

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
JANUARY 7, 2016

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, January 7, 2016, in the Township Building. The meeting was called to order at 7:35 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Waks, Bill Jenaway, Erika Spott and Carole Kenney. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Joseph McGrory, Township Solicitor; Ed O'Brien, Director, Public Works; Ed Veneziaie, Chairperson, Upper Merion Municipal Utility Authority and Jim Ruddy, Upper Merion Municipal Utility Authority. Supervisor Philips was absent.

CHAIRMAN'S COMMENTS:

Chairman Jenaway stated prior to this meeting a zoning workshop was held regarding zoning enhancements for Upper Merion Township.

DISCUSSIONS:

DISCUSSION WITH MUNICIPAL UTILITY AUTHORITY TO ASSUME
STORMWATER MANAGEMENT RESPONSIBILITIES

Mr. Dave Kraynik, Township Manager, stated a few years ago legislation was signed into law in Harrisburg that expressly authorizes the creation of municipal stormwater authorities. He noted early last year the Municipal Utility Authority came before the supervisors at a workshop meeting and discussed the idea of expanding its role to assume stormwater management responsibilities and dealing with stormwater issues on a township-wide comprehensive basis. At that workshop meeting the Board of Supervisors asked the authority to return with different perspectives. A subcommittee was formed and meetings were held with representatives of the planning commission, representatives of the EAC and interested residents. The issue was discussed and all potential options were reviewed. After extensive deliberation last month the authority unanimously voted to recommend to the Board of Supervisors that the Municipal Utility Authority assume the role of stormwater management.

Ed Veneziaie, Chairman, Upper Merion Municipal Utility Authority (UMMUA) stated the authority is seeking approval from the Board of Supervisors to move forward with the expansion of the UMMUA and is open to any comments

from the supervisors.

Mr. Veneziaie discussed some of the next steps in moving forward. He said it is envisioned that the UMMUA would focus on stormwater, pollution and flood control. He pointed out a mechanism is in place to assess a fee through the authority to fund whatever projects are identified for stormwater management. It was noted this is a plus for bringing it within the authority since it would be within the same infrastructure that is used in managing the sewer treatment plants.

Mr. Veneziaie said one of the next steps to position UMMUA for taking over the stormwater responsibility is to change the name of the authority to the Upper Merion Sanitary Stormwater Authority. After assessing how much work is involved in the undertaking to manage the stormwater program, one potential option is to increase the authority membership from five to seven members.

Mr. Veneziaie described some of the administrative changes that would have to be made such as amending the Articles of Incorporation, possibly the ordinance to reflect the transfer of ownership of the stormwater system over to the authority. He pointed out there is a lot of work to position them to look at the stormwater program and what needs to be done. Milestone tasks have been identified that will have undertaken over the next two years which includes updating the MS4 permit. It will be necessary to commission a comprehensive study of the stormwater system throughout the township. The last study that was done about 20 years ago can be used as a basis to assess existing conditions, outfalls, and land use. There is a possibility of obtaining some grants to fund this study. Associated with the study will be recommendations for potential improvement projects. Estimates will be obtained on these projects to ascertain the cost to implement the whole stormwater program. Once there is an understanding of the cost, the authority will undertake a small fee structure study that will help identify some options and help establish an appropriate fee to fund the stormwater program. The authority will make a list of the projects and develop a long term budget.

One of the major tasks the authority will undertake is to have a very effective communication plan with public meetings and various township print and media resources.

Mrs. Spott asked for clarification about the fee. Mr. Jim Ruddy responded the fee options would be part of the study and while there have been discussions no decisions have been made.

A discussion followed about possible fee options including the possibility of a credit if a significant amount of stormwater improvements have already been done and well as incentives through the fee structure to actually mitigate problems as opposed to paying in lieu.

Mr. Jenaway noted the new state MS4 regulations and stormwater is one of the most challenging and frequent issues that come before the Board of Supervisors.

Mr. Waks commented on the expansion of the authority from five to seven members and suggested one member should be from the Environmental Advisory Council (EAC) and mentioned the precedent for having people serve on more than one board at the same time.

Mrs. Kenney noted the UMMUA discussed the communication aspect of working in conjunction with the EAC because of their work on such things as rain gardens for stormwater mitigation.

Mr. Ed O'Brien, Public Works Director, stated one of the mandates for stormwater whether or not it is decided to control it or not are requirements for testing. He said the public works crew is already sampling outfalls.

Mrs. Spott asked if there is any reason, other than the added work, for not combining stormwater with the sanitary system as opposed to having two separate authorities. Mr. Veneziaie responded the authority members considered different options and expanding the authority seemed to make more sense. Mr. Kraynik commented there were times when the authority was leaning the other way and after a lot of discussion the current authority members felt this was the best way to proceed.

An unidentified member of the public commented they are not sure why the township is taking responsibility for stormwater unless it is mandated, and he was informed that there now is a mandate.

Mr. Loeper mentioned in prior years there were whole areas of the township that were developed without any stormwater management. He pointed out regulations have now ramped up to the point where it is not only controlling the quantity of water, but also the quality of water runoff in conjunction with such things as clean streams.

Mr. Jenaway stated from an emergency response standpoint the number of flooding situations in the past five years is nowhere near what was experienced 15 to 20 years ago. There has been significantly better stormwater management over the recent development periods.

Mr. Veneziaie stated the Authority members will work with their Solicitor, Mr. Steven Hann, and come back to the Board of Supervisors with proposed revisions to the Article of Incorporation.

PRESENTATION OF PECO GAS PROJECT – BARE STREET SERVICE REPLACEMENTS

Suzanne Ryan, Regional External Affairs Manager for PECO, provided an overview of the PECO Natural Gas Investment Project. A PowerPoint was shown and highlights are as follows:

- PECO invests approximately \$100 million each year in natural gas system improvement projects. This includes maintenance and inspection programs and the repair and replacement of natural gas lines.
- Although PECO's natural gas system continues to perform well, PECO has accelerated work to replace cast iron, wrought iron, ductile iron and bare steel main and service lines with plastic piping, which is more durable. The PUC approved this plan nearly doubling PECO's investment in this work from \$34 million to \$61 million per year.
- These improvements are part of PECO's initiative to accelerate the modernization of its natural gas distribution system and will ensure the continued, safe, reliable delivery of natural gas service to both current and future customers.
- PECO will be modernizing bare steel service lines to plastic lines for approximately 140 properties in 2016.
- Through this process, PECO will relocate indoor natural gas meters to the exterior of the property to comply with PUC regulations.
- This project is scheduled to be done from January 2016 through April, 2016. They expect to return in 2017 and 2018 to complete all the bare steel service upgrades in Upper Merion Township.
- Property restoration will be done at the conclusion of the jobs. A temporary restoration will be done to allow the property to settle and after about 45 days properties will be restored to their original condition.
- PECO met with Dave Kraynik, Township Manager, and reviewed the scope of the project, as well as discussions with staff.
- PECO's contractor will personally interact with each customer via a visit, written communications and phone calls. They will visit each property and try to make contact.
- PECO will provide a point of contact for customers and also the Township.

Mr. Jenaway discussed some of the recent challenges experienced with Aqua. He indicated there were complaints on a daily basis as they were replacing water lines to portions of Upper Merion Township. Mr. Jenaway emphasized how important it is that the PECO team communicates with township staff throughout the duration of the project to avoid a repeat of the Aqua experience. Ms. Ryan responded the Township Manager explained the situation and she offered assurances their goal is to make investments in the upgrades to the customer's and municipal partners' satisfaction.

Mr. Jenaway asked if there is any information on the locations in the

township scheduled for service. Ms. Ryan responded there are approximately 400 services scheduled system-wide in different areas of the township. She indicated the Township Manager was provided with a listing of the target pool for 2016. She pointed out this is different than the typical main replacement as it is necessary to have an appointment with the customer and it may take a couple of weeks to schedule a customer appointment. For this reason it is hard to say specifically what addresses will be worked on. It was pointed out when a main is replaced is known when the utility will be coming down a certain street. PECO is able to tell the customer when they will be there, but it is dependent upon cooperation with the individual property owner.

Mr. Jenaway asked if PECO would be working with customers to follow up on such things as making sure pilots are back on to avoid a safety hazard. Ms. Ryan responded that is why there are scheduled appointments with customers so that everything can be done at one time.

Mr. Kraynik asked about the size of the street disturbance. Ms. Ryan responded the disturbed area is for access for the service line connection to the main. It is typically a 3 x 4 opening.

Mr. Kraynik asked if it is in the middle of the street or at the curb. The PECO representative responded mains are on either side of the street or behind the curb, but typically not in the center of the road.

Mr. Kraynik asked how the traffic is handled and if it requires temporary road closures or if they would have flaggers. The PECO representative responded most of the streets are residential back streets and typically there will be signage and they would not have flaggers with this type of job. He said local traffic and emergency vehicles are easily directed around the work site and it is not a major road blockage.

Mrs. Spott asked if PECO plans on getting 10 customers completed in a week. Ms. Ryan responded they are not impacting the entire block at one time and they can probably get two done in a day.

Mrs. Kenney asked how it is determined where the work will be done. Ms. Ryan responded it depends on the individual property owner and how easily they can be contacted to schedule an appointment.

Mr. Kraynik mentioned he was provided a listing of some of the streets PECO will be working on including DeKalb Pike, Church Road and Allendale Road.

Ms. Ryan indicated they would be coordinating closely with the township once they get the appointments for the next week's schedule.

Mr. Kraynik said his notes indicate the typical work schedule was Monday thru Friday 7 a.m. to 3:30 p.m. Ms. Ryan commented there might be an occasion when they are pushed to do something on a weekend, but their preference is to work during the week.

Mr. Waks mentioned it sounds as if it takes a day or half day to do the work on one residential property. Ms. Ryan responded in the affirmative.

Mrs. Spott reiterated Mr. Jenaway's comments about the importance of communication with the customers.

Mrs. Spott discussed an issue that came about as a result of Aqua's work that generated a significant smell of gas odor over the course of several weeks in the Riverview/Hampton Road area of the township. When residents called in to report gas odor, the situation was not handled with the sensitivity it deserved. Although a PECO crew came and looked around they did not knock on anyone's door or follow up with any of the addresses of concerned residents who called in to report the gas odor.

Ms. Ryan said PECO has a very strong response rate on gas odor calls and they encourage people to report these to PECO. She explained PECO has very strict regulations and internal processes on readings and they have to triage the different odor classifications.

Mrs. Spott asked Ms. Ryan to reach out to the police chief because he was appalled at the call center response he received.

Ms. Ryan indicated she is the PECO contact in this area and offered to be a conduit for information and follow up if there are concerns that arise. She said she would relay feedback from this meeting to see how PECO could close that communication gap.

An unidentified member of the public suggested follow up communication with residents with an automated call.

Ms. Ryan indicated PECO has just invested significant money in upgrading their communication system (Customer Preference Center) so they can do proactive outbound messaging to customers. She said there are certain restrictions on sending notifications to customers and would have to check to see where this type of communication [gas odors] would fall.

REALEN VALLEY FORGE GREENES ASSOCIATION DEVELOPMENT PLAN; VILLAGE GREEN DRIVE; INTERNAL ROAD, FIRE ACCESS ROAD AND BASIN; 15.55 ACRES, COURT STIPULATION, *Plan Expiration: 2/21/16*

Mr. Dennis Maloomian, President of Realen, stated he would like to

request a change in the name of the road associated with this development plan to Valley Green Lane.

Mr. Loeper indicated Mr. Maloomian should confirm with staff the exact name he wants so that staff can check with the county emergency dispatch center to make sure there is no duplication or confusion for dispatch. Mr. Maloomian agreed.

Mr. Loeper stated there are no buildings associated with this land development application which is strictly for the development of Valley Green Lane along with a fire access road and Basin A in the northwest quadrant of the Village at Valley Forge. Utilizing the aerial, Mr. Loeper pointed out the location of the road which will be a cul-de-sac, an emergency lane which connects to Guthrie Road, Basin A as well as the location of the site in relation to other aspects of the surrounding area. This plan will facilitate the development of the northwest quadrant of the Village. The road as proposed will be built in two segments. The first segment will be the shorter, temporary turn around, and ultimately it will be extended out to the full length as designed.

Mr. Maloomian said this will be their last road and basin.

Mr. Jenaway asked for clarification on the location of the basin. Mr. Maloomian responded the basin is north of the existing development.

Mr. Waks asked if there are sidewalks along the road. Mr. Maloomian responded in the affirmative. He said the first edition did not include sidewalks around the cul-de-sac, but the plan was just resubmitted and sidewalks will go around the road.

Mr. Waks mentioned there should be some access to the basin off the roads. Mr. Maloomian agreed and said they would figure that out.

Mrs. Kenney asked about the location of the police substation. Utilizing the aerial, Mr. Loeper pointed out the location on Swedesford Road.

Mr. Joe McGrory, Township Solicitor, stated he would prepare a resolution for the next business meeting.

REALEN VALLEY FORGE GREENES ASSOCIATION DEVELOPMENT PLAN;
AVE KING OF PRUSSIA; 276 UNIT MF RESIDENTIAL BUILDING; 4.75 ACRES.
COURT STIPULATION *Plan Expiration 2/21/16*

Mr. Maloomian stated this is another high end luxury apartment complex at the corner of North Gulph Road and South Goddard Road across from CHOP. A series of renderings were presented showing the building with structured parking built around courtyards containing the amenities.

Mr. Loeper pointed out this is different than most of the other developments because there are two levels of parking; most of the other developments are one level parking. He said the 276 unit building will be developed and managed by Korman Communities.

Mrs. Spott asked for clarification about the mix of bedroom units. Mr. Maloomian responded it would be a mix of one and two bedroom units. Mrs. Spott asked about three bedrooms. Mr. Maloomian responded there are no three bedroom units, only ones and twos.

Mr. McGrory pointed out the applicant will need to provide the bedroom delineation so the parking can be done since parking is tied to the number of one's and two's.

Mr. Maloomian said there is a schedule and they submitted a parking study. Mr. McGrory emphasized the bedrooms still have to be delineated to provide the required ratio.

A member of the Realen team stated there are 141 one bedrooms, 119 two bedrooms and 16 studios. Mr. Loeper said he believes it is on the plan.

Mr. Waks asked if this is a five-story building. A member of the applicant's team responded it is a four-story building over two levels of parking, but the parking is out of the ground in some locations and depending on where you are positioned around the building it is a four story plus with some exposed garage.

Mr. Loeper displayed other renderings showing the center courtyard, the amenities as seen in other developments, lower and upper garage floor plan, first floor units along the outside and facing the courtyard and the upper floors.

Mr. Jenaway asked if the planning commission has seen this. Mr. Loeper responded the planning commission reviewed the plan in December.

Mr. Waks asked for more details about amenities. Mr. Maloomian responded the amenity package is similar to the others, except for the Hanover, with a pool, fitness center, business center, and community rooms.

Mr. Waks asked about the construction timetable assuming all goes well. Mr. Maloomian responded they would like to start construction in the spring with a standard construction time table.

Mrs. Spott asked about the price range. Mr. Maloomian responded that has not been set as yet.

Mr. Jenaway said he has been asked as the buildings are constructed

more toward the north if signals will be changed, particularly on Gulph Road with a specific left turn lane coming out of Village Drive and other accommodations so traffic would move with fewer potential incursions. Mr. Maloomian responded he, Mr. Loeper, and the police chief have had a series of conversations and emails about this over the last couple of days and he indicated signal retiming will have to be done. All the signals are tied into the interconnected system. It was noted signal retiming will even be done at places beyond their development.

Mr. Loeper stated in addition to numerous phone conversations that have taken place with various parties, he met with the traffic engineer this morning and went through many of these issues. A meeting is being arranged to go through the various issues to determine the best way to move forward and whose responsibility it is to address them. Mr. Loeper pointed out as with most traffic-related issues until the traffic patterns are observed it is hard to anticipate the future. PennDOT has been very clear until they have some specific numbers it is difficult to commit to specific changes.

Mr. Maloomian said at the meeting with the township and PennDOT options were discussed about what can be done around the site to help improve traffic. He said the signal coming out of Village Drive and onto North Gulph Road is something they can look at.

Mr. Jenaway asked the Solicitor to move forward with a resolution for the next business meeting.

O'NEILL PROPERTIES GROUP DEVELOPMENT PLAN; 2901 RENAISSANCE BOULEVARD; 300 UNIT MF RESIDENTIAL BUILDING; 10,928 ACRE, SM-1 Plan Expiration 2/29/16

Mr. Loeper provided background on the 10-acre parcel at the end of the Renaissance development along Renaissance Boulevard, Crooked Lane and the Route 100. It was noted that last year the Board of Supervisors adopted an ordinance allowing for a residential development in proximity to a rail location. The applicant proposes a 300 unit multi-family building similar to the courtyard building at the Village. There will be parking underneath the building as well as some surface parking.

Utilizing the aerial Mr. Loeper pointed out the quarry area and the former Superfund site that was partially capped.

Edmund J. Campbell, representing the applicant, stated his client will finish the cap as part of the development as required by the DEP and EPA. He explained the capping keeps rain water from infiltrating and taking contaminants into the ground water. The contamination that is there is called ammonia waste liquor which is a tar like substance. Mr. Campbell described the remediation process approved by the EPA.

Mr. Campbell indicated the building itself will be designed with an added benefit of having an open space with elevated living areas.

Mr. Campbell indicated the applicant is working with the EPA and the other members of the office park to change the Records of Decision (ROD) which restrict and control the use and EPA approval is anticipated eventually. He noted when the applicant is present before the Board of Supervisors for the final level of approval they will also have the final approval from the EPA as well.

Utilizing the aerial, Mr. Campbell pointed out the location where significant remediation has occurred. Because of all the heavy construction vehicles that would eventually be needed it did not make sense to finish the cap until construction was completed. The stormwater basin that currently exists was installed as part of remediation. There is a pipe conveying stormwater off the site into the basins below.

Mr. Campbell indicated there will be 494 parking spaces. It was his recollection that the code requires 1.2 spaces for every unit because it is a Transportation Oriented Development (TOD). It was noted the applicant is well over the necessary parking; however, because of the requirement to place macadam over the cap it will provide additional parking and benefit the three or four lots owned and controlled jointly by O'Neill Properties. The ordinance also requires as part of the TOD that parking be made available to the public for access to the train station and it is anticipated this would be a natural area to designate for that purpose. The applicant will be obtaining input from the township and the planning commission.

Mr. Loeper pointed out the township changed the ordinance to allow the TOD and as part of that process the properties were deed restricted in two ways. From the density perspective the plan is capped at 300 units and that is what is proposed. Of the two phases it was agreed that one would be market rate and one would be age restricted and/or a health assisted facility. Mr. Loeper said given the nature of the TOD it makes sense that the market rate phase be closest to the train.

In response to Mrs. Kenney's question, Mr. Campbell pointed out the location of the train station and the existing walkway from Renaissance Boulevard down to the office building in the park.

Mrs. Kenney asked for a breakdown of the bedrooms. An unidentified representative of the applicant responded there will be 21 studios, 148 one bedrooms, 92 two bedrooms and 39 three bedrooms.

Mrs. Kenney asked about the age restricted component. Mr. Campbell responded the age restricted development will come under the next phase.

Mr. Waks asked if it is correct there is nothing in this plan opening up Renaissance Boulevard to traffic. Mr. Campbell responded in the affirmative. He said the submitted plan maintains the existing cul-de-sac and pointed out the location on the aerial.

Mr. Jenaway asked if the stormwater scenario and the calculations will meet the new standards. Mr. Campbell responded in the affirmative. He said it will be necessary to look at stormwater in a slightly different way because of the ammonia waste liquor. There will have to be a dialog among the engineers and technical experts from DEP, EPA and the township. Mr. Campbell indicated it is his understanding that the regulations relating to stormwater theoretically have "carve outs" for situations like this and it is possible for the applicant to go in and say there is a different set of parameters here and this is what is being proposed and this is how to achieve the same results but do it differently.

Mr. Jenaway commented that is why he mentioned the new stormwater standards because he wanted to make sure everyone knew that a dialog has to occur and it will be something a little different that normally would occur.

Mrs. Kenney asked for clarification about the difference. Mr. Campbell responded the first basic difference is the applicant would be required to have a lot of macadam. The stormwater would be collected and conveyed down into the lower basin.

Mrs. Kenney asked if it is correct that stormwater will not discharge into the Superfund site that was capped and go around it. Mr. Campbell responded, "correct."

Mrs. Kenney asked about the process for the permanent cap. Mr. Campbell responded there is a 10 or 15 foot buffer around the area that needs to be capped. An unidentified representative of the applicant described the technical process involved in the permanent cap.

Mrs. Kenney observed it looks as if part of the building is in the Superfund site and asked how foundations are placed. Mr. Campbell responded there is a different protocol for the placement of the foundation or footing in the cap area so that it keeps its integrity.

Assuming the plan is approved, Mr. Waks said he would like to find a way to notify residents who park in the Hughes Park area but are not necessarily living in Hughes Park that there is a separate parking lot that will be established. This will assist residents in eliminating some of the parking issues in from of their homes and neighborhood.

Mr. Waks asked if the applicant could work with SEPTA for improvements to the area around the bridge to make it safer.

Peter Ciaramello, Philadelphia Avenue, commented people jaywalk across Crooked Lane to the train. He pointed out with the development there will be people crossing the opposite direction to get to the train and asked how they would be protected. Mr. Campbell responded that was a good point and he would look at it.

Mr. Ciaramello asked how many days it takes to empty the basin when the detention basin is filled or half-full. The applicant's engineer responded DEP allows for the total emptying of the basin within 72 hours and they are looking at total dewatering within 48 hours to allow some additional buffer.

Mr. Ciaramello asked for clarification about the emergency access road. Mr. Campbell responded the applicant is not proposing to open it.

Dennis Rocco, Philadelphia Avenue, asked how stormwater is going to be drained from the west side. He also asked about the ammonia waste liquor and if there is a guarantee that it will not be absorbed in the drain water coming down to Philadelphia Avenue. Mr. Campbell responded as the cap is improved any risk of that happening decreases. When the cap goes in it increases the protection against any infiltration which will be a net improvement. The applicant's engineer responded the development that will occur will capture the water that might now run towards Philadelphia Avenue and convey it to the basin in a completely different direction.

Rob Erickson asked if he understood correctly that part of the building is now going to be physically on the cap. Mr. Campbell pointed out two small parts of the building that will overhang a portion of the cap.

Mr. Erickson recalled when the EPA was involved with this site the project manager at the time was very adamant that the building should not be placed on the cap. Mr. Campbell responded all the buildings that were previously planned, designed and conceptualized were on slab or surface. The proposed plan is a different concept that calls for elevating the buildings. It was noted that the applicant will still have to work through all these issues with the EPA.

Mr. Erickson asked about the location of the building and its size and asked if these have changed since the plans were shown before. He recalled the previous building was a little smaller and closer to the golf course. Mr. Campbell responded he does not believe it was smaller. He said one version was a full square rather than an L-shape and he does not know how it could have been moved closer to the golf course given the location of the cap and basin.

An unidentified member of the audience asked about the height of the

structure. Mr. Campbell responded it is 64 feet.

Mrs. Kenney asked how many floors. A representative of the applicant responded there are four floors with parking and the top units have a loft so it would look like five floors over parking, but it is four floors.

An unidentified member of the audience asked if the plan meets all standards for setbacks. Mr. Campbell responded in the affirmative.

An unidentified member of the audience asked if O'Neill Properties Group is still the owner of this parcel. Mr. Campbell responded the legal answer is the owner of this parcel is a partnership called [O'Neill] Renaissance Associates which is an affiliate of O'Neill Properties Group, the developer. He said the short answer is, "yes."

Rick Hoyer, Mondale Avenue, asked for clarification if the building is currently developed. Mr. Campbell responded it is not developed; there is no building there. He pointed out the existing features on the aerial which include the parking, a road, a walkway, and a cap which covers a large area of light growth such as grasses and small shrubs. Underneath the vegetation is the first one-half of the 34-inch cap with a series of sands, rocks, soils, geomembrane to keep water from infiltrating.

Mr. Hoyer asked about the type of landscaping that is proposed to help with the drainage and absorption of water. Mr. Campbell responded the stormwater will be managed in a way that meets current standards and will be reviewed and approved by the DEP and EPA. He provided a picture of the plantings that are there now and indicated plantings are proposed on the west side that are not there now which will provide benefits in managing and capturing water as it comes down.

Mr. Hoyer suggested landscaping for high traffic areas [for aesthetic reasons]. Mr. Campbell indicated the applicant could look at it.

Mr. Hoyer asked for clarification about the TOD restrictions. Mr. Campbell provided the background for concept behind the TOD in putting people or business in close proximity to rail lines and facilities. He said his client asked the township to look at this site as a possible location for a TOD. The township amended the ordinance to allow residential uses in this area that were not previously allowed. Mr. Campbell indicated this is an area that now has the ability to seek a development and the concept is to have a higher density of residential use in close proximity to a rail line. The applicant will be required to make parking available to the public which will eliminate some of the neighborhood parking issues. The Board of Supervisors has been progressive in recognizing the value of TOD's and this is an area where a TOD works.

Mr. Hoyer asked if there are any possible changes in the future after this property is developed. Mr. Campbell responded the other property for development will be an age restricted residential development. The concept would be working toward something with a series of step-down facilities as people age.

Mr. Hoyer asked about other options for a TOD. Mr. Campbell responded a TOD has significant environmental advantages in that it will reduce traffic. People will be in close proximity to where they live or work near a train line so it is designed for high density commercial or high density residential uses.

Mr. Loeper stated a TOD could be anything the ordinance allows and this particular TOD is limited to multi-family.

Mr. Waks recalled a few years ago there was a brief discussion about the possibility of some type of convenience store which residents opposed. Mr. Campbell stated the zoning for this area would still allow for all sorts of uses. The owner agreed in exchange as part of the development approvals for other sites this use would not be placed there.

Mr. McGrory asked if Mr. Campbell's statement regarding use is memorialized. Mr. Campbell responded it may have been a condition of a prior approval. Mr. Jenaway asked Mr. Loeper to look into this. Mr. Campbell stated this preceded his involvement with representation of OPG.

Fran Deckert noted she has not heard the term high end use used in reference to this development.

An unidentified member of the audience asked about the estimated rental. Mr. Campbell responded going to market today it would probably be \$1,600 for a one bedroom and a little more for the two and three bedrooms and a little less for studios. He said the intention is to make this an economically viable project and built it in a way to draw that clientele.

Bob Hennessey asked about possible improvements to roads such as Crooked Lane which is a small two-lane road. Mr. Campbell responded a traffic report is expected tomorrow and will be turned over to the township engineer and township traffic engineer for review.

In response to an unidentified woman in the audience, Mr. Campbell explained the environmental precautions and protocol that occurred when the cap was installed. He said he is certain a similar protocol would be in place before any construction occurs. Mr. Campbell stated his client has previously kept local residents informed with meetings and air testing reports and is sure the same protocols will be followed.

Mr. Jenaway stated it is important to mention Mr. Campbell's experience with O'Neill Properties and brownfield development and management. Mr. Campbell recalled the day when President George W. Bush signed the "Brownfields Act" in Conshohocken at the site [Millennium Corporate Center] which was recognized as a brownfields development success.

Mr. Jenaway asked if O'Neill Properties typically goes beyond the requirements of the EPA. Mr. Campbell responded in the affirmative. He said while EPA has a "big hammer" so do the investors and there is an added level of review to ensure that those who are buying that asset or investing in O'Neill's vision are protected.

Mr. Jenaway asked if his experience with these properties indicates there have been cases where secondary leaks or problems have occurred with the caps. Mr. Campbell responded since he started working with O'Neill Properties he is not aware of a single problem that would relate to an environmental contamination or environmental exposure.

Eric Lazar, Wendy Way, commented about the lack of lighting on Yerkes and Crooked Lane.

With regard to access to the train station, Mrs. Kenney asked about the number of parking spaces available for public parking. Mr. Campbell responded there are currently 87 parking spaces and the ordinance does not specify a minimum amount.

Mrs. Kenney asked if all the spaces would be available for the train station or if they would be shared with an office building. Mr. Campbell responded that is something for additional discussion.

An unidentified member of the audience asked if these spaces are filled currently. Mr. Campbell responded in the affirmative.

A discussion ensued regarding the parking issue and possible scenarios for the future such as the use of the capped area for parking.

Mrs. Kenney asked if the applicant has discussed landscaping with the Shade Tree and Beautification Commission. Mr. Loeper responded this is a fairly new application and the beginning of the review process.

Mrs. Kenney would like the applicant to consider trees in the northwest corner as opposed to shrubs and lower plantings since trees would lower the amount of stormwater runoff and protect the environment. Mr. Campbell responded the applicant would consider.

Mrs. Kenney asked for more details about the substance that is capped at

the Superfund site. Mr. Campbell responded it is called waste ammonia liquor (WAL) which is a tar-based substance. Additional details were provided by another member of the OPG team.

Mrs. Kenney asked what prevents it from leeching out. Mr. Campbell explained the basic protection is capping so ground water does not mix with it. He noted the rate of infiltration is radically reduced of leeching that goes out. It was noted there are a series of monitoring wells throughout Renaissance and every quarter EPA consultants go out to the wells take samples and prepare reports.

Mrs. Kenney asked if there are any renderings of the building and what it would look like. Mr. Campbell responded these are not available as yet.

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 9:41 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: