

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
AUGUST 18, 2016

(Due to technical difficulties, there is no audio available for this meeting)

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, July 7, 2016, in Freedom Hall, in the Township Building. The meeting was called to order at 7:00 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, Erika Spott and Carole Kenney. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; John Walko, Solicitor's Office; Rob Loeper, Township Planner; Kyle Brown, Associate Township Planner.

DISCUSSIONS:

AUTHORIZE THE OUTFITTING OF THE COMMUNITY CENTER MAIN LEVEL SPIN ROOM (\$13,797.00) AND THE MIND BODY STUDIO (\$41,332.00)

After a brief discussion with Dan Russell, Director, Park and Recreation, it was moved and seconded, all voting "Aye" to approve \$13,797 for the Spin Room and \$41,331.93 for the Mind Body Studio at the Upper Merion Community Center. None opposed. Motion approved 4-0.

There was no public comment.

STATUS REPORTS ON THE FIRST AVENUE LINEAR PARK AND ROAD DIET

Mr. Eric Goldstein, Executive Director, King of Prussia Business Improvement District (BID), provided an update on the First Avenue Linear Park and Road Diet. A PowerPoint was shown.

Highlights of BID's programmatic goals as follows:

- Create attractive environments for business
- Increase pride in the community
- Enhance safety for pedestrians and vehicles
- Improve walkability
- Grow jobs, attract business
- BID has already invested more than \$1 million into public landscape improvements since 2011

A vision of a better First Avenue Linear Park schedule as follows:

- August 2016: RFP's for demo project
- September 2016: Bids opened and contract awarded by October
- October 2016: Demo project construction begins
- 2016-2017: Linear Park final design
- 2018: Linear Park construction begins casino to American Avenue
- Demonstration project at 650 Park Avenue
- Future project at 935-955 First Avenue

Road Diet Schedule:

- August 2016: reviews finalized with PennDOT
- October 2016: project out for BID
- November 2016: contract awarded
- 2017: construction begins

PRESENTATION BY SCHUYLKILL ACTION NETWORK RETAILOUTREACH COMMITTEE (SANROC) RE: TOWNSHIP STORMWATER EDUCATION

As requested by the Board of Supervisors at a workshop meeting earlier this year, Krista E. Scheirer, Watershed Specialist, Montgomery County Conservation District, detailed the proposed work of the Schuylkill Action Network's Retail Outreach Committee to educate Upper Merion businesses and residents on the important connection between storm drains and streams. She indicated this project will not only meet the goal of the Schuylkill Action Network partners to reduce pollution entering the Schuylkill River and its tributaries, but also aid the Township in meeting the requirements of their MS4 permit for stormwater. A PowerPoint was shown. Highlights as follows:

- Install storm drain art decal in public space (Summer 2016). The SANROC is currently looking at a storm drain in NorView Farm for this purpose and SANROC is requesting permission to install the temporary decal there.
- Install stream crossing signs along five Township roads, with help from Public Works Department (Fall 2016)
- Mark 150 storm drains in areas of heavy foot traffic (Fall 2016 and Spring 2017)
- Design and print magnets on pollution reduction to distribute to residents, as well as larger magnets to be placed on Township fleet vehicles (Spring 2017)
- Host pollution prevention workshop for local business community (Spring 2017)

Ms. Scheirer indicated now that the grant funding has been secured to pay for the materials, SANROC would like to formally request a partnership with the

Township to complete these tasks most effectively. In the work plan, they have detailed the help requested from the Township, along with a timeline. It is anticipated most of the tasks being done by the Public Works Department, as well as outreach/communications staff.

It was moved and seconded with all supervisors voting "Aye" to approve the work plan as presented. None opposed. Motion approved 4-0.

#### TOLL BROTHERS REQUEST FOR A SALES TRAILER AT THE VILLAGE AT VALLEY FORGE

The Vice President of Toll Brothers discussed the sales trailer at the development site during construction of their stacked townhomes at the Village at Valley Forge. The applicant explained that, because sales activities must be completely accessible to the public, ADA requirements must be met. It was noted none of the homes are handicap accessible. The Board inquired whether there were any alternatives, but the applicant said there were none. Mr. Kraynik also informed the public that the Board had rejected previous requests for sales trailers for other businesses within the Village at Valley Forge, citing safety issues around an active work site, and would thus have to make the decision in light of those previous decisions.

No final decision was made by the Board of Supervisors.

#### MILLER TRACT (CALEY ROAD), POSSIBLE SUBDIVISION, 5.75 ACRES, R-2/R-2A

The applicant presented an amended subdivision plan which removed one lot and reconfigured the remaining lots to fit within the existing zoning requirements for the site. The Board was amenable to the revised plan, citing better orientation. A member of the public supported the revised plan.

#### MANCILL MILL ROAD COMPANY DEVELOPMENT PLAN; REVISED PLAN – 112 UNIT HOTEL ON 7.23 ACRES. (PREVIOUS PLAN: WAREHOUSE & OFFICE FACILITY (298,000 SF) AND TWO HOTEL BUILDINGS (245 UNITS); 22.82 ACRES, SM/SM-1, (Plan Expiration 8/31/16)

Mr. Michael Gill, Esq., Buckley Brion, representing the applicant, presented the land development plan for a 112-unit hotel on a 7.23 acre site, allowed by right in this district. Mr. Gill and the project civil engineer presented testimony as to the prescribed environmental remediation plan for the site as well as the vehicular access issues pertaining to the proposed use.

The Board had questions regarding the environmental remediation process and encouraged the applicant to bring figures to the business meeting to help aid in understanding.

The solicitor's office noted that land development approval was only based on the applicant's adherence to the township's subdivision and land development code and zoning code, not the environmental remediation process, which was subject to the Pennsylvania Department of Environmental Protection's (PA DEP) jurisdiction.

Public comment mainly focused on questions regarding the depth and extent of contaminants as well as the construction and oversight process.

ADDITIONAL BUSINESS

Mr. Waks commented on the new Park and Recreation Activity Guide and noted it will contain the new exercise classes for the community center.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 9:35 p.m.

---

DAVID G. KRAYNIK  
SECRETARY-TREASURER/  
TOWNSHIP MANAGER

rap  
Minutes Approved:  
Minutes Entered: