

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
JULY 20, 2017

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, July 20, 2017, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:33 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Greg Waks, Greg Philips, Bill Jenaway, Carole Kenney, and Erika Spott. Also present were: David Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Joe McGrory, Township Solicitor; Rob Loeper, Township Planner; Tom Beach, Township Engineer.

MEETING MINUTES:

It was moved by Mr. Waks, seconded by Mr. Philips, all voting "Aye" to approve the May 18, 2017 Business Meeting Minutes; June 1, 2017 Joint Meeting Minutes; June 1, 2017 Workshop Meeting Minutes and the June 15, 2017 Business Meeting Minutes as submitted. None opposed. Motion approved 5-0.

CHAIRMAN'S COMMENTS:

Chairman Jenaway stated an Executive Session was held prior to this meeting to discuss personnel matters.

Chairman Jenaway reported on July 13, 2017 the Board of Supervisors met with department heads and senior staff personnel for a Goals and Objectives meeting for 2018. This meeting was approached from a different perspective this year in that recognition was given to the ever changing demographics and expectations of our population and the need to systematically address these challenges going forward. There are seven primary goals and objectives the department heads used as a premise to develop their own organizational goals and objectives. These include: timely and efficient service delivery, strategic change and planning, problem solving, organizational change, sustainability of service, establishment of various department analytic baselines, and financial management. The Board of Supervisors looks forward to integrating these practices into the goals and objectives to continue to provide the residents of Upper Merion Township the best possible service.

NEW BUSINESS

SWEARING IN OF TWO NEW POLICE OFFICERS BY DISTRICT JUSTICE JAMES GALLAGHER

Police Chief Tom Nolan stated in February 2017 the Upper Merion Township Police Department began a recruitment campaign in order to fill a number of expected vacancies in the department due to retirements. This recruitment effort took place at college campuses throughout the tri-state area and resulted in 232 applicants for the position of police officer in Upper Merion Township. Chief Nolan stated the Upper Merion Police Department has set very high standards for candidates to meet before they are considered for hire with the department. The process started in April of 2017 and was completed this month.

Chief Nolan introduced the two newest police officers from this eligibility list, Samantha Sanchez and Troy Nicholson, who were sworn in by District Justice James Gallagher.

On behalf of the Board of Supervisors, Mr. Jenaway expressed best wishes to the police officers for their successful career in law enforcement.

CONSENT AGENDA RE:

1. Equipment Replacement Request re: Public Works
  - a. Replace Traffic Equipment (Traffic Signal Conflict Monitor) - \$11,799.00
  - b. Replace Vehicle Equipment (Hydraulic Lift) - \$6,500.00
  - c. Repair to Electrical Equipment at the Abrams Pumping Station - \$27,650.00
2. Equipment Replacement Request re: IT
  - a. Upgrade SQL server and software to accommodate MUNIS - \$10,000
3. Authorization for the Solicitor to Sign Settlement Stipulation re: FAC Real Estate LLC, 449 S. Henderson Road, Parcel No. 58-00-10155-01-1
4. Awarding of Contract re: 2017 Roadway Resurfacing Program to General Asphalt Paving of Philadelphia in the amount of \$286,670.00
5. Awarding of Proposal re: Heuser Park Invasive Plant Control to Shultz Forest Management and Consulting LLC in an amount not to exceed \$9,600.00 (*This is the first action necessary to help manage the Emerald Ash Borer problem*)
6. Awarding of Proposal re: Heuser Park Timber Sale Administration to Shultz Forest Management and Consulting LLC in an amount not to exceed \$5,000.00
7. Resolution 2017-32 re: Disposition of Township Property – Two Public Works Vehicles to Auction
8. Approve Extension Letter re: GSK Building 40 Development Plan, 893 Schuylkill River Road, 100,363 sq. ft. expansion for office, research & development and manufacturing, 46.1 acres, HI Heavy Industrial
9. Approve Lease with Jules and Associates, Inc. for additional recumbent bike in the amount of \$5,708.00 as recommended by the Community Center Complex Advisory Board
10. Authorization for the Solicitor to Sign Settlement Stipulation re:
  - a. Brandywine Operating Partnership LP, 600 Park Avenue
  - b. Brandywine Operating Partnership LP, 650 Park Avenue
  - c. Brandywine Operating Partnership LP, 500 N. Gulph Road
  - d. Brandywine Operating Partnership LP, 741 First Avenue
  - e. Brandywine Operating Partnership LP, 630 Allendale Road
  - f. Henderson Road Associates, LP, 530 S. Henderson Road
11. Authorization to Approve Professional Services Agreement for the Gravity Sewer Main Replacement to ARRO Consulting, Inc. in the amount of \$47,800.00
12. Budget Transfer re: Transfer of Funds to the Public Works Vehicle Maintenance Account to cover repairs to the sewer jet truck in the amount of \$3,500.00

13. Approval of the Volunteer Fire and Rescue Services Pension Program, as recommended by the Fire and Rescue Services Board (*this is a nominal amount of money allocated to those members who qualify based on participation to receive a stipend that can be invested in their behalf.*)
14. Citizen Board Appointments: Appointment to the Pension Advisory Board: Roseann McGrath; Police Citizens Advisory Board: Gina LaMarra and to Shade Tree Commission: Susan Ridgeway.

Board Comment:

Mr. Philips stated there have been a number of workshops dedicated to discussing options to deal with the Emerald Ash Borer, a beetle that is devastating ash trees in our area. He noted there are a high number of vulnerable ash trees at Heuser Park in close proximity to the recreational trail and roadways. Invasive plant control is the first step for the course of action to protect our trails and citizens and to replant trees that are removed.

Board Action:

It was moved by Mrs. Spott, seconded by Mrs. Kenney, all voting "Aye" to approve the Consent Agenda as presented. None opposed. Motion approved 5-0.

GSK – 709 SWEDELAND ROAD SUBDIVISION PLAN, SUBDIVISION OF THE UPPER MERION CAMPUS INTO TWO LOTS, 192.67 ACRES, HI, LI & R-1, Plan Expiration: July 27, 2017, Resolution 2017-33

Mr. Rob Loeper, Township Planner, stated GSK is subdividing their property in preparation of a sale of a portion of the property. GSK will be consolidating some of their operations onto other portions of this site as well as other locations at their Collegeville Campus and Navy Yard.

The current existing parcel is 192.67 acres and located at the corner of Schuylkill River Road and Swedeland Road. The proposal is to subdivide the subject property into two lots, with lot 1 having an area of approximately 50 acres and proposed lot 2 having an area of approximately 141 acres. Lot 2 will be sold to another party; however, upon sale GSK will lease it back for a period of time until they can consolidate their other operations. As a result, there are no improvements directly related to this subdivision.

Both lots will have two primary access points. Lot 1 will access on River Road and Swedeland Road and Lot 2 will have both access points on Swedeland Road. There will be an easement for one of the shared access points.

Mr. Loeper stated currently the wastewater for the entire site goes to a pretreatment facility on River Road. After the subdivision occurs and the properties are split, lot 2 will be taken out of the pretreatment and will be diverted directly to the sewer plant.

The Montgomery County Planning Commission recommended approval on May 25<sup>th</sup> and the Upper Merion Planning Commission reviewed the plan on May 24<sup>th</sup> and recommended approval.

Remington, Vernick & Beach provided two letters dated April 14<sup>th</sup> and May 8<sup>th</sup>. The Township Engineer supported the following waivers:

- To not provide stormwater runoff calculations (*since the subdivision does not provide for any changes*)
- To not provide utility capacities
- To not provide erosion and sedimentation controls
- To not provide an analysis of the traffic impact

- To not provide grading
- To not provide landscaping and
- To provide a plan at a smaller scale than normal

Mr. Jenaway stated this is essentially just splitting one property into two parcels.

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Spott, all voting “Aye” to approve Resolution 2017-33. None opposed. Motion approved 5-0.

NORCINI DEVELOPMENT PLAN, 121 E. CHURCH ROAD, 36’ BY 54’ POLE BARN. 1 ACRE LI, REQUEST WAIVER OF LAND DEVELOPMENT, Resolution 2017-34.

Mr. Loeper stated 121 E. Church Road is a one acre property in the Limited Industrial District. There is an 8,000 square foot building used for an auto body shop. Norcini Auto Body proposes to construct a totally-enclosed pole barn for the storage of equipment, material and auto body parts on an already-paved area. This will provide for a cleanup of a portion of this property.

The proposed pole barn will have a ten-foot high ceiling, an overhead entrance door, but no water or sewer services. There are no plans to pave another area of the site.

The plan was submitted to the Montgomery County Planning Commission; however, their review has not been received. The Upper Merion Planning Commission issued their review on June 28<sup>th</sup> and recommended approval. Remington, Vernick & Beach issued their letter on June 28<sup>th</sup> with several general comments for plan cleanup.

The applicant has requested the waiver of land development.

Mr. Jenaway asked if anything is anticipated from the Montgomery County Planning Commission. Mr. Loeper responded he spoke with the planning commission and does not believe anything will be forthcoming, and if so, it would probably be a letter indicating there are no planning issues.

Mr. Philips asked if there would be gutters, downspouts, etc. for the pole barn. Mr. Joseph Zadlo, architect/planner, responded stormwater coming off the roof will be collected and eventually drain into the same low-lying area in the back. The water will be absorbed the same way as when it was paved.

Mrs. Kenney asked if it is necessary for the county’s comments before moving forward. Mr. Loeper responded the basic regulation is to wait 30 days to give them an opportunity to review and that time frame has passed and the Board of Supervisors can act.

Board Action:

It was moved by Mr. Philips, seconded by Mr. Waks, all voting “Aye” to approve Resolution 2017-34. None opposed. Motion approved 5-0.

## ACCOUNTS PAYABLE & PAYROLL:

### Board Action:

It was moved by Mrs. Kenney, seconded by Mr. Philips, all voting "Aye" to approve the Accounts Payable for invoices processed from June 7, 2017 to July 12, 2017 in the amount of \$1,622,103.38 and the Payroll for June 16, 2017 and June 30, 2017 in the amount of \$1,566,719.47 for a total of \$3,188,822.85. None opposed. Motion passed 5-0.

## ADDITIONAL BUSINESS:

### "FUN IN THE SUN"

Mr. Waks provided details for Upper Merion's inaugural "Fun in the Sun" event scheduled for Saturday, July 29<sup>th</sup>. (*Note: Due to inclement weather this event was cancelled*).

## ONE-YEAR ANNIVERSARY CELEBRATION FOR UPPER MERION COMMUNITY CENTER

Mr. Philips reminded everyone of the special one-year anniversary celebration for the Upper Merion Community Center to be held on September 16<sup>th</sup> from 3-6 p.m. He extended an invitation to all to join in the fun and celebrate this great milestone in our community. Mr. Philips invited those who may not have been to the community center to come see what they are missing.

## PHILADELPHIA UNION HOMETOWN HERO

Mr. Philips expressed appreciation to the Philadelphia Union for the honor bestowed on him on July 15<sup>th</sup> as "Hometown Hero." He mentioned the Philadelphia Union regularly honors those who are making a difference in serving their country and communities in various ways. Mr. Philips also thanked everyone who supported him while he was deployed overseas with his Naval Reserve unit.

## NEW RESIDENT WELCOME PACKET NOW AVAILABLE

Mrs. Kenney announced that the Information Packet for New Residents is now available for Upper Merion Township residents to help them settle into their new surroundings. She provided details on how to view the packet online at [www.umtownship.org](http://www.umtownship.org) or obtain a hard copy in person at the Public Information Office. It was noted the Information Packet would also be a handy resource for long-time residents as well.

## LIBRARY FUNDRAISER AT PETRUCCI'S

Mrs. Kenney provided details on the Library fundraiser to be held at Petrucci's at NorView Farm on Tuesday, July 29<sup>th</sup> from 6 to 8:30 p.m.

## FARMERS MARKET

Mrs. Spott reminded everyone of the Farmers Market on Saturday which is now at the height of the season when almost everything is in season and incredibly fresh. She said it is also an excellent opportunity to gather with the local community while supporting local farmers.

## CONCERTS UNDER THE STARS

Mrs. Spott said this would be a good time to head to the Sunday evening free admission Concerts Under the Stars which is in full swing. This year a Beer Garden has been added with much success. There is usually a food truck on

site to add to the enjoyment of the evening. She encouraged everyone to consider supporting our Park and Recreation Department in this way and have fun at the same time.

UPPER MERION TOWNSHIP HAS A LOT TO OFFER

Mr. Jenaway stated the aforementioned comments from his colleagues illustrate some of the initiatives that have been undertaken to enhance and expand the community activities of Upper Merion Township. He also noted the phenomenal fireworks and other associated activities on the 4<sup>th</sup> of July. The conservative estimate of attendees exceeded 10,000 and everyone had a great time.

CONGRATULATIONS TO COMMANDER PHILIPS

Mr. Jenaway stated congratulations are in order for Greg Philips on his promotion to full Commander in the United States Navy. His colleagues agree this is quite an accomplishment and thanked him for his service to our country.

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 5-0. Adjournment occurred at 8:06 p.m.

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DAVID G. KRAYNIK  
SECRETARY-TREASURER  
TOWNSHIP MANAGER

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Minutes Entered  
Minutes Approved: