

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
FEBRUARY 2, 2017

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, February 2, 2017, 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, Greg Philips, Carole Kenney and Erika Spott. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Joe McGrory, Township Solicitor; Nick Hiriak, Finance Director; Rob Loeper, Township Planner. Dan Russell, Director, Park and Recreation. Chairman Jenaway was absent.

CHAIRMAN'S COMMENTS:

Vice Chairman Philips reported a zoning workshop was held prior to this meeting.

DISCUSSIONS:

DISCUSS ELIMINATING CREDIT CARD SERVICE FEES

Mr. Dave Kraynik, Township Manager, stated at a chair meeting late last year a question arose about eliminating credit card fees for the park and recreation component and whether to look at the whole organization in terms of credit card fees.

A discussion followed regarding the pros and cons of eliminating the credit card fees which would result in a \$34,000 expense for the township. The point was made that the township's absorption of the fees would allow the new community center to better compete with other fitness facilities, not only in Upper Merion but also in nearby neighboring municipalities. Dan Russell, Director, Park and Recreation, noted there is currently a \$15 minimum threshold for someone using a credit card. For amounts lower than \$15 cash or check is required.

Mrs. Spott suggested looking into newer technology alternatives in an effort to make payment submissions easier and more user friendly.

In view of the budgetary impact, Mr. Philips suggested reviewing the entire question at the upcoming Board of Supervisors Goals and Objectives meeting in June.

After further discussion, the consensus among the supervisors was to absorb the \$16,000 park and recreation component keeping the \$15 minimum. Mr. Kraynik indicated it would take the finance director approximately 7-8 weeks to make the conversion since it involves a contract amendment.

Mr. Hiriak indicated as soon as he receives the contract amendment he will submit it to the Board of Supervisors for review.

448 COATES STREET SUBDIVISION PLAN, 2 LOTS (1 NEW BUILDING LOT) SUBDIVISION, NO PROPOSED IMPROVEMENTS. 0.4 ACRES, R-3, Plan Expiration: April 11, 2017

Mr. Rob Loeper, Township Planner, stated the applicant is proposing to divide the lot in half to create one new building lot located in Upper Merion between Coates and Jefferson Streets with frontage on both of these streets. The lot on Coates Street is 7,600 square feet with the existing dwelling and the new lot on Jefferson Street is 6,800 square feet.

At this point in time there are no proposed improvements on either lot. The review from the Township Engineer has been received, but not the Montgomery County review. The applicant will go before the Upper Merion Planning Commission next week. It was noted this is a relatively minor subdivision.

Mr. Loeper indicated the next step would be to schedule for an upcoming business meeting, possibly in March.

REALEN VALLEY FORGE GREENES ASSOCIATION DEVELOPMENT PLAN, WOODFIELD VALLEY FORGE VR-7, 580 S. GODDARD BOULEVARD, 320 MULTI-FAMILY UNITS, DISCUSSION OF PARKING STUDY AND REVIEW OF LAND DEVELOPMENT, 3.2 ACRES

Dennis Maloomian, President of Realen, discussed the next project at the Village at Valley Forge for a 320 unit high end luxury apartment south of Children's Hospital on South Goddard Boulevard. The planned units will be highly amenitized with high quality architecture and multi-family structured parking. Mr. Maloomian presented a series of graphics.

Mrs. Spott asked if the units were rentals or to buy. Mr. Maloomian responded these are rental units.

Mr. Philips asked if there is a rendering of the parking garage. Mr. Maloomian responded in the negative.

Mr. Waks asked if Hanover is leasing yet. Mr. Maloomian responded Hanover 1 is leasing and Indigo is about 40% leased.

Mr. Maloomian said demographically the response is fulfilling expectations absorbing some of the 60,000 people driving into Upper Merion each morning. Mr. Waks asked if there is any available supporting data that can be shown to this effect. Mr. Maloomian responded he would look into it.

Mr. Philips asked if there was any feedback on parking issues. Mr. Maloomian responded the only complaint he is aware of is a little confusion about the road network. A through-way was created with illuminated stop signs which have helped. There has been some confusion about people trying to park on Main Street rather than in the garage or some of the parking lots, but in terms of residential there have been no issues.

Mr. Philips said he was more focused on parking at the restaurants. Mr. Maloomian responded there is plenty of parking for those who want to take advantage of it, but people tend to want to park in front of the restaurant.

Mr. Loeper mentioned the settlement has two parking standards with regard to residential development. He pointed out since then the township made changes to the parking code for multi-family parking allowing one space per bedroom.

It was noted the parking was still in review with the Township Engineer for the March 16<sup>th</sup> business meeting.

Mrs. Spott asked for clarification about the settlement agreement as it relates to 1.5 parking spaces. Mr. Maloomian responded the southside of the site for same project is a different criteria with 1 parking space per unit. On the north side which the settlement agreement referred to as Fourth Street was a different per bedroom parking ratio. It was not a flat 1.5, but it was close. Mr. Maloomian said since then the township changed its criteria.

Mrs. Kenney asked for further clarification. Mr. Loeper responded there is a provision in the settlement allowing the township to reduce the parking if a study is provided. Mr. Maloomian said it gives the township the discretion, if they provide a study saying it is justified.

A discussion following during which Mr. Maloomian responded to questions about upcoming projects.

Mark McKee asked some questions about charges for parking in the structured garage.

An unidentified member of the public asked there are still plans for an amphitheater. Mr. Maloomian responded that was pre-2008 and plans have changed since then. He pointed out some of the open space/green areas around

the pond and elsewhere as well as the sidewalks and trails throughout the project.

GLAXOSMITHKLINE DEVELOPMENT PLAN; 709 SWEDELAND ROAD,  
CONSTRUCTION OF A NEW CENTRAL UTILITY PLANT (CUP), HI DISTRICT,  
258 ACRES, *Plan Expiration April 11, 2017*

Mr. Loeper stated GSK first brought this plan for a new Central Utility Plant (CUP) for the East Campus (also known as the River Road section) to the Board of Supervisors about a year ago.

Mr. John Loeper, GlaxoSmithKline, pointed out the various building aspects of GSK's East Campus that are critical to GSK's R&D business. Many of the utilities serving these buildings have reached or exceeded their useful life. The urgency is to build the new facility and centralize everything. When progressing through some of the preliminary engineer for the original proposed location there were a lot of difficulties and challenges in that location such as access into the service yard, and the steep grade in certain areas in the back of the site. The proposed new location is currently an open area much more convenient and suitable for this facility. Plans have been submitted to the Upper Merion Planning Commission.

Mr. Peter C. Anderson, P.E., Anderson Engineering pointed out the proposed location on the screen which he described as six or seven feet off of River Road about 500 feet off of Swedeland. He pointed out the open area where Building 16 used to be which is now proposed for a rain garden. The proposed CUP center utility plant is about 25,000 square feet and will house the new equipment. Because of the buildings and vegetation the new location for the CUP is difficult to see from the road.

Mr. Philips asked about the parking lot displayed on the screen. Mr. Anderson responded the parking lot is vacant and was for Building 16 which has been demolished. He said there is going to be another plan submitted for the expansion of building 40 (silver building along River Road) which is a manufacturing facility. That building is planned for expansion and additional employees and will need additional parking.

Mr. Anderson pointed out as far as the CUP facility is concerned the people running the utility plant now are the ones who will run the plant when it is built. This plan does not involve any new employees and there is no increase in parking associated with this building.

The last slide shown was the loading dock for the demolished Building 16 that was never removed. The proposal calls for the removal of the loading dock and the paved area. In addition to removing impervious, in order to meet the NPDES requirements there will be a rain garden to control stormwater and

satisfy the requirements of the NPDES permit.

Mr. Philips asked for clarification about prior stormwater management on the site. Mr. Anderson responded on the West Campus there is a large detention basin associated with a large parking lot. Over the years as GSK expanded they came before the Board of Supervisors with individual construction projects and associated stormwater management.

Mr. Loeper pointed out there is an underground system associated with Building 40.

Mr. Philips stated when the GSK campus was originally built there wasn't much in the way of stormwater management much like everything else in the township and what GSK is doing now is a vast improvement.

Mr. Anderson said the applicant is in receipt of the township engineer's letter of January 16<sup>th</sup> and has no issues with that letter. He indicated in order to meet their schedule, the first phase is to move all the utilities currently in the wrong place. It will first be necessary to do some soft digs/excavations so that utilities can be rerouted prior to land development. Mr. Anderson said the applicant will apply for a grading permit.

After a brief discussion, it was agreed to place this on the agenda for the February 16<sup>th</sup> business meeting.

#### REVIEW CURRENT POLICY RE: CITIZEN BOARDS AND SERVING ON MULTIPLE BOARDS

There was a discussion about the policy for citizen boards and those serving on multiple boards. There was also the question of whether or not to grant an exemption or merge the Park and Recreation Board with the Community Center Advisory Board.

Mrs. Spott asked when the last amendment was made to the policy. Mr. Kraynik responded it was February 2011. It was noted the community center advisory board is not referenced in the policy.

Mr. McGrory asked how the Community Center Advisory Board was formed. Mr. Kraynik responded it was done by resolution [Resolution 2016-11]. Mr. McGrory indicated the resolution trumps the policy.

Mr. Kraynik stated the policy will be amended to be consistent with the resolution.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Waks, seconded by Mrs. Spott, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred at 9:21 p.m.

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DAVID G. KRAYNIK  
SECRETARY-TREASURER/  
TOWNSHIP MANAGER

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Minutes Approved:  
Minutes Entered: