

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
MAY 2, 2019

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, May 2, 2019, in the Township Building. The meeting was called to order at 7:42 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: John Walko, Township Solicitor; Robert Loeper, Township Planner; Mark Zardoga, Township Code Enforcement Director; Todd Lachenmayer, Public Works Superintendent; Laura Arnhold, Township Library Director. Absent: Sally Slook, Acting Township Manager.

CHAIRPERSON'S COMMENTS: -None.

DISCUSSIONS:

UPDATE TO PART-TIME PERSONNEL POLICY

Ms. Slook stated that Upper Merion Township has historically offered vacation time accrual to part-time employees in addition to full-time employees. What is being proposed is to modify that policy towards grandfathered existing employees and for all new part-time hires, who will no longer be offered vacation time. Multiple vacations of part-time staff have created scheduling issues because they have been hired to supplement a full-time staff. It was clarified that grandfathered in would be for the existing regular part-time employees. It was noted that this policy change is long overdue and Ms. Kenney noted that it is fair to grandfather in the existing part-time employees even though she does not like it. With no further comment from the Board or public, Mr. Waks stated the matter be put on the Business Agenda.

LEASE AGREEMENT BETWEEN LAFAYETTE AMBULANCE & UPPER MERION TOWNSHIP

Mr. Walko stated that Lafayette Ambulance is in the process of dissolving and the Township is taking over their assets and services. One of the assets is their building that is on Henderson Road. The process of this dissolution is going to take a few more months. Meantime the Township would like to occupy the building and start using the premises. Lafayette Ambulance is looking to enter into a short term lease with Upper Merion Township for \$100.00 and again, eventually the money paid to them will come back to the Township. The lease will

be for a couple of months or up until Upper Merion Township takes over Lafayette Ambulance. It was noted that this is a non-substance lease but will be used as a paper trail. It is a time sensitive matter since Upper Merion Township would like to start occupying the building May 6, 2019 and there will not be a BOS Meeting prior to that date.

Board Action:

It was moved by Mr. Philips, seconded by Ms. Kenney, all voting "Aye" to approve the Lease Agreement between Lafayette Ambulance and Upper Merion Township. None opposed. Motion approved 4-0.

REQUEST FOR WAIVER OF ZHB FILING FEES

Mr. Waks stated that as the Board already knows a letter from a resident was received regarding waiving the Zoning Hearing Board filing fees to be able to keep her baby chicks she received over the Easter holiday. Mr. Waks noted that the resident does not have the financial resources to cover the filing fees. Mr. Waks is proposing the BOS provides a waiver for the Zoning Hearing Board filing fees for Jennifer Sexton.

Board Action:

It was moved by Ms. Garzillo, seconded by Ms. Kenney, all voting "Aye" to approve the Request for Waiver of ZHB Filing Fees. None opposed. Motion approved 4-0.

PRESENTATION BY CATALYST EXPERIENTIAL

Mr. Thaddeus Bartkowski from Catalyst Experiential stated his proposal is a very dynamic communication platform that integrates significant enhancements to the community along with some infrastructure projects. For Upper Merion Township there are five locations, park enhancements at Bobwhite Park, Aspires Design at Bechtel Bridge along Route 422, a gateway monument at 795 West DeKalb Pike, a pedestrian bridge at DeKalb Pike and Saulin Boulevard that would service the trail extension and the construction of a new Township Library at 216 Allendale Road. The specific locations were chosen to be able to cover of the major arteries that both residents and visitors travel when coming through the municipality. Mr. Bartkowski further stated that this communication platform would have the ability to reach approximately 325,000 people every 24 hour period along with the off premise messaging that supports the investment into these projects the municipality will also be provided with once every two minutes from each one of the displays. The organization will also provide all of the creative in which the municipality could use to communicate with those 325,000 people. Based on what is being proposed, all of the design, approvals, permitting, construction, maintenance, operation is the responsibility of Catalyst

Experiential and at a zero cost to the municipality. The only exception to that is as it relates to the scope and the scale of the library. What is being proposed in regards to Township revenue is in the base year \$48,000.00 in compensation for the Bobwhite Park location and Aspires Design for a total of \$96,000.00 with escalators. Over the life of the lease is just over \$3.7 million in financial consideration. Mr. Bartkowski stated that the outcome of this project is creating new things that have significant value in the township, a revitalization component and enhancing the functionality of the park, trails and providing new infrastructure in the form of the library and pedestrian bridge, being able to generate revenue and creating a communication platform for the municipality to use that has the ability to reach 325,000 people a day at no cost to the municipality. It was also noted that the process of inputting information on the installations is very simple. The Board expressed gratitude to Mr. Bartkowski for coming out and giving a thought provoking presentation.

GVF PRESENTATION ON THE RAMBLER

Ms. Anita Nardone, Director of TDM Planning for Greater Valley Forge (GVF) stated that one of their assignments has been to run the Upper Merion rambler for almost 20 years, since 1999. A focus group for residents was recently done as part of a grant that was received from the Upper Merion Board of Community Assistance. Ms. Nardone gave a power point presentation which showed the summary of the outcome of the focus groups, and an update on what is paid to maintain this service. The rambler has reached almost a quarter of a million rides in the 20 years so far. Since 2013 the number in ridership has declined from 17,000 to roughly 8,500 rides in 2018 alone. It was further noted that there wasn't too much information for the decline in the past three years. The rambler has not reached even the highest ridership that it has had at the beginning of its service. Ms. Nardone referenced her power point and noted that the largest ridership and the population it serves are the senior citizens. There were meetings with the riders to get feedback in regards to how to better the service to be able to obtain more riders. Ms. Nardone noted that riders expressed great satisfaction and a high appreciation with its drivers and service. One concern that came up was that due to the one route that receives request stops and the rambler going through low usage stops, the rambler runs 15-20 minutes behind. Removing the very low usage stops would certainly improve the performance and make the rambler more dependable for riders. There was also an interest by some of the older riders to have the rambler run during the evening so they could go out to dinner. A request for an additional 12 routes was made which is counterintuitive to the concept of getting the rambler on time. Other comments and complaints were in regards to why the rambler couldn't stop closer to rider's homes that had ailments. As a result of the focus group, effective May 6, 2019, an adjusted schedule will be released. The adjusted schedule will have the low used regular stops to requests stops removed, saving the driver at least 12 minutes. For 2018, it costs roughly \$240,000.00 a year and about \$20,000.00 a month to run the rambler which is 9 a.m. to 4 p.m. every day with a

12 p.m. to 1 p.m. break. Mrs. Garzillo asked if there were any active ways of increasing the ridership and Ms. Nardone stated there weren't any other than getting information out. Another question arose regarding whether there was any data if Uber and Lyft were contributing to the decline in ridership and Ms. Nardone responded that it appears they have effected other shuttles she has been managing.

Public Comments:

Ms. Heller, a resident of the township, asked if there were signs at the requested stops and Ms. Nardone responded that, that is another issue because there are left over signage around town. Ms. Nardone also stated she has been in touch with Mrs. Allison Pimm and Miss. Amanda Conian along with Public Works about pulling out those old signs that are no longer in the current schedule and causing confusion. Ms. Heller also asked if there was a way to use the rambler after hours and Ms. Nardone stated that could be arranged but the Township would have to pay for.

CRAFT CUSTOM HOMES SUBDIVISION: 383 ANDERSON ROAD, 1.95 ACRES, 8 DWELLING UNITS (5 NEW SINGLE FAMILY DETACHED, 3 EXISTING MULTI-FAMILY)
PLAN EXPIRATION: 6/2/19

Mr. Loeper stated this property is located across from the Green Tree subdivision on Anderson Road. The existing dwelling has been converted over the years into a 3 unit multi-family with a barn in the back. The proposal is to create a small cul-de-sac with 5 new single family lots and maintain the 3 unit older home that is located on the site. Mr. Loeper stated there have been reviews with Remington and Vernick Engineers but they have not been to the planning commission yet. It was noted that the applicant along with their engineer and attorney were present for any additional questions. Mr. Waks asked if this was R1 or R2 zoning and Mr. Loeper responded that it was R2 zoning. Mr. Waks mentioned he would like to hear what the Planning Commission and Shade Tree Commission has to say about this.

BRANDYWINE OPERATING PARTNERSHIP, LLC DEVELOPMENT PLAN: 650 PARK AVENUE, DEMOLITION OF EXISTING 2-STORY (+ 50,000 SF) OFFICE BUILDING AND CONSTRUCTION OF A 4-STORY (+100,000 SF) OFFICE AND 4 LEVEL PARKING STRUCTURE. 165-160.3 TO PERMIT AN INCREASE IN BUILDING HEIGHT AND REDUCTION FRONT YARD IN ACCORDANCE WITH PROVISIONS OF KPMU.
PLAN EXPIRATION: 7/4/19

Mr. Loeper stated that this the two-story building with the demonstration part in front of it at the corner of First Ave. and Park Ave. When Brandywine first met with the Township they were trying to decide what could be done with the

building and it was determined that it had basically outlived its useful life at this time and so the plan is to demolish it and replace it with a four-story building approximately 100,000 square feet with a parking deck on the current surface parking lot. Mr. Anthony from Brandywine briefly went over some minor changes to the project. He noted that it is now 50% occupied and slowly moving tenants out to other Brandywine properties in King of Prussia and the local area. It will be fully vacated in July with the demolition also starting in July. There has been coordination with the King of Prussia Bid about connection with the Linear Park. Ms. Julie Bush, the landscape architect for this project, for the Linear Park and the Demonstration Projects that are getting demolished, briefly went over the site plan and the amenity space with her power point. It was noted that there wasn't a rendering for the west side of the building but plans are being worked on to beautify this side. Mr. Anthony stated that the industry is going more towards fit and well certifications and so a Well Consultant has been hired. Fit and well certifications are more about the employee than the building. It includes more drinking fountains, more walking up and down steps, how to engage people to be more active but also has limitations on small things like vending machine options. The project is already with the Montgomery County Planning Commission. Mr. Loeper pointed out that under the provisions there are two things that need conditional use and that hearing will have to be in May.

Board Comments:

Mrs. Garzillo stated she was pleased with the 250 square foot retail space that is going to be accessible from the outside. She also mentioned she anticipates the space being very successful. Mr. Anthony added that Brandywine will make every reasonable effort to get the space leased but if this is not possible then to have it be office space. Mrs. Garzillo asked what was included in the conditional use and it was stated that one is to bring the building closer to First Avenue and the second is to raise the building height above the 50 foot maximum to 60 feet.

Public Comments:

Ms. Carol, a resident of King of Prussia, inquired about traffic impacts and for how long during the construction. It was said that a traffic study was done but that they will have to get back to the resident regarding specific information.

COMMUNITY CENTER ROOF PANEL DECORATION DESIGN DISCUSSION

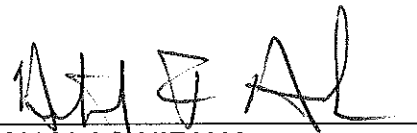
Ms. Glenn Anne Chabala stated that the Community Center will receive a new roof and construction is expected to begin this summer. The construction will bring about a parking inconvenience and so one idea to keep pass holders engaged and feeling a part of the Community Center during this process is through a roof signing. The roof signage would be tasteful and not appear like graffiti and would occur during a pass holder event. Mr. Philips expressed his

concern about the hazards of having the roof around children and disrupting the whole construction process for the contractors. Mr. Waks stated that he liked the idea being presented. Mrs. Kenney stated that she would have liked to have been presented with more options on how to engage the community with this roof project and was displeased having one been presented the roof signage option. She also expressed her concerns with the roof signage appearing like graffiti. A discussion ensued regarding the type of signage, how many and where the used panels will be placed. Mrs. Kenney stated that the Community Center Complex Advisory Board was against the roof signage idea. A discussion then followed regarding other options that could possibly work in place of the roof signage. Mr. Waks noted three concerns that need to be signed off on and then the matter can proceed. It includes a sign off from the contractor that this project can be done without damaging the panels, the project be added to the BID so there isn't a possibility of a change order from a contractor, and a plan be provided that ensures a safe way to execute the panel signage.

ADJOURNMENT:

Board Action:

It was moved by Mrs. Kenney, seconded by Mrs. Garzillo, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred.



NICHOLAS HIRIAK
ASST. SECRETARY/TREASURER

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Minutes Approved:

Minutes Entered: