

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
MARCH 5, 2020

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, March 5, 2020, 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: Bill Jenaway, Tina Garzillo, and Greg Waks. Also present were: Anthony Hamaday, Township Manager; Joe McGrory, Township Solicitor; Rob Loeper, Township Planner; Tom Beach, Township Engineer. Absent: Greg Philips and Carole Kenney.

CHAIRPERSON'S COMMENTS:

Mr. Jenaway announced there was a Zoning Workshop earlier this evening followed by an Executive Session. Mrs. Kenney is away traveling and Mr. Philips is away on naval duty in Los Angeles.

DISCUSSIONS:

Proposed Ordinance re: R-3A Zoning District Amendment

Mr. Jenaway stated there was an amendment made back in 2006 to the zoning ordinance for R-3A which in essence had a phrase that was wrongly used according the Pennsylvania Code. In researching that, it was determined that the R-3A Code needed to be modified to make it compliant with state law. It was noted this matter has been discussed in previous workshops and at the Planning Commission. With no further comments or questions from the Board or public, it was said this matter would be placed on next week's agenda for a required public hearing and Board action.

The Glasgow Tract Subdivision Plan: 65 single-family detached and 208 single-family attached residential subdivision. R-3A, 79.18 acres

Mr. Jenaway noted this is the anticipated final Workshop session on this matter and no votes would be taken this evening. This Workshop is to bring some additional clarity to questions that were asked at the last Planning Commission meeting and at the last Workshop meeting. The purpose of tonight's meeting is for the Board to be brought up to date to any changes and agreements that were made.

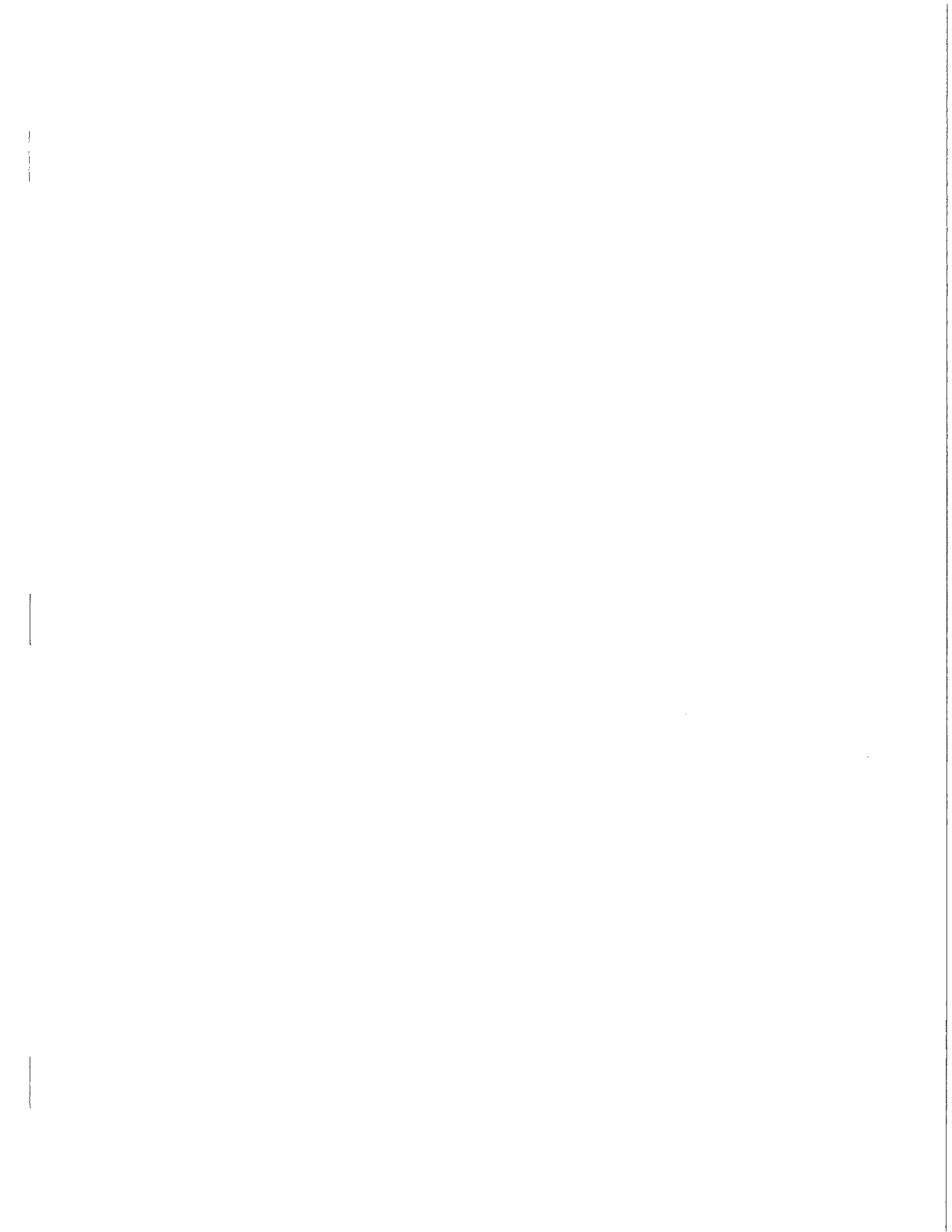
Mr. Loeper stated there was a lot of discussion at the Planning

Commission on various different aspects of the plan. There has also been ongoing coordination with the developer and several meetings have been held at the staff level to go over some of these issues. Mr. Loeper stated some of the items discussed were traffic related issues as well as some environmental issues.

Mr. McBride stated an update was undertaken in 2018 to 2019 which included testing of wells, pondwater, soils, subsurface as well as groundwater evaluations. Mr. McBride gave a brief summary noting there are no sinkhole issues on the site because limestone is not underlining the site and this information has been provided. The Phase 1 and Phase 2 reports with the lab analysis of the water and soils demonstrate there are no environmental concerns whatsoever. The pond water was tested and has no issues from an environmental perspective. As a result of working with the Township Engineer, Township Traffic Engineer, Township Sanitary Sewer Engineer, for the past two years original plans have been submitted and interim letters received were satisfied. Township review letters have been received all noting the plans are now fully compliant and any approval given to the project would require for any comments in those review letters be complied with. At the Township Manager's request, a list of certain items in addition to that, that had been raised at the Planning Commission and other meetings was provided. The commitments are that the pond will be fenced around the perimeter of the wetlands. The emergency connection up to Ross Road which is also a pedestrian connection for people on Ross Road to get through the site and to the new County Trail, that will be a 25-foot-wide right-of-way. There will also be a 6-foot-wide pedestrian trail all along Ross Road to access the new park. Painted crosswalks will also be provided at Spring Lane and Ross Road. It was noted the plan should be ready for approval since the Township's consultants have advised in that regard and the additional items have been agreed on and can be made part of an approval resolution.

Board Comments:

Mr. Jenaway stated he has received various questions that Mr. McBride did provide answers which included would the body of water be fenced and it was responded it would be. It was also asked if the hill on the Prince Frederick side would be leveled and it was responded it would be. The amount of open space was also questioned and Mr. McBride stated they have more than the required amount. He also stated this plan has 100 units fewer than a previous JPI plan that was approved years ago. Mr. Beach stated in regards to the expansive soil, it will not be removed. Part of that will be a detention basin and a mound will be created adjacent to it. It was also stated the environmental studies both Phase 1 and Phase 2 came back clean with no concerns. Mr. McBride mentioned that the Police representatives as well as the Fire Chief were satisfied with every comment that was made as well as with the 24-foot-wide right-of-way with a 20-foot emergency access paved area centered in that. Mr. Waks asked if



there was a way to accomplish the security aspect of the fence but also in a way that is nicer than a mesh fence and Mr. McBride responded the fence proposed does not appear like chicken wire. Mr. Waks requested a sample be provided and Mr. McBride stated he would provide this before next weeks meeting as well as meet with the Parks and Recreation Director in regards to the new park.

Mr. Waks suggested lowering the number of units in response to the resident's feedback and Mr. McBride stated that would not happen especially since the number of units is already 101 fewer than the plan from JPI and lowering the units would affect the pricing on the units.

Public Comments:

Katie Daisy, currently not a resident of the Township but is looking to become one, stated she could not find meeting minutes past April 2019 in reference to this matter. Mr. Hamaday and Mr. Waks stated they would look into it and this matter was included in the January 2020 meeting.

Shirley F. from Johanna Drive, expressed her concern in regards to the search tool in the new website. She also asked if there was one or two emergency exits and it was responded there is one emergency access into and out of the site and one internal access for Public Safety. Questions and concerns regarding the open space, new park and when this property became R3A were expressed. Mr. Jenaway stated it was determined the change to R3A happened in 2006.

Lori B. from Ross Road, asked if the emergency entrance onto Ross Road was changed and Mr. McBride stated it was changed. She also expressed concerns in regards to the pond, wetlands and the phasing of the project. A discussion ensued regarding the phasing of the project with Mr. McGrory stating the project was not phased but construction sequencing. Mr. Jenaway stated the resolution must be worked on with the necessary parties for the meeting next week. Concerns regarding a possible bald eagle on the property arose and Mr. Hamaday stated he would look into the matter.

Jonathan Pierce from Marielle Drive, expressed his questions and concerns in regards to the blueprints, phasing process, units being proposed and pond contamination.

Carolyn C. S. from Ross Road, expressed concerns regarding the hill on the property and property zoning.

Proposal by the Community Center Complex Advisory Board re: Community Center Use Program

Sharon Davidson, member of the Community Center Complex Advisory

Board (CCCAB), stated there is a large proportion of the population would could benefit from the activities at the Community Center but may not be able to afford the membership fees. One idea is for members of the community to either nominate themselves through an application or be nominated by someone else such as a counselor or a social worker to become members of the Community Center. They would be vetted by the CCCAB with an interviewer. It was noted that a similar idea was placed where schools offered this to students but no one came to the Community Center. This new idea would be the reverse approach. The application would be available online and at the Community Center. The unknown Community Services Coordinator could vet the applicants first and the CCCAB can do the interviews. These members would have all the passholder benefits. Lack of transportation was another thing that was discussed but the Community Center is a Rambler stop so they would be notified of this as well.

Board Comments:

Mr. Waks thanked the CCCAB for working on this program. He also stated it fits a need in the community and is certainly for the plan. Mr. Waks asked what the next step would be and Mr. Hamaday stated once details are finalized he would let the Board.

Mrs. Garzillo also thanked the CCCAB for presenting this idea and hopes families take advantage of this program. She also mentioned having CCCAB apply for additional funding through the BCA.

Mr. Jenaway asked if the questions and process for vetting individuals still has to be made and it was responded that an application has been made. He also noted the Community Center is paid for by Upper Merion Township tax dollars and so Upper Merion residents should be prioritized before anyone else is given consideration. Mr. Jenaway asked Mr. McGrory if there were any legal aspects that would need to be evaluated by gifting memberships and it was responded that since it is the Township's facility with public funds, the Board can set the parameters under passholder membership to include a small segment of people who are underprivileged.

Public Comments:

Dottie Hensel from Marielle Drive, expressed her concerns in regards to the gym's capacity and parking issue at the Community Center.

900 River Road LLC Development Plan: 900 River Road. Demolish existing structure and construct a new 331, k428 sf warehouse/distribution center. 29.84 acres, HI Heavy Industrial. Plan Expiration: 4/12/20

Mr. Al Fascaldo, representing the applicant, along with Mr. Harper from Fox Field Industrial; Mr. Hughes, Civil Engineer; Mr. Gibson, Traffic Engineer and

Mr. Pore, Project Manager. Mr. Fascaldo stated this is a warehouse project at 900 River Road, the site of the former Johnson Matthey pharmaceutical facility currently being demolished to make way for a distribution warehouse. Mr. Harper briefly reviewed their background, stating they have offices in Boston and Atlanta but business is predominantly located in the Philadelphia area. It was noted they only do industrial projects. Mr. Hughes ran through the basics of the application. The project will include the warehouse, associated parking, stormwater management facilities, utilities, site lighting, and landscaping. The project area map and renderings were reviewed. The waiver requests include proposing to reduce all design storms to the current condition of those design storms where the ordinance requires more reduction due to the need to maintain the existing hydrology. Another waiver is allowing grading within five feet of a property line. This is simply to allow construction of entrance area improvements. The final two waivers are for curb and sidewalk on River Road.

Board Comments:

Mr. Jenaway asked who the warehouse would be for and it was responded there is no tenant and it would not be for Johnson Matthey. Mr. Waks asked for the size of the existing structure that is currently being demolished and it was responded that there a series of structures and tanks. The end result of the impervious coverage is the existing 45.5% and the proposed is 56.1% where the maximum allowable is 75%. Mr. Waks asked if there was anything to be done to mitigate the additional impervious and it was responded they are using all soft VMP's and are directly treating what runs off of the pervious surfaces with bioretention facilities and rain gardens. They are also constructing a wetland as part of a permit being submitted to DEP. Mr. Jenaway stated a concern is a known flooding area in West Conshohocken near the site and any additional water going in there will be problematic. He also expressed concerns with known projects with VMP's that have shown not the work. Mr. Jenaway asked if there were any issues with the requested waivers and Mr. Beach stated the only one they went back and forth on was the stormwater issues. Mr. Jenaway inquired about the traffic study and Mr. Loeper responded a traffic study was done in consultation with PennDOT, following PennDOT guidelines and they created certain parameters in terms of background traffic and those types of things within the study. Mr. Loeper confirmed this would be presented to the Planning Commission Wednesday night.

Public Comments:

Mark McKee from Gulph Mills, expressed his questions and concerns.

641/651 Timber Circle Subdivision. Lot line adjustment, 2 lots, R-1.
Plan Expiration: 4/14/20

Mr. Loeper stated this is a simple plan where the flag lot that is located

behind the subject lot that made the application is that their driveway is primarily located on the neighbor's property. This is something the applicant had contacted Mr. Loeper about what they could do to get this resolved. The plan is to shift the lot line from one location to another so that the driveway will be on the appropriate property. It is Mr. Loeper's understanding that the property owners have come to an agreement and it is being presented because it has to go through the subdivision process to change the lot line. Mr. Jenaway stated the matter may move forward.

Bid Award for the Fire/EMS Substation

Mr. Hamaday gave an update and stated there were only four bidders for three of the primes. This is being worked on and to be completed to make a recommendation for the Board's action next Wednesday night. He is hopeful to be in the position to ask the Board to make a recommendation to approve a bid award for the general contractor. Two electrical bids were received and were a bit higher than the estimate. The only other bid received was a mechanical bid which was also a bit higher than the construction estimate. No bids were received for plumbing or elevator. The Board will be asked permission to re-advertise these two bids. It was further noted it is important to get a general contractor to do the steel work.

Public Comments:

A Resident asked the location of the Fire/EMS Substation and it was responded it would be in The Town Center, on Guthrie Road.

New PSATS Representative

Mr. Jenaway stated a new representative would have to be chosen as he will be taking the role of President and would no longer be able to represent the Township. Mrs. Kenney stated she would be able to fill the role.

Board Action:

It was moved by Mrs. Garzillo, seconded by Mr. Waks, all voting "Aye" to Appoint Mrs. Kenney as the representative for Upper Merion Township at the PSAT conference. None opposed. Motion approved 4-0.


Police Gun Range

Mr. Hamaday stated this coming Monday, bids for the Police Gun Range will be opening for the backstop project. This is replacing the backstop for both the indoor and outdoor range. With due diligence, he is requesting to add this item to next week's agenda for award and the Board approved.

ADJOURNMENT:

Board Action:

It was moved with all voting "Aye" to adjourn the meeting. None opposed.
Adjournment occurred.



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered: