

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
DECEMBER 6, 2018

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, December 6, 2018, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:30 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Bill Jenaway, Greg Waks, Greg Phillips, Carole Kenney, and Tina Garzillo. Also present were: Sally Slook, Acting Township Manager; John Walko, Rob Loeper, Township Planner; Solicitor's Office; Tom Beach, Township Engineer.

CHAIRMAN'S COMMENTS:

Chairman Phillips announced there was no executive session however an executive session may succeed this meeting time permitting.

NEW BUSINESS

2018 GRANT PRESENTATIONS TO SPORT ORGANIZATIONS

Dan Russell along with Mike Tractenburg, Chair of Parks and Recreation Board, and Supervisor Garzillo, Parks and Recreation Board Liaison, distributed six checks that were approved as part of the budget process to organizations in the township. Organizations expressed gratitude; these included the Upper Merion Crew Boosters, Upper Merion Aquatics Club, King of Prussia Soccer Club, Upper Merion Lacrosse Club, Upper Merion Youth Wrestling Association and the Valley Forge Generals.

CONSENT AGENDA RE:

1. Resolution 2018-57 re: Establishing the Fixed Dollar Amount to be Excluded from Taxation for each Homestead Property in Upper Merion Township for Calendar Year 2019
2. Authorize Solicitor to Sign Settlement Agreement (Real Estate Assessment) re: Renaissance Land Associates, LP – 2701 Renaissance Boulevard
3. Bid Recommendations re: 2019-2021 Township Facilities Trash and Recycle Removal Contract to Waste Management in the amount of \$57,768.30
4. Bid Recommendations re: 2019-2020 Snow Plowing Services Contract with a 2nd year Township option for 2020-2021 to Schultz Enterprises. Year one (2019-2020) in the amount of \$47,040.00 with the second year option (2020-2021) in the amount of \$48,640.00 for a contract total of \$95,680.00
5. Award Recommendation re: Vendor to provide third party billing for services provided by the UMT Fire and Emergency Medical Services Department to Cornerstone Adminisystems, Inc.
6. Resolution 2018-64 re: Establishing Sewer Rates in Upper Merion Township
7. Appointments to the Zoning Hearing Board:

- a. Vivian Peikin to serve as a Member
- b. Hedda Schupak to serve as an Alternate Board Member.

Board Action:

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

Hearing and Adoption of 2019 Budget:

1. Resolution 2018-58 re: Adoption of 2019 Capital Improvement Budget
2. Resolution 2018-59 re: Adoption of 2019 General Operating Budget
3. Adoption of Sewer Revenue Fund Budget
4. Resolution 2018-60 re: 2019 Fee Schedule

Board Action:

It was moved by Mr. Jenaway, seconded by Mr. Waks, all voting "Aye" to approve the Adoption of 2019 Budget as presented. None opposed. Motion approved 5-0.

The Children's Hospital of Philadelphia Development Plan: 550 S. Goddard Boulevard. A 193,840 SF addition for a proposed hospital. Associated parking and improvements and a surface parking lot at 101 Valley Green Lane: 9.71 and 1.09 acres
Resolution 2018-61

Mr. Loeper briefly went through the presentation of the site which included pictures of what is planned. The site consists of the existing Specialty Care Unit, parking deck and a surface parking level lot. The new building will be 193,000 square feet, making the total building 325,000 square feet. This will include a medical surgical unit, two shell floors, a pediatric intensive care unit floor, six operating rooms, prep and recovery rooms, an emergency department with 20 treating rooms for triage and two resuscitation positions, urgent care facility, radiology, pharmacy, laboratory and various public spaces and food offerings.

CHAIRMAN'S COMMENTS:

With regard to Mr. Loeper's briefing of the Children's Hospital of Philadelphia Development Plan, Chairman Philips expressed gratitude on behalf of the board for making this plan come together.

Board Comments:

With regard to the Children's Hospital of Philadelphia Development Plan, Ms. Kenney asked for clarification of how the shell floors would be built. Mr. Loeper responded and stated the two shell floors would be built but they will not be outfitted on the interior. Mr. Waks followed by asking representatives from Children's Hospital of Philadelphia if fall of 20-21 was still the year of completion and the representatives indicated that was still the plan.

Board Action:

It was moved by Mr. Jenaway, seconded by Ms. Kenny, all voting "Aye" to approve The Children's Hospital of Philadelphia Development Plan as presented. None opposed. Motion approved 5-0.

Discussion of Cube Smart/Fire Station Parking Study

Mr. Loeper stated that there is a plan for a fire station at the Village at Valley Forge with the ground floor containing the fire station, parking, office area and upper floors to contain Cube Smart. The main issue is regarding the parking study. Under the terms of the settlement agreement there is a provision that allows the applicant to give a parking study to show a different parking plan than required. Mr. Paul Frye, representative of Realen, brought consultant, Tony Dougherty from TBD who prepared the study. There are 25 parking spaces being proposed with 9 of them for the EMS station and 16 for both loading and storage use. TBD's study shows this plan to be sufficient for the amount of square footage proposed.

Board Comments:

With regard to the Discussion of Cube Smart/Fire Station Parking Study, Mr. Jenaway stated there is clearly more than enough parking for the anticipated career staffing for the fire and EMS Station. Mr. Loeper followed by saying that the land development for this has not been submitted yet but that just the parking study has been submitted. A discussion regarding recreational parking use not included in the plan followed. Ms. Garzillo stated she didn't think Cube Smart would have a big need for parking due to the fact that the whole idea is for customers to drop things off and not come back that often. Mr. Frye concurred stating most of the visits are about 12 during the peak parking demand on a Saturday.

Board Action:

It was moved by Ms. Garzillo, seconded by Ms. Kenny, all voting "Aye" to approve the Parking Study as presented. None opposed. Motion approved 5-0.

Rapine Tract Subdivision Plan: 510 W. Beidler Road, two-lot residential subdivision with one existing dwelling, 1.91 acres, R-2 Residential District.
Plan Expiration: 2/9/19
Resolution 2018-62

Mr. Loeper used the aerial plan to show the subject property, existing dwelling properties as well as where the new lot would be located. One issue is that the property is not common owned but an easement across different private properties. In order to comply with code, a minimum 24 foot wide paved area and a 50 foot wide right of way are required. Another concern is the adequacy of the driveway for the existing five dwellings. During the review one of the neighbors did express their concern of the adequacy of the easement. Mr. Beach commended Mr. Loeper on his excellent work. Mr. Beach stated one of the main concerns is whether or not the access road would be considered a driveway. According to the code it would only be able to serve five properties and so it does not meet the definition of a driveway but be required to be a private street. Mr. Loeper responded by pointing out that the standards for the driveway are part of the subdivision code not the zoning code.

Board Comments:

With regard to the Rapine Tract Subdivision Plan, Ms. Kenny commented that there is no issue with the request of adding a structure on the lot and also asked what would be the process for the widening of the driveway. Mr. Loeper responded by stating that, that would be part of the problem since the road isn't owned by any one entity. Therefore, property would have to be acquired to widen the road. Mr. McGrory stated, five houses would be legal and six isn't due to the width of the roadway and right away so if a sixth house is desired something would have to be done with the roadway. Ms. Kenny responded that it would then be incumbent for the property owner who wants the sixth house to resolve the issue.

CHAIRMAN'S COMMENTS:

In regards to the Rapine Tract Subdivision Plan, Chairman Philips stated he could not approve this plan due to the inability of providing a proper roadway.

Board Action:

It was moved by Mr. Waks, seconded by Ms. Garzillo, all voting "Aye" to approve the Resolution to Deny the Repine Tract Subdivision Plan as presented. None opposed. Motion approved 5-0.

NBC Group Subdivision Plan: 326 King of Prussia Road, 2-lot residential subdivision w/ 1 existing dwelling. 1.1 acres, R-1
Plan Expiration: 1/3/19
Resolution 2018-63

The proposal is to create a subdivision for a second dwelling by removing the garage. The plan includes a shared driveway and referred to the presentation. The plan also only depicts the extent of what could be built as the applicant and engineer have said the house has not been designed yet. The applicant has asked for a waiver from §145-24.1.B (1) to not submit a landscape plan prepared by a qualified professional. The developer has indicated that since the house is not built, the final landscaping would be done as part of the home design.

Board Comments:

Mr. Philips asked if there would be cross easements on the driveway regarding NBC Group Subdivision Plan. Mr. Loeper responded the plan does show a common driveway easement for access and maintenance which will have to be handled as part of the recordation of the plan. Mr. Philips then asked if the landscape plans would be part of the requirement for the recorded plan. Mr. Loeper said that can be requested to be part of the recorded plan as a condition.

Board Action:

It was moved by Mr. Jenaway, seconded by Ms. Kenny, all voting "Aye" to approve the Resolution and NBC Group Subdivision Plan as presented. None opposed. Motion approved 5-0.

ACCOUNTS PAYABLE & PAYROLL:

Board Action:

It was moved by Mr. Jenaway, seconded by Mr. Waks, all voting "Aye" to approve the Accounts Payable and Payroll. None opposed. Motion approved 5-0.

ADDITIONAL BUSINESS:

UPPER MERION AREA COMMUNITY CUPBOARD

Mr. Waks reminded the public that there are a significant amount of residents who fall within the category of homelessness and lacking sufficient food. He also reminded the public that the Upper Merion Area Community Cupboard has been established to help with food insufficiency in the community. The organization is located at 191 Town Center Road where every Tuesday between 9:30 a.m. to 5:30 p.m. and 5:30 p.m. to 7:30 p.m. nonperishable food is provided, no questions asked, and no identification is required. Mr. Waks also asked for donations during those times and stated that there are various

locations throughout Upper Merion where items can be received. Ms. Garzillo also mentioned the list of items the cupboard had given her to put together holiday bag items for families.

VACANY IN PLANNING COMMISSION

Mr. Jenaway announced that with Vivian Peikin appointed to the Zoning Hearing Board, there is now a vacancy in the Planning Commission and encouraged the public to submit applications to be on one of the townships boards or commissions.

HOLIDAY SAFETY

Mr. Jenaway reminded the public to be fire safe during the holidays. To also not use extension cords around Christmas trees and holiday decorations. He also advised to be aware when cooking, to use a designated driver or car sharing service when drinking alcohol and to be a cautious driver.

UPPER MERION TOWNSHIP WEBSITE

Ms. Garzillo reminded the public of the Upper Merion Township website and how it contains ongoing events, upcoming events, and important notices about the township. The website also includes blog posts about topics like seasonal news and weather information.

BREAKFAST WITH SANTA

Ms. Garzillo gave a shout out to the Upper Merion Fire Companies that do their annual breakfast with Santa during the weeks leading up to Christmas. Mr. Philips gave the dates and times of breakfast with Santa at Swedesburg Fire Company, December 16th from 8 a.m. to 12 p.m. On December 22nd and 24th Santa will be escorted through Upper Merion Township by the fire companies.

GIVING TREE

Ms. Garzillo encouraged the public to check the website for dates of when the collections are ending.

FARMERS MARKET

Ms. Garzillo informed the first Winter Market was held indoors at the Holiday Village and the next one will be December 15th from 10 a.m. to 1 p.m. and will be bi-weekly featuring more vendors.

SHADE TREE COMMISSION

Ms. Garzillo also announced on behalf of the Shade Tree Commission that they have completed the work of two grants that were used for the riparian for reforestation at Rosa Park and that the commission is in partnership with Park and Recreation Department and the board. They are committed to having ecological restoration at Heuser Park to be high priority for the next few years.

UPPER MERION TOWNSHIP BUILDING PARKING LOT

Ms. Garzillo asked the public to excuse the repairs that are currently underway in the rear parking at the Upper Merion Township Building.

POLICE DEPARTMENT

Ms. Garzillo reminded the viewing audience that there is a number, 610-265-3232, to access the Police Department 24/7 if there is a situation that needs

to be reported as reporting through social media takes longer.

Ms. Garzillo wished everyone a happy and safe holiday and a Happy New Year.

CHAIRMAN'S COMMENTS:

Chairman Philips stated the fall leaves collections is continuing but to check the township website for schedules, pick-ups, guidelines of what can be put out.

Mr. Philips suggested for the public to sign up for Ready Montco to get alerts and notifications for severe weather and anything regarding the county.

Mr. Philips also announced that the toy and clothing drives are still ongoing.

Mr. Philips also stated the library is always active this time of year with Christmas story time, passport pals, the adult coloring, Dr. Steve's presentation; Winter on The Nile Venti Egypt.

Mr. Philips wished residents a happy 5th day of Hanukkah, Merry Christmas, and a Happy New Year.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Jenaway, seconded by Mr. Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0.



SALLY SLOOK
ACTING TOWNSHIP MANAGER

mm
Minutes Entered
Minutes Approved: