

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
JUNE 4, 2015

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, June 4, 2015, in the Township Building. The meeting was called to order at 7:33 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Waks, Erika Spott, Bill Jenaway and Carole Kenney. Also present were: Sally Slook, Assistant Township Manager; Rob Loeper, Township Planner; Scott Greenly, Associate Planner; Joseph McGrory, Township Solicitor; and Angela Caramenico, Assistant to the Township Manager. Supervisor Greg Philips was absent.

DISCUSSIONS:

HANOVER PROPERTIES, VILLAGE AT VALLEY FORGE, BLOCK "B"
(ADJACENT TO COMMERCIAL CENTER), 339 RENTAL APARTMENTS,
PARKING GARAGE, 6 FLOORS

Mr. Dennis Maloomian, President of Realen, provided an update of the completed, current and planned construction for the Village at Valley Forge. He stated this meeting would focus on the Hanover project for 339 apartments on 2.8 acres with all structured parking and generous amenities.

Adam Harbin, Development Partner at Hanover, provided a brief overview of the Hanover Company, a private real estate development company headquartered in Houston with active developments all over the country. He noted this will be their first project in Suburban Philadelphia. A PowerPoint was shown featuring the planned 6-story mid-rise building with its many amenities located at the corner of Village Drive and South Goddard Lane as well as the components of the larger site. Parking will be provided by a seven-level garage as well as surface parking. Hanover is seeking to pull from the broad variety of the population such as empty nesters, young professionals, and young families and provide a wide variety of units with approximately 65% one bedroom and 35% two bedrooms. They also have some small one bedroom (studio units) and some very large one bedroom. Their goal is to be under construction late this year.

Mr. Waks asked if the formal plan has been submitted. Mr. Maloomian responded it is almost ready.

Mr. McGrory asked about the parking ratio. Mr. Harbin responded there will be about 1.5 spaces per unit.

Mr. McGrory asked about the ratio per one and two bedrooms. Mr. Harbin responded 65/35.

Mrs. Kenney asked for clarification of the difference between studio apartments and what is considered one bedroom. Mr. Harbin responded it depends on the local preference as to what it is called. The studio is the smallest unit and can be like one big room similar to a loft.

Mrs. Kenney asked if the studios ultimately factor into the 65%. Mr. Harbin responded in the affirmative. He noted studios are very popular with young professionals and the new trend is for the micro unit.

Mr. Jenaway asked if Hanover's other markets find all age ranges interested in this type of property or if it is more young to middle age. Mr. Harbin responded it pulls from a broad spectrum of society. The average age is probably the late 30's, but there are also a lot of 40-60's and appeals to a certain type of person who ranges in age across a wide spectrum of society.

Mr. Jenaway asked for an idea of the turnover experience with their other properties. Mr. Harbin responded they retain about 50-60% of their residents every year. Some people come in and stay for five years, but others may be there for a short time, for example, while they are building their house.

Mr. Waks commented he believes there is a demand for extremely high end rental apartments.

Mr. Jenaway asked for clarification on the construction schedule. Mr. Harbin responded it would be within 12-15 months and the apartments will be occupied within 15 months.

KOPA OPERATIONS, LLC, 175 N. HENDERSON ROAD, 1.27-ACRES, SC SHOPPING CENTER. REMOVE EXISTING CAR WASH (4,200 SF) AND CONSTRUCT NEW CAR WASH (5,000 SF). Expiration: July 4, 2015

Mr. Rob Loeper, Township Planner, stated the applicant for the Prince Frederick car wash initially had some plans for upgrading the existing car wash facility and after taking a second look believes it would make more sense to demolish the existing car wash building and move it further into the site to provide for better circulation. Part of the previous workshop discussion centered on whether the Board of Supervisors would consider waiving parts of the subdivision requirements to the plan.

At the previous meeting both Remington Vernick and McMahon identified

some issues that need to be addressed. The revised plan needed clarification regarding the redevelopment of the site and a meeting was held last week with the applicant, the Township Solicitor, Township Engineer, Traffic Engineer, Township Planner, Township Manager, and planning staff to talk through some of the outstanding issues to be addressed including stormwater management, landscaping, lighting and some right of way issues for potential improvements.

Michael J. Pilko, RHJ Associates, stated for the most part the plan has not changed, but what they have done is add a lot more detail to the plan based on comments from the Township Engineer and Traffic Engineer. He explained how the reduction in stormwater will be achieved and managed. The applicant found an additional 5% of green area and will capture the roof water of the car wash building and pipe it into the existing pit for storage and use for either process water for the car wash or if there is an overflow it will be discharged to the stormwater inlet where the pit currently discharges. There will be a separate new reclaim system installed to manage the wash water.

With regard to the landscaping, Mr. Pilko indicated the applicant has added a landscape plan showing some street trees and plantings in and around the building. In view of the revised right-of-way, the applicant is prepared to add some more plantings along the front as necessary.

Mr. Jenaway asked for clarification about what Mr. Pilko meant by “along the front” and if that referenced out at the street level and not necessarily at the building. Mr. Pilko responded the applicant could do both – some along the street line and some along the building face as well as foundation plantings.

With regard to truck turns, Mr. Pilko said the largest truck is going to be a tractor trailer beer truck and they are able to make the truck turns. Curb details have been added as well as handicapped parking, guiderail, retaining wall, downspout for the tie-in to the stormwater system.

Mr. Pilko indicated the above details will be sent to the Township Engineer and Traffic Engineer for review. He believes the applicant has addressed 90% of their comments.

Ms. Natasha Manbeck, Project Manager, McMahon Associates, discussed the truck turning template. She pointed out the smallest tractor trailer and said any larger tractor trailer truck could still navigate the turn but would have to use the left and could not do it solely from the right turn lane. Ms. Manbeck called attention to the blue right of way line showing the improved curve radius and the sidewalk connecting and fitting in on either end. It was noted that the right-of-way line is behind the sidewalk and at the edge of the proposed internal curve line.

Mr. McGrory asked Mr. Pilko to explain to the board what is happening to

the sidewalk on the corner. Mr. Pilko responded the applicant intends to build new sidewalks and pointed to the span on the diagram and intends to leave the existing sidewalk.

Ms. Manbeck discussed the purpose of the right of way line and indicated three things they are trying to achieve. (1) there is existing infrastructure for the signal that is on private property and one of the goals is to make sure the infrastructure is on public property. (2) to improve the turning radius and (3) to reserve right-of-way for the potential future widening of Henderson Road. The line they have shown on the plan and sent to the applicant achieves all of those things for the township to go forward in the near term for a Highway Occupancy Permit (HOP) and for the longer term for a Henderson Road widening. In the meeting with the applicant the HOP was discussed which would include the turning radius improvements that are shown in concept, restriping on Henderson Road to address the left turn lane issues, and improvements to the car wash driveway.

Referring to the Henderson widening, Mrs. Spott stated the merge situation at the left hand turn at Henderson Road has to be one of the biggest complaints she hears from motorists. While this is not a car wash issue, she is trying to wrap it into future plans for that corner and asked if there is any sense of timing for that to happen. Ms. Manbeck responded part of it depends on the township. McMahon has been asked to prepare a proposal for an HOP permit. Mrs. Spott asked if this would go through the Transportation Authority.

A discussion followed as to whether Act 209 monies could be used to improve the corner. Mr. Loeper indicated he would work with the Transportation Authority engineer, Jack Smyth, to look into how the improvements might possibly utilize Act 209 funding for that project.

Mr. McGrory outlined the documentation he requires in order to draft an easement and make it a condition of the resolution.

Mr. Tom Beach, Township Engineer, asked if the right-of-way is being relocated or if this is an easement. Mr. McGrory responded this would be an easement adding to the right-of-way. It is a right-of-way easement. He indicated he will add a condition to the resolution granting legal and temporary easements to enable the project with a reference to Ms. Manbeck's diagram.

Mr. Pilko asked if anything additional needs to be shown on the applicant's plans. Ms. Manbeck responded it is not clear where the applicant's existing sidewalk is starting and stopping.

A discussion followed regarding the documentation and resolution language necessary to prepare the plan for consideration by the Board of Supervisors at the June 18th business meeting.

CHAIRPERSON'S COMMENTS:

Chairperson Spott indicated an executive session will be held after this meeting to discuss litigation.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mrs. Kenney, seconded by Mr. Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 4-0. Adjournment occurred at 9:23 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: