

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

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, April 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 Philips, Greg Waks, Bill Jenaway, and Carole Kenney. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Joe McGrory, Township Solicitor, Rob Loeper, Township Planner; Kyle Brown, Associate Township Planner; and Angela Caramenico, Assistant to the Township Manager. Supervisor Spott was absent.

CHAIRMAN'S COMMENTS:

Chairman Jenaway reported a Zoning Workshop meeting was held prior to this meeting.

DISCUSSIONS:

DAS NODE INSTALLATIONS ON TOWNSHIP PROPERTY – COMMUNITY CENTER AND VOLPE PARK

Christopher H. Schubert, representing ExteNet Systems, a DAS provider, stated late last year the Board of Supervisors approved an ordinance providing additional options for telecommunication companies to utilize state of the art technologies for wireless cell phone service. He said discussions were held as the ordinance was being drafted regarding the technology proposed by ExteNet for a build-out of the Distributed Antenna System (DAS) in the residential area north of the Mall area in order to provide the solution for additional cell phone coverage to those areas that are not adequately served by existing telecommunications infrastructure. The DAS network consists of developing a series of small microcell site locations typically located on utility poles, street lights or other existing infrastructure in an area. ExteNet has gone forward with that build-out plan. Originally there had been 26 of these node locations proposed in residential areas most of which would utilize existing infrastructure in the form of utility poles owned either by Peco or Verizon.

Currently there are two build locations where DAS nodes were proposed with no existing infrastructure. One (Node #9) is located at Volpe Park across

the street from the Middle School on Keebler Road. Originally ExteNet was looking at a location near a large hemlock tree; however, after further analysis they realized this tree would create a problem in blocking cell phone coverage from the proposed node location. A solution is to place this 40-foot pole a little further into the right-of-way in the strip of grass between the curb and the sidewalk. It would be necessary for ExteNet to work out a licensing agreement with the Township for use of its property. If all went well, under the current ordinance that installation would be allowed by permit application.

Utilizing the aerial, Mr. Schubert provided examples of a proposed utility pole installations and what the completed cell site would look like.

The other proposed site for Node #10 would be located at the new Community Center. Mr. Schubert pointed out the location of the second DAS node site on the eastern portion of the property that would be designed and functioned as a light pole. He said it would be open for discussion for ExteNet to maintain the pole, pay for the electric light and maintain the electric light.

Mr. Schubert reiterated the other locations are located on either Peco poles or Verizon telephone poles. ExteNet would be proposing new utility poles for three locations. Under the ordinance ExteNet would have to file and proceed with a conditional use application for consideration by the Board of Supervisors. It was noted application should be made within a month or so. One other pole is located on a private road on Deer Creek Association property. The road has never been dedicated to the township and discussions are being held currently with the Homeowners Association about getting a street light replacement to match the other street lights in design.

Mr. Schubert said he is asking for the Board's guidance and ultimately support for entering into discussions for licensing agreements.

Mrs. Kenney asked for clarification regarding the proposed DAS for the community center. Utilizing the aerial, Mr. Schubert pointed out the location in the back part of the property.

Mrs. Kenney asked if the light would affect any of the neighbors on that side of the building. Mr. Schubert responded he is not aware that it would and said the light would be an option since people would be walking along that area.

Mr. Kraynik pointed out lighting is being addressed as part of the overall community center development because of the driveway leading to a back parking lot.

Mr. Kraynik asked Mr. Schubert if anyone has looked at the placement of this pole in relationship to what the community center plans are for outdoor lighting. Mr. Schubert responded in the negative. Mr. Kraynik suggested the

lighting plans should be coordinated in this regard.

Mr. Waks thought the area being discussed was actually more to the side. He said it is along the area where a trail is planned for the future.

Mr. Jenaway commented he thought the utilities were already installed. Mr. Kraynik responded a lot of the utilities have already been installed and that is why it is important this be looked at in relation to the community center plans which are well underway to completion.

Mr. Jenaway said by the time this matter is considered the black top will be down, berms in and parking lot finished.

Mr. Schubert indicated the pole installation could fit within a typical small grass strip between the curb and the sidewalk. A lot of space is not needed with the utility pole since all the electronics and equipment operating the antenna are located on the pole and nothing is on the ground.

Mr. Kraynik asked if these are wooden poles. Mr. Schubert responded in the affirmative.

Mr. Waks asked hypothetically how long it would take to install the pole and have everything operational. Mr. Schubert responded two weeks or less.

Mr. Waks said if the supervisors were to approve it might be advisable to wait until the summer swim season is over. Mr. Kraynik stated the applicant should wait until the general contractor and all other contractors are finished before entertaining something like this. In the meantime, there should be a discussion about how the pole would fit into the overall lighting plan for that entire driveway area. Mr. Schubert responded there would not be a problem having one of their engineers take a look at those overall lighting plans.

Mr. McGrory asked if there are more aesthetically pleasing designs than what are shown at this meeting. Mr. Schubert responded in the affirmative.

A discussion followed about possible options for more aesthetically pleasing poles.

In response to a question if there is a reason the DAS node could not be placed on the existing pole, Mr. Schubert responded it is a high energy Peco pole and Peco refused.

A discussion followed regarding the proposed area where the hemlock tree is located after which Mr. Schubert indicated ExteNet would provide replacement trees planted elsewhere on the property as an option.

Mrs. Kenney commented having a pole in the middle of a strip of land would look awkward. Mr. Schubert responded they could do different designs with regard to utility pole installations or street light installations.

Mr. Waks pointed out that might help because there are cars leaving the school area at night. Mr. Kraynik commented there are definitely more decorative street lights and streetscape type projects that could be considered.

Mr. Waks stated he would like to see an option.

Mrs. Kenney asked why the DAS could not be placed further back in the property closer to the tree line. Mr. Schubert explained it is not like one of the larger macro sites putting out more power. DAS operates on very low power with very small coverage areas and if it is moved too far away it will be affecting coverage elsewhere. One of the primary areas needing coverage is near the school and the ideal is to keep it as close to the school as possible.

An unidentified member of the public asked what effect the lighting would have on the neighbors if it [DAS] was at the community center or on Keebler Road. Mr. Schubert previously addressed the lighting for the community center and said he is not sure there is a residence across from the entrance to the school. He pointed out it might be a good feature to have better lighting because Keebler is a main boulevard. Mr. Schubert stated ExteNet could also do some lighting spillover studies.

Mr. McGrory asked what ExteNet has in mind for the terms of the licensing agreement. Mr. Schubert responded ten years.

Mr. McGrory asked if the Board will be shown some other designs. Mr. Schubert responded in the affirmative.

Mr. Schubert asked if it is premature to discuss licensing agreements. Mr. Jenaway responded both can be done on a parallel track recognizing either one could negate the other.

Mr. McGrory asked if the township could get a portion of the revenue of the co-locators. Mr. Schubert responded he did not know. Tamara Slade, ExteNet, said once you have an additional carrier the percentages increase per carrier and ExteNet could provide the Board with an example.

BRANDYWINE PROPERTIES: 935 FIRST AVENUE, UPDATE ON CONSTRUCTION OF PREVIOUSLY APPROVED 2ND OFFICE BUILDING

Paul Commito, Vice President, Brandywine Realty Trust, discussed the new four-story 113,000 square foot building to be built at 933 First Avenue. He described the glass façade with architectural panels and other elements

providing texture and visual appeal.

Mr. Commito reported Brandywine recently signed a single tenant user, innovative health insurance provider targeting professionals traveling world-wide. He said it is a very interesting solution for people traveling abroad who might be taken ill without access to their health care system or network. This tenant is currently in Radnor in a 35,000 square foot building. Their building space needs will be tripling in size since their business is “exploding.” From a revenue perspective it will be a good result for the township with over 400 employees. A series of slides were shown highlighting various aspects of the proposed building featuring LEED Silver certified design. Building components were noted providing a sustainable energy efficient design.

Mr. Waks asked when construction is planned. Mr. Commito responded permits are in hand and a site layout is being done with groundbreaking in the next couple of weeks.

Mrs. Kenney asked what building components merit the building LEED Silver. Mr. Commito responded just about every component within the building is sustainable. The wall construction is a very high performance glass, the roofing, HVAC system, LED lighting, and low flow devices contribute to sustainability.

Mr. Philips asked for clarification on the roofing. Mr. Commito responded the thermoplastic polyolefin (TPO) roof will be white keeping the building cool.

Mr. Jenaway asked if the tenant could be identified. Mr. Commito responded the tenant is HTH Worldwide which refers to the worldwide delivery of health care solutions for traveling professionals.

LECESSE DEVELOPMENT: 750 Moore Road, Plan Amendment to Previously Approved Land Development Plan

Mr. Loeper stated the property is located at the intersection of Moore Road and 8th Avenue at 750 Moore Road.

Gregg Adelman, on behalf of LeCesse development, stated the applicant is proposing further amendments to an already approved plan which has been amended several times over the years. The density level of the overall project is being maintained as a 248-unit apartment development and is still the approved 160 one-bedroom and 88 two-bedroom mix.

Mr. Adelman indicated the main reason the applicant is coming back with an amendment is to provide additional parking on site because of its distance from public transit. He said the challenge was to create a project where the additional parking would not increase the impervious but still be able to be integrated into the building. The solution was to create additional understorey

parking throughout the site while decreasing the impervious slightly. Additional green areas are also being created along the roadway. The height of the building has been increased using the grade differential resulting in a five-story building with parking underneath. With heights of about 50 feet along Moore Road and 65 feet to the east, the building uses the grade to its advantage. Everything else is consistent with prior approval in terms of zoning.

Mr. Sal LeCesse stated he has been in the development and construction business for over 40 years and has developed 25,000 or 30,000 apartments around the United States. He provided additional background on the efforts to get into the Philadelphia market. In discussing the current development, it was noted with the exception of the architect they are using all local engineers and subcontractors. The general contractor has not been selected as yet.

Mrs. Kenney asked for clarification about the mixed use in some of the building examples shown in some of the other LeCesse apartment developments. Mr. LeCesse responded this development [on Moore Road] would be all residential use with no retail. He said people who are going to live in these apartments will have to have a car and that is why they had to increase the ratio of parking.

Mr. Waks pointed out this would be the first residential complex in the Mixed Use District and while it is not really walkable to anything now ten years from now it will be.

Mr. Jenaway commented we are starting to see many complexes with possibly a single unit where there is the opportunity to get some milk or other item.

A discussion followed about the new food amenities that are becoming more and more available in various complexes.

Mr. Jenaway said while this development [Moore Road] was not approved to have such an amenity, if something could be worked out it would be a good amenity to have in the apartment building. Mr. LeCesse responded, "okay."

Mr. McGrory asked if the plan amendment is going to each of the planning commissions. Mr. Loeper responded in the affirmative. He said it will also go to the Township Engineer.

Mr. Aldelman stated the applicant's next step will be to prepare a full amended final plan application to go through the process.

DEVELOPMENT PLAN RE: YARD HOUSE RESTAURANT, KING OF PRUSSIA MALL. RECONFIGURATION OF PORTION OF FORMER SEARS FOR FULL SERVICE RESTAURANT AND CONSTRUCTION OF 1,816 SQ. FT. DECK FOR SEASONAL DINING ON THE WEST SIDE OF THE BUILDING. PLAN EXPIRATION 4/24/15

Utilizing the aerial, Michael Bruce, Project Engineer, Nave Newell, pointed out the overall development plan for the 12,000 square foot Yard House Restaurant on the west side at the corner of the former Sears auto center. The plan now calls for a 1,700 square foot patio which represents a 7% reduction and places the deck outside of the sewer easement on the west side. Another issue that was raised during the workshop meeting and resolved is the placement of TV's facing away from public view. The TV's will be hidden behind architectural elements.

Mrs. Kenney mentioned she was the one who complained the loudest about the sewer easement problem and expressed appreciation to the applicant for addressing this issue. She also appreciated having the TV's on the deck turned away from public view.

Mrs. Kenney asked if the applicant plans to have some type of screen to deflect sun glare. Mr. Jenaway pointed out there would be direct sunlight in that location. Response: "We will take a look at that. We have a prototypical roll down shade that is very attractive."

Mr. Kraynik stated the Resolution will be prepared for consideration at the next business meeting.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 4-0. Adjournment occurred at 8:45 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: