

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
SEPTEMBER 5, 2019.

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, September 5, 2019, in the Township Building. The meeting was called to order at 7:53 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Waks, Carole Kenney, Bill Jenaway, Greg Philips and Tina Garzillo. Also present were: Anthony Hamaday, Township Manager; Joe McGrory, Township Solicitor; Robert Loeper, Township Planner; Kyle Brown, Associate Planner; Dan Russell, Director of Parks and Recreation

CHAIRPERSON'S COMMENTS: - None.

DISCUSSIONS:

UPPER MERION HIGH SCHOOL DEVELOPMENT PLAN: 440 CROSSFIELD ROAD, DEMOLITION OF EXISTING HIGH SCHOOL AND CONSTRUCTING +300,00 SF HIGH SCHOOL W/ PARK, ATHLETIC FIELDS, LANDSCAPING, LIGHTING PATHS AND MUNICIPAL TRAIL. R-2, 58.78 ACRES
PLAN EXPIRATION: 9/30/2019

Mr. Loeper stated this plan has been presented to the Board and the Planning Commission and they are planning on bringing this to the September 19, 2019 Board of Supervisors meeting for approval. It was pointed out that the School District did go to the Zoning Hearing Board and did obtain the necessary relief for this plan. The plan is to have the school open September 2022 and have the fields sometime in June 2023. Mr. McGrory asked for the status of the land swap where some land was mistakenly listed under the school district name instead of the Township's and it was responded that a follow-up with David Conrad, who is handling the matter.

Glenn Harris from Renew Design Group presented the proposed site plan showing the high school added on to the corner of the middle school and the fields constructed where the old high school is removed. The administration building will remain and some of the parking will be modified. The driveway that revolves around the new building addition leaks out to the front but it will be a gated driveway. There is still the intent for the traffic access to come in and out of Crossfield Road for parent drop-off function. A section of Crossfield Road driveway that they are seeking to have vacated as part of this project. It was also mentioned that at the Township Planning Commission meeting they had

presented an exhibit to describe how a retaining wall is associated with a field since a number of residents had concerns about the heights of the retaining walls. The athletic complexes for the high school are connected to the middle school. It was mentioned that they are trying to reduce the width of the building across a portion of the stream to make sure they were not affecting the underground streams. Another thing they did was expose that stream for a certain portion and created the outdoor learning environment. There is a two-story portion with a media center that includes the library area and all of the learning spaces, and a second and third floor of the academic spaces. A brief review of the building sections with a video flyby was given. It was noted that part of the presentation to the Zoning Hearing Board was the fact that they were not exceeding the height of the three-story portion of the middle school.

A brief summary of the stormwater management systems was presented. The underground stormwater management facilities except for a section where there is an off-ground facility and also an above ground facility. It was asked if it was correct that there was no stormwater management before on the property and it was responded it is correct, there was not any stormwater management on the high school site so this is an improvement. A question arose regarding whether there will be fencing around the two above ground stormwater systems and it was responded there will not be any fencing as it is not seen as safety hazards. It was asked if they were working together with Gilmore and Associates regarding the Crow Creek Trail and it was confirmed they are coordinating with them in regards to the alignment of the trail passing through the site. It was asked if the new stormwater system will positively affect the neighboring resident's stormwater issue and not negatively and it was responded that if they experience issues that are not related to the school's site but because water is coming down from Crow Creek, the systems will not be able to stop that from happening.

The number of trees being eliminated are less than 6 however a quantity of over 200 trees are being provided. There are two waivers, one is for street trees and the second is for parking lot trees. There are approximately 20 trees associated with the street trees and about 15 trees associated with the parking lot trees that they are not able to provide. A brief discussion ensued regarding where else these trees can be planted and it was said that they would go back to the School District and discuss this matter. It was clarified that the High School pool would remain open and would replace the middle school and old high school pools. A comment was made that it is disappointing the building is not green as it does not contain any green roofs or solar power.

With no further comments from the Board and none coming from the public, Mr. Waks stated this matter will be placed on the agenda for the September 19, 2019 Board of Supervisors meeting.

UDR/REALEN: VILLAGE AT VALLEY FORGE – COMPREHENSIVE PARKING STUDY

Ms. Denise from Realen stated UDR is an apartment owner and operator. They own over 2,000 apartments and about 170 different projects throughout the country. Recently, UDR purchased Park Square. This proposed project is going to be similar in look and feel to Park Square and will be approximately 200 units with one to two bedrooms with 276 parking spaces. 75 parking spaces are under the building with the rest are surface parking. The parking analysis was submitted and it has been reviewed by the Township Traffic Consultant and they have agreed UDR has the appropriate number of parking spaces. The number of parking spaces is 1.38 spaces per unit and that exceeds the current ordinance that applies throughout the Township. They are asking for the shared parking reduction under the settlement agreement that it is consistent or more than the other apartments that are in The Village right now. All of the parking studies as confirmed by the Township Traffic Consultant are consistent with what is being proposed. A discussion ensued regarding charging renters for parking spaces.

KRAVCO – DEKALB PLAZA – REZONE DISCUSSION

Mr. Rob Lewis, attorney representing Kravco, stated the shopping center is currently zoned residential, R3A also noting the current development was fully stipulated through a settlement agreement. The settlement agreement permitted commercial development but it is extremely restrictive in that it basically locked in every single component. This made it nearly impossible to engage in expansion of the facilities or redevelopment in any way. Kravco has an opportunity to finally expand and redevelop the center and so a year ago they started to approach the Township for options to move that forward. One option was to revisit the settlement agreement which is a very lengthy process and every opportunity to redevelop would go away. The second option is to look into rezoning the property. After attending a Chairman meeting Kravco was left to consider both GC and SC. In the end it was determined they did not think GC works because GC has a build to line, a maximum front yard setback. Every building in the GC has to get up to 25 feet from the curb line and the proposed development cannot accommodate that. The shopping center district by contrast does not have that build to line. The setbacks are what are on the approved plan. If they were SC and they came in with a plan showing this pad site, when approved all those setbacks are included, approved and required again. A question arose what would happen if someone wanted to build closer and it was responded they would have to come back in with a plan that the Board would have the discretion to approve. Mr. McGrory asked how would they go around the court order since the proposal violates it and it was responded that under their current underling zoning they have the ability to redevelop. It was asked if there were any residents that participated in the original litigation and Mr. Lewis responded he did not know. Mr. Waks stated he is hopeful there are no issues amending the underling zoning. Mr. Lewis stated he would get back to the Board as to whether or not the

settlement agreement would preclude the rezoning. Mr. Jenaway stated he was not in favor of the pad site as it has been presented. A discussion ensued regarding options for the setbacks. It was clarified that the Board does not oppose to rezoning but there is more concern about the design. Mr. Lewis stated they would look into design criteria and into a covenant to move it forward.

UPDATE ON THE CROW CREEK TRAIL – GILMORE & ASSOCIATES

There has been on going coordination with the school district, helping each other with the grading design. One of the things that was worked out with the Conservation District is for them to overcontrol the stormwater volume and peak rates in locations where Gilmore & Associates cannot do it the best due to sewer conditions so that they do not have to do it all the way along the Linear Trail. A discussion ensued regarding the negatives and positives of different traffic beacon options for the intersection where the middle school comes out of Keebler Road. It was asked how much funding is currently available and it was responded that currently there is \$2.8 million and \$1.5 million is the PennDOT Multimodal Grant. There is ongoing coordination to get together budget numbers within the next three weeks. Mr. Waks asked if everything goes as planned when would construction begin and it was said that bidding would begin in February, getting under contract in April and start construction in May.

RENTAL INSPECTION PROGRAM

Mr. Waks stated this is regarding adding hotels to the rental inspection program that the Township has for apartments. Mr. Hamaday stated that he is looking for direction from the Board to begin to look at how to make changes to the extent they want to. Mr. Waks stated that based on the information he has received so far, he has no objection to going into every hotel once a year and the Board also agreed. Mr. Jenaway stated that the inspection list though short it is comprehensive. It was noted that common area should be inspected every time the team goes into the building. A discussion ensued regarding the fees associated with the inspection process and Mr. Hamaday stated he would work on this with Director of Public Safety and Police Chief, Mr. Nolan and Chief of Fire and EMS, Mr. Rubin and Mr. McGrory. Mr. Waks stated this is an ordinance change and should be advertised in order to have the hearing in October.

AUTHORIZE STORMWATER AUTHORITY ENGINEER TO REVIEW THE ENGINEERING AND HYDROLOGICAL REPORTS FOR THE PROPOSED ST. DAVIDS GOLF CLUB IRRIGATION WATER SUPPLY PROJECT

Mr. Hamaday stated to have the Stormwater Authority Engineer review the engineering and hydrological reports would be to provide comments to be able to send back to DEP and Delaware River Basin. This would help in making some type of agreement to make sure what they are suppose to do gets done or if it is found they are impacting the creek, necessary objections are made.

Board Action:

It was moved by Mr. Jenaway, seconded by Mr. Philips, all voting "Aye" to authorize the Stormwater Authority Engineer to review the engineering and hydrological reports for the proposed St. David's Golf Club Irrigation Water Supply Project. None opposed. Motion approved 5-0.

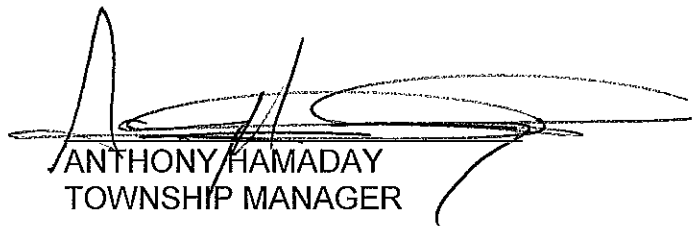
Chairman Comments:

Mr. Waks announced an executive session would follow the end of this meeting regarding a personnel issue.

ADJOURNMENT:

Board Action:

It was moved by Mr. Philips, seconded by Mr. Jenaway, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred.


ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered:

