

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
SEPTEMBER 6, 2018

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, September 6, 2018, 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: Greg Philips, Greg Waks, Bill Jenaway, Tina Garzillo and Carole Kenney. Also present were: Sally Slook, Acting Township Manager; Joe McGrory, Township Solicitor; Jessica Chase, Qscend Technologies; Allison Pimm, Public Information Officer; Alicia Clark, Qscend Technologies and Rob Loeper, Township Planner.

CHAIRMAN'S COMMENTS:

Chairman Philips stated an Executive Session was held prior to this meeting dealing with litigation and personnel issues.

DISCUSSIONS:

PRESENTATION BY JESSICA CHASE FROM QSCEND TECHNOLOGIES, INC.
ON A NEW CITIZEN REQUEST MANAGEMENT TOOL

Ms. Jessica Chase introduced herself and stated she is present tonight to introduce the Board to QAlert, which is a Citizen Request Management System. QScend Technologies, Inc. has been around since 1998 with their corporate headquarters in Waterbury, CT. They are a nationally recognized leader in e-government software. They have over 300 customers with populations ranging from 1,200 to 2 million that are using this city and county wide system to manage their service requests and work orders. QAlert is a government workflow system. The components included are a mobile app, website app, call entry app, internal workflow system. It was explained that all of QScend's customers are a city or county – using this system to improve their day to day operations. The QAlert system is proven to reduce calls, improve communications and save staff time.

Ms. Chase gave a quick overview to the Board on how the program works. Ms. Pimm, Township Public Information Officer stated that the township currently has a program in place to handle citizen requests and that this program would replace the one currently being used.

Ms. Kenney stated that currently if she is following up on a resident complaint/problem she currently will email the manager and or the department that would handle it. If we went with a new system – would that continue to happen?

Ms. Chase demonstrated how a request would be entered – either by mobile app or the website. After a complaint is entered the person calling it in is notified that their request has been received and what the expectation is for when the problem will get fixed. All requests will be given a request ID number that the person can use to call and get an update if necessary.

On the internal side the program will also track each request. For example how many man hours it took to repair issue and how it was involved. The system supports GIS integration, which is helpful to staff.

Supervisor Jenaway stated that he uses systems like this in his work environment for performance management and goal setting. He asked if she has clients that use this tool for those purposes. Ms. Chase responded in the affirmative. She noted they have a lot of customers that use the data and reports they get from the program for performance based decisions.

Ms. Kenney asked if training is available. Ms. Chase explained that their company does all software development. They do all the project planning and implementation. From a training standpoint – training would be done on-site. They would send trainers out and they train by role. The system is very user friendly. The company offers free webinars, training sessions, user groups.

Support is 24/7. A live person is always going to answer the phone.

Supervisor Jenaway asked if they have any customers in the Philadelphia Metropolitan area. It was stated that their only customer in Pennsylvania is in the Pittsburgh area.

It was noted that this type of system improves communication and cuts back on employees duplicating what other employees have already done thus saving significant time.

Ms. Chase explained that the cost of the program is based on population and it is for unlimited users. For Upper Merion Township it would be \$1150.00 per month, billed annually regardless of how many users. Contract is for 12 months and after that year to year. Training depends on the user. Additional charges depending on how many days training you want on site. On-line portals for self-training are included; a two-hour administrator training is included.

A detailed discussion ensued regarding how this system might impact Right-to-Know. Record retention and purging was also discussed as well.

Chairman Philips thanked Ms. Chase for her presentation and asked if there were any additional questions from the public. Hearing none Ms. Chase concluded her presentation.

REALEN VR-9: AGE RESTRICTED/ASSISTED/MEMORY CARE. 350
GUTHRIE ROAD, 192 UNIT, 11-STORY BUILDING. 1.6 ACRES

Mr. Dennis Maloomian, Realen Properties, addressed the Board stating that several years ago he was addressed by the Township to make sure as the planning stages of the mixed uses at the Village of Valley Forge proceeded, that

the senior population was not forgotten. Tonight he presented Realen VR-9, which is a project sponsored by CA Senior Living out of Chicago, a national developer and operator of senior housing all over the country. This facility would be 192 units – 100 units of independent living, 60 units of assisted living, and 32 units of memory care living within one building. Other amenities would include dining, social areas, etc.

Mr. Maloomian presented various slides showing the proposed project. The building would be on Guthrie Road just south of the township's proposed fire station. This facility will be an 11-story building with an attached 4 story building containing 3 levels of parking and a memory care component on the 4th level. He explained that the independent units are basically luxury apartments for residents that are still ambulatory. When residents move in they do so at the level of care they require. They may start in independent living but at some point require additional help and therefore would go into assisted living. He pointed out the memory care unit which is built around an open air courtyard and garden so those residents can use it but are not able to get out. This building has views of Valley Forge Park, the mountain, and the big pond.

Mr. Maloomian mentioned that he met with the Fire Marshal and noted that this will be the tallest building to date at the Village. Discussion followed regarding EMS access to the building.

Solicitor McGrory asked how the density is being calculated in memory and assisted care. Mr. Maloomian stated that there is a provision in one of the amendments to allow for the conversion of hotel density to assisted living and memory care units. Realen is taking 92 units of assisted living and memory care and converting them from the 500 hotel rooms. In the agreement they have the right to convert from office to residential, hotel to office, but assisted living was not addressed in that agreement. This was fixed by amending the agreement to allow for conversion of hotel to assisted living.

Mr. Maloomian stated that they submitted a parking study and they are asking for relief from the parking requirement because many of the residents within this facility will not drive. They are proposing 144 parking spaces which includes residents, staff and visitors. Ms. Kenney voiced her concern that if there are 100 units of independent living and the possibility of two people living there that still drive – that would be over 200 parking spaces. Mr. Maloomian stated that their requirement is one spot per unit. He asked that the Board look at the parking study – it is very detailed. Mr. Maloomian noted that most residents at this facility will not drive. He also stated that there would be vans to drive residents to other places therefore alleviating the need for a car.

Supervisor Garzillo asked what is adjacent to this building. Mr. Maloomian explained that to the north would be the new fire station, to the south is a one acre parcel of ground that has nothing planned for it yet. If asked to speculate he stated that he could see it as a small medical office building. Ms. Garzillo's reasoning for questioning the surrounding buildings is the fear of bleeding into this area from other people not having adequate parking.

The Board voiced their concerns of the parking problems with the Village and pointed out that at the present time 80% of the residents of the apartments pay for parking in the garage but 20% do not do so. These 20% park in spots that

should be available for people using the facility for shopping and dining. It was noted that the parking at the Village is a significant problem and the Board hears complaints constantly. Mr. Maloomian explained the measures they are taking to cut down on the cars parking in the retail spaces over night that should not be there. Mr. Fry stated that they are working with Chief Nolan and the police to try to remedy the parking problem.

Ms. Kenney went back to her previous questions about the number of bedrooms in each unit. It was reported that there are 66 studios, 96 one bedrooms, and 32 two bedrooms in the facility. She also inquired about the nursing care at the facility. It was stated that there is 24 hour nursing care – the number would be determined about how many would be on staff. There are exam rooms. Doctors would come into the facility to provide care to the residents. Supervisor Kenney asked about the price of the care. These figures were not available at the present time.

A lengthy discussion continued about the parking problem at the Village with both sides going back and forth. In conclusion, Mr. Fry will work with Mr. Loeper to further discuss the parking issue and try to come up with a solution.

Chairman Philips asked if there were any comments from the public. Hearing none he thanked Mr. Maloomian and Mr. Fry for coming in this evening.

TOM PUHL/F&P VENTURES DEVELOPMENT PLAN: 504 SWEDELAND ROAD. RENOVATION OF EXISTING WAREHOUSE TO INDOOR RECREATION FACILITY AND ASSOCIATED SITE IMPROVMENTS. LI LIMITED INDUSTRIAL; 4.87 ACRES

Mr. Rob Loeper addressed the Board. He commented that most likely an extension would be needed for this plan. He told the Board that this is the old Tri-State Auction property. The bulk of the property is basically crushed stone and asphalt. Solicitor McGrory asked if this is the property that had the stormwater issue. Mr. Loeper answered in the affirmative. This area is problematic in regards to stormwater. It was noted that the existing building, which is an abandoned warehouse on the property is being renovated. The applicant stated that they spoke and met with DEP. Mr. Loeper continued to explain that the prior owners of this property and the next two properties downstream did work illegally many years ago before the township had a lot of stormwater regulations and DEP permit requirements. Mr. Loeper stated that two large culverts were put through the Bearoff property. He noted he did not know how they were sized. On the other property, which is Shorty & Dave, there is another pipe. There is a stream that goes down through the Gulph Mills Golf Course. Mr. Loeper showed the flood plan area on the map. When Shorty and Dave came for in for an approval some years ago there was discussion that DEP would require the surrounding neighbors to create a certain acre feet of stormwater storage. Initially engineers for both properties were working together but at some point things fell apart and they stopped working together. Shorty did some of the initial work which included purchasing additional property in the back and doing improvements on Flint Hill Road. Flint Hill Road has a low point which would typically flood during major storm events. The rest of the stormwater problems have not been completely addressed. Mr. Loeper states that he put a call into DEP but he has not called back.

Currently, the applicant is in front of the Zoning Hearing Board for a special exception for the recreational use and Mr. Loeper stated that they are also in discussion with Tom Beach's office with issues regarding the flood plain. For these reasons, Mr. Loeper stated that he feels an extension will be needed. The overall plan that Mr. Puhl has presented is just phase I and calls for putting in 2 indoor fields in the existing building, parking and bathroom facilities. The ultimate plan is to building a much larger building.

Chairman Philips asked Mr. Loeper to orient him on the property. Mr. Loeper referencing the map did so.

Supervisor Garzillo asked Mr. Loeper is any of the proposed plan is in the floodplain. Mr. Loeper stated that the existing building is in the floodplain. Mr. Puhl stated that without permitting the prior owner did make adjustments for the flood areas. Whether it is right or wrong what he did helped the situation and the building no longer gets flooded. Mr. Puhl noted that during the 5 inches of rain on August 13th, the building did not flood. Supervisor Garzillo stated that DEP would have to release a property off of the flood plain. Solicitor McGrory stated yes, however, the applicant is not proposing this. Mr. Loeper noted that he has been in discussion with Mark Zadroga and Tom Beach over this issue.

Solicitor McGrory asked the applicant since we are handling this as a land development plan would they have any objection of posting a letter of credit to cover the improvements that should have been done years ago. The calculation would be done by the township engineer. The applicant asked that the township work with them, put them on a timeline and any kind of contingency necessary.

Supervisor Jenaway noted that this part of the township is known for sinkholes and would any specific recommendations be necessary moving forward. Mr. Loeper noted that this would be addressed by Mr. Beach.

The applicant explained that they plan renovations to the outside of the building as well to make it appealing to the residents. Mr. Waks stated that he would like to see renderings of the building before approval.

Chairman Philips asked if there were any additional comments from the Board or the residents. Hearing none the Board moved on the next agenda item.

BRANDYWINE OPERATING TRUST: 625 PARK AVENUE. DEMOLISH EXISTING 2-STORY OFFICE BUILDING AND REPLACE WITH 4-STORY OFFICE BUILDING AND PARKING DECK

The Development Manager from Brandywine Operating Trust provided the Board with handouts of the project. His presentation tonight deals with the property at 625 Park Avenue. The plan calls for a 4-story office building, approximately 100,000 square feet with about 1200 square feet of mixed use. The rendering shows an outdoor terrace for the tenants and a parking deck.

The applicant provided various pictures of the development including the building, the parking garage, and the site. The retail space is located on the

north side and is accessible from the lobby. The façade of the building was presented which shows approximately 50% clear glass.

It was noted that the applicant agreed to create some sort of retail to the front of the building. They are envisioning a coffee shop or lunch spot which would be open to the public and not just to employees of the building. They are still working on this component.

No comments from the public. Chairman Philips thanked the applicant for their time.

3500 HORIZON BOULEVARD DEVELOPMENT PLAN. ADD 32,707 SQUARE FOOT, 2-STORY BUILDING ADDITION TO EXISTING 67,293 SQUARE FOOT BUILDING. 1000,000 SQUARE FOOT BUILDING WILL BE USED FOR OFFICE/RESEARCH DEVELOPMENT. 10.23 ACRES, SM-1 SUBURBAN METROPOLITAN

Mr. Cantor addressed the Board with a development plan at 3500 Horizon Boulevard. Presently it is a 67,000 square foot building in the Renaissance Office Park. The proposal is a 16,000 square foot footprint addition that would be two stories that would permit office, bring the total to approximately 100,000 square foot. Additional parking would be needed if the entire building is built.

The applicant is requesting three waivers. One waiver is for building foundation plantings. He noted that they have been working with the Planning Commission. Second waiver has to deal with parking islands. Currently the ordinance requires a parking island every 10 spaces with plantings. The site was built well before that was an obligation so there are many stretches of more than 10 spaces without plantings. The third waiver has to deal with the tree replacement requirement.

The applicant states that although they are proposing a waiver from replacing the 19 trees on-site they are proposing to replace some of the dead and decaying trees in the area that serves as a buffer on the residential side.

Supervisor Kenney asked for the change in impervious. It was stated that there is no change in impervious.

It was stated numerous times from the applicant that they have no intention of building the parking area unless they are 100% office.

Solicitor McGrory asked if this plan was sent to our engineer. Mr. Loeper stated that Mr. Beech has reviewed the plan.

There was a discussion about the importance of the tree requirements in light of the recent flooding in the township. Ms. Kenney emphasized the importance of trees and plantings since they help with stormwater management.

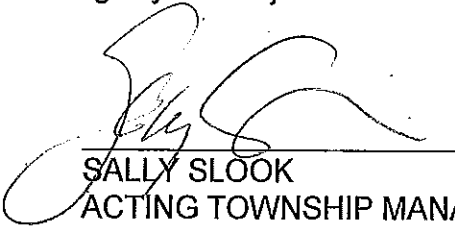
The Board discussed the option of having the applicant donating the 19 trees back to Upper Merion Township so they can plant them where there is a need.

Supervisor Waks ask that the applicant reach out to the neighbors to make them aware of this development plan.

Hearing no comments from the public, Chairman Philips thanked the applicant.

ADJOURNMENT:

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



SALLY SLOOK
ACTING TOWNSHIP MANAGER

CD

Minutes Approved: 11-15-18

Minutes Entered: