

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
OCTOBER 18, 2018

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, October 18, 2018, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:43 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Bill Jenaway, Greg Waks, Carole Kenney, and Tina Garzillo. Also present were: Sally Slook, Acting Township Manager; Joseph McGrory, Township Solicitor's; Rob Loeper, Township Planner and Tom Beach, Township Engineer. Absent – Chairman Greg Philips.

CHAIRMAN'S COMMENTS:

Vice Chairman Waks announced that while the Board did not have an Executive Session prior to tonight's meeting the Board did meet a few nights ago in Executive Session to discuss a legal matter. Also, Mr. Waks announced that prior to tonight's meeting the Upper Merion Township Foundation met. At the meeting the Board met the McBrearty family. Mrs. McBrearty explained that she and her son Logan had discussions about learning to give back to the community and how he was fortunate to play basketball. So in lieu of receiving birthday presents, Logan asked his friends to donate to the Upper Merion Township Foundation. As a result, Logan and his friends collected \$100.00 to donate to the Foundation with the hope that one of their peers could also join basketball. The money was donated to the Park and Recreation Department in order to help someone play recreational basketball. Vice Chairman Waks thanked Logan, his friends, and the McBrearty family for their charitable act.

NEW BUSINESS

PROCLAMATION RE: FIRE PREVENTION MONTH

Supervisor Jenaway stated that October is Fire Prevention Month and proceeded to read a proclamation stating such. At the conclusion of reading the proclamation Supervisor Jenaway called on Chief Dennis Rubin to come to the podium to accept the proclamation and take a photograph. Mr. Jenaway went on to say that he was honored a couple weeks ago at the State Fireman's Association to receive on behalf of our three fire companies, the Fire Safety Education Award granted by the state. Each year nine awards are granted. Three in each of three categories based upon population. King of Prussia qualified in the large community category and they took first prize. Swedeland and Swedesburg were classified in the second category and took first and second prizes in those categories. He emphasized the fine work the three fire departments as well as the ambulance squad do in educating the public in fire safety. Kudos to the groups. Supervisor Jenaway also announced that he was fortunate enough to be appointed by the state to be one of the twenty members on the State Fire & EMS Commission. He stated that this past year the commission has worked diligently on recommendations to enhance fire and emergency medical service protocols, actions, legislation and administrative protocols. He noted that next Tuesday he will be in Harrisburg to find out how the 91 recommendations made at the last meeting will be created into legislative or administrative goals for the remainder of this year and next year.

PRESENTATION OF GUTKOWSKI TOWNSHIP FIREFIGHTER OF THE YEAR
AWARD TO CHARLES SCOTT OF THE SWEDESBURG VOLUNTEER FIRE
COMPANY

Chief Dennis Rubin addressed the audience stating it was an honor to be able to present the Firefighter of the Year Award. Instituted in 1966, the Bernard S. Gutkowski, Sr. Firefighter of the Year Award is presented to a member of Upper Merion Township's Volunteer Fire and Rescue Services for outstanding volunteer service. The recipient is chosen by their peers. This year the recipient of the Gutkowski Firefighter of the Year Award is Charles Scott. Charles love for the fire service and being involved in the community began with volunteering with the Hancock Fire Company of Norristown before joining the Swedesburg Fire Company in 2014. In the short five-year period that Charlie has been involved with Swedesburg, he has been awarded the fire companies Firefighter of the Year, Rookie of the Year and the King of Prussia Rotary Club's Firefighter of the Year. It is with great pleasure to recognize Charles Scott as the recipient of the Bernard S. Gutkowski, Sr. Firefighter of the Year Award for 2018.

PRESENTATION OF THE MARY BACCHI EMERGENCY MEDICAL SERVICES
RESPONDER OF THE YEAR AWARD TO BRIAN GEIGER

Chief Dennis Rubin asked Mr. Brian Geiger to step forward and join him at the podium. He announced that the Mary Bacchi Emergency Medical Services Responder of the Year Award is presented to a member of Upper Merion Township's Volunteer Fire and Rescue Services for outstanding emergency medical service. The recipient is chosen by their peers. This year the recipient of this award is Brian Geiger. Brian began his career as EMT-B in 2005 with Plymouth Community Ambulance Association and in 2009 accepted a full-time position at his current employer – Lafayette Ambulance and Rescue Squad. In his tenure at Lafayette, Brian serves on many committees and is in charge of Building Maintenance. He is also tasked with certain administrative duties, while still manning the ambulance. Brian's current rank is Captain. It is with great pleasure to recognize Brian Geiger as the recipient of the Mary Bacchi Emergency Medical Services Responder of the Year Award for 2018.

PRESENTATION RE: FIRE & RESCUE APPRECIATION AWARDS

Chief Dennis Rubin along with the three other fire chiefs announced the list of 2018 Fire & Rescue Service Awards. Chief Rubin stated that there were a total of 200 people that made the list tonight for various service purposes. The ones acknowledged tonight were in five year blocks. Chief Rubin along with the Board of Supervisors acknowledged the tremendous work of the men and women honored tonight. They put in 24 hours a day – seven days a week serving our community. He asked for a round of applause for these selfless individuals. Chief Rubin announced that if anyone in the community is interested in becoming a volunteer fire-fighter or EMS to contact one of the fire companies or Lafayette Ambulance.

CONSENT AGENDA RE:

1. Equipment Replacement Request re:
 - a. IT Department – Upgrade to Microsoft Exchange Server and Office Package - \$35,000.00
 - b. Police Department – Replace Laptop for Patrol Van - \$3,686.00
2. Bid Recommendation re: 2018 UMPDS Pistol Range Remediation Project to Alloy5 Architecture in the amount of \$42,000.00

3. Accept Extension Letters re:
 - a. Tom Puhl/F&P Ventures Development Plan, 504 Swedeland Road until November 30, 2018
 - b. Rapine Tract Subdivision Plan, 510 W. Beidler Road until November 20, 2018
4. Bid Recommendation re: Crow Creek Trail Project to Gilmore & Associates in the amount of \$329,315.00
5. Citizen Board Appointments re:
 - a. Frank Buttarro to the Economic & Community Development Committee
 - b. Kabindra Shakya to the Environmental Advisory Council

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 4-0.

REALEN VR-9: REALEN VALLEY FORGE GREENES/CA SENIOR LIVING HOLDINGS, LLC., 350 GUTHRIE ROAD, 192 UNIT (INDEPENDENT, ASSISTED LIVING, MEMORY CARE), 11-STORY BUILDING. 1.6 ACRES. RESOLUTION 2018-51

Rob Loeper, Township Planner, summarized the land development plan for Realen Valley Forge Greenes on behalf of CA Senior Living Holding, LLC. He stated this property consists of 1.60 acres located at 350 Guthrie Road, adjacent to the property designated for the Fire EMS Facility.

The proposed development is an 11-story Senior Living Building with an attached 4 story building containing 3 levels of parking and a memory care component on the 4th level. The facility will contain 100 independent living units, 60 assisted living units and a memory care unit with occupancy for 32. The independent living units will be a combination of studio, one and two bedroom units all with a full kitchen. The assisted living units will be located on floors five thru ten and be a combination of studio, one and two bedroom units also with full kitchens. The Memory Care Unit will consist of individual rooms on the fourth floor of the main building and above the parking garage. This unit will have its own dining room, sunroom, library and enclosed courtyard garden.

While reviewing the plan some issues needed some extra time discussing. The first is parking for the development. The recommended parking calls for this development would be one parking space per unit which would be 192 spaces. However, the settlement agreement allows for a reduction in parking with the submission of a parking study as established by the Urban Land Institute to justify the number of spaces. A parking study was conducted by Black and Thomas Panczak for the development. The study examined the availability of public transportation, parking standards for comparable development as recommended by the institute of traffic engineers, the American Planning Association and the Pennsylvania Housing Research Center. These studies were based on similar developments throughout the country as well as three CA Senior Living Facilities and eighteen other assisted and memory care facilities throughout the country. Based on this study CA is proposing .72 spaces per unit or 144 parking spaces. There are also two spaces not located in the garage which are for general service. The traffic study was reviewed by McMahan Associates on behalf of the Township and they concurred that the proposed 144 parking spaces proposed for the site would be adequate to accommodate peak parking. Mr. Loeper stated that residents in the memory unit would not have vehicles and many people in the assisted living units also would not be driving. CA provides transportation services for several functions to assist the residents. This service allows for residents even in the independent side of the facility to give up their vehicles.

Access to the facility is through two driveways on Guthrie Road. One is primarily for residents, guests and employees. The other is for service and delivery. Mr. Loeper also spoke about the safety of access due to the fact that the posted driving speed on Guthrie Road is 35 mph however on that stretch of road it is noted that the speed of vehicles is more like 48 mph. PennDot, McMahon Associates, and the Township did meet to discuss this issue.

Mr. Loeper noted that Dennis Maloomian from Realen as well as representatives from CA were present to answer any questions from the Board. He also stated that a Resolution prepared by Hamburg Rubin that meets all the needs of Realen and CA is on the table for the Board to adopt.

Board Comments:

Ms. Tina Garzillo questioned if the parking garage is limited to just the residents, visitors, and support staff and is there a key pass to get in. Mr. Maloomian replied stating that this facility is accessed entirely from Guthrie Road with no access into the Village through any internal roads. He does not feel that anyone would go back out onto a public road to get into this garage. He also noted that they have been very diligent in controlling the unauthorized use of parking spaces by people and he does not expect that would be a problem in this instance. Mr. Maloomian stated that at this time there are no gates planned at this parking garage however if unauthorized parking becomes a problem that is something that they may revisit.

Ms. Carole Kenney asked the ratio of caretakers to the residents in the memory care units. It was stated that typically in memory care the ratio is one caretaker for six to eight residents. She expressed her concern about the number of parking spaces for this facility. She also asked about public transportation and where the bus spots are located. It was noted that there are several bus stops along the perimeter of the Village.

More discussion took place regarding how many people drive or keep cars when entering into a facility as this. It was noted by Mr. Maloomian, Mr. Loeper and the representatives of CA that the data done over the years at similar facilities show that many people give up their cars and do not drive anymore once they move into a senior facility. They made an effort to reassure the Board that adequate studies were performed and they were confident that there would be adequate parking.

Mr. Jenaway commented that he has had experience with these types of facilities and he concurred that most residents do not drive anymore after moving in, however he did note that on holidays or group events the parking may be an issue. He also asked if this facility was a buy-in or rental facility. It was noted that this is a rental facility – no buy in. The facility is pet friendly.

Mr. Jenaway asked if the ambulance rotation throughout the complex was worked out with Chief Rubin. The answer was in the affirmative.

The Board emphasized that this type of facility has been desperately needed in Upper Merion Township and they are thrilled that it has finally arrived.

Resident Comments:

Mr. Mike Neopolitan, 360 Garrison Way, commented on the parking problems at the Village and asked if there could be any compromise in reducing the number of units of the facility. Mr. Waks stated that it is understanding that if there is a traffic study done that acknowledges enough parking to accommodate the residents and we have confirmation from the township traffic engineers we are required to approve the development. Mr. McGrory, Township Solicitor explained that there is a process that the applicants have followed under the settlement agreement and township consultants reviewed and agreed.

Board Motion:

It was moved by Mr. Jenaway, seconded by Mrs. Kenney, all voting "Aye", to approve Resolution 2018-51 as presented. None opposed. Motion passed 4-0.

ACCOUNTS PAYABLE & PAYROLL:

Board Action:

It was moved by Mrs. Kenney, seconded by Mrs. Garzillo, all voting "Aye" to approve the Accounts Payable & Payroll as presented. None opposed. Motion passed 4-0.

ADDITIONAL BUSINESS:

Mr. Greg Waks was stunned by the death of two very long residents of Upper Merion, Lynne Gold-Bikin and Sal Sonsino, both of whom served for over a decade on township citizen boards. Lynne was on the Municipal Utility Authority and eventually moved on to serve on the Zoning Hearing Board. Sal was a member of the Environmental Advisory Council. They both served with dignity and the community will miss them. Thoughts and prayers from the Board of Supervisors and the Township Family goes out to their families.

Ms. Tina Garzillo announced that on October 27th at the Farmers Market there will be an event called the Spectacular Barktober Fest. There will also be a green drop for residents to bring clothing and household items to be donated. She also noted that the Winter Market will be moved inside of the township building.

A meet and greet will take place this weekend for the Upper Merion Police Department on Main Street of the Village at Valley Forge from 10:30 am to 2:00 pm.

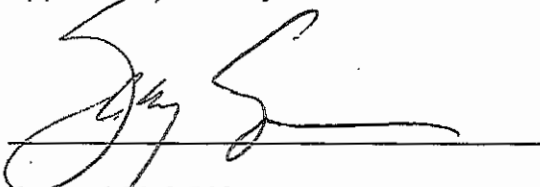
Mr. Bill Jenaway announced that on Sunday, October 21st from 2:00 pm – 4:00 pm will be the annual Halloween Parade and Trunk-or-Treat at the Township Building. He urged young and old to come in costume and be a part of the festivities.

Mr. Greg Waks noted that Park and Rec is holding a Halloween Party tomorrow night at the Upper Merion Community Center. Light refreshments, games, crafts, dancing will be provided. There is a small charge for admission.

Lastly, Mr. Waks wished everyone who celebrates Diwali a very happy Diwali.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Jenaway, seconded by Mrs. Kenney, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 4-0. Adjournment occurred at 8:54 p.m.



SALLY SLOOK
ACTING TOWNSHIP MANAGER

cad
Minutes Entered
Minutes Approved: