure of Ballard Spahr, representing the development team, introduced the project to the Board. Chris Hager from Langan Engineering walked the Board through some of the plan changes since the November 6<sup>th</sup> workshop meeting. These changes include a proposed driveway with a new traffic signal, 400 wider parking spaces, and ADA compliant parking spaces.

Mr. Loeper mentioned it had been a long time goal of the township to facilitate a new connection road between Flint Hill Road and PA 23 (River Road). In an effort to accommodate the connection, the applicant was addressing several alternatives and the impact each road alternative would have on the project. Routes were considered on the north and south sides of the site; however, site constraints were the major issue with all scenarios. The Board asked the applicant to provide the right of way for a future road; the applicant will discuss this option further with Fed Ex Ground. Dan Disario, the project Traffic Engineer from Langan shared that a comprehensive traffic study has been conducted to analyze the volume of cars and trucks that travel on the road at different times of the day. Supervisor Kenney indicated her concerns about the traffic study figures and wanted to know if the future projected traffic figures will include the total daily number of car trips for employees to and from work and the total daily number of truck trips in and out of the facility. It was presented that the truck drivers utilizing the facility would receive preferred routes, limiting all truck travel to River Road.

Questions posed include: how much traffic generated, and where will it go? What roads to and from the new facility? There was a discussion on ways of bringing traffic around the township. Discussion included a possible new road to connect Flint Hill Road and River Road. Members of the Board were very concerned with the ebb and flow of traffic during peak hours. There will be further discussion at the February 5<sup>th</sup> workshop meeting.

PRINCE FREDERICK CAR WASH; HENDERSON & PRINCE FREDERICK,  
PLANS FOR RENOVATION OF EXISTING CARWASH

Mr. Loeper introduced project engineer Michael Pilko of RHJ Associates who explained what the property owner was trying to accomplish with the existing carwash at the intersections of Henderson and Prince Frederick Roads. Mr. Pilko presented two alternatives; one option would be to rehab the existing carwash with no site work which would only require a building permit. The second and more desirable alternative for the applicant was to demolish the existing building and construct a new carwash structure slightly further from Henderson Road. Mr. Pilko walked the Board through site plans and building designs for both alternatives. Property owner Peter Karakelian informed the Board they are currently in the prime season for carwashes and would like to

open their new facility in September; timing was a major factor in their decision. It was mentioned by the Board that the township has an interest in enhancing the existing intersection of Prince Frederick and Henderson Roads as discussed during the Target development. Mr. Karakelian was agreeable to the changes on his site as long as they did not interfere with either of their proposals. Natasha Manbeck, Project Manager for McMahon Transportation Engineers & Planners (the township's engineer) stated she would look into the previous plans for the intersection. In the interest of time, the applicant expressed the desire to waive the formal land development process.

705-715 W. DEKALB PIKE, 6020 SF RETAIL BUILDING, 0.94 ACRES, CO (ZHB APPROVAL), Plan Expiration 1/14/5, ARCHITECTURAL REVIEW (CONTINUATION FROM 12/11/14)

Mr. Rob Loeper, Township Planner, provided a brief overview of the proposed project. Mr. Loeper indicated the applicant has an extension until mid-February for this plan. He noted the plan was presented to the Zoning Hearing Board and was granted relief. Mr. Loeper discussed the area that will undergo demolition. In previous meetings, the applicant had granted the Board of Supervisors the right to architectural review. Elevations of the proposed building were presented to the Board as well as an explanation of the building materials used in the design.

CONSIDER APPEAL OF AN ADMINISTRATIVE ORDER FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

Both the DEP and the Montgomery County Health Department have been attempting for several years to eliminate a reported failing septic system on Trinity Lane. The property owner has claimed they do not have the money to replace the septic system. The DEP ordered the township to make the sewer connection. The estimated cost for the 150-foot sewer line connection to the township sewer is \$25,000. A DEP order required completion of the sewer line by mid-February. The township has 30 days to file an appeal and the matter was referred to the Township Solicitor. A motion was made by Mrs. Spott, seconded by Mr. Jenaway to appeal the DEP order. None opposed and the motion was approved 4-0. (Mrs. Kenney stepped out of the room during this vote).

ADJOURNMENT:

Without further comment from the Board and public, the workshop adjourned at 9:27 p.m.

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DAVID G. KRAYNIK  
SECRETARY-TREASURER/  
TOWNSHIP MANAGER

Minutes Approved:  
Minutes Entered:

Note: due to an audio malfunction these minutes are based on staff notes.