

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
JULY 14, 2022 MEETING ~ 7:30 PM FREEDOM HALL

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes: May 5, 2022 – Zoning Code Workshop  
May 5, 2022 – BOS Workshop  
June 9, 2022 – Business Meeting
5. Chairman's Comments:
6. New Business:
  - A. Proclamation re: Park & Recreation Professionals Day  
July - Park & Recreation Month
  - B. Public Hearing re: A Proposed Ordinance adding Section 165-219.8 to the Upper Merion Township Zoning Ordinance to Regulate Short Term Rental Units within the Township and Establish Penalties for Violations.
  - C. Public Hearing re: A Proposed Ordinance amending the Upper Merion Township Code, Chapter 69, "Construction Codes, Uniform" to Adopt Provisions of the 2018 International Building Code, Residential Code, Fire Code, Plumbing Code, Mechanical Code, Existing Building Code, and Urban-Wildland Interface Code, and 2017 National Electrical Code, with Certain Additions, Insertions, and Changes.
  - D. Proposed Short Term Rental Ordinance – Consideration of a proposed ordinance adding Section 165-219.8 to the Upper Merion Township Zoning Ordinance to Regulate Short Term Rental Units within the Township and Establish Penalties for Violations.
  - E. Building Code Amendment Ordinance – Consideration of a proposed ordinance amending the Upper Merion Township Code, Chapter 69, "Construction Codes, Uniform" to Adopt Provisions of the 2018 International Building Code, Residential Code, Fire Code, Plumbing Code, Mechanical Code, Existing Building Code, and Urban-Wildland Interface Code, and 2017 National Electrical Code, with Certain Additions, Insertions, and Changes.
  - F. Consent Agenda re:
    1. Budget Transfer from Building Maintenance Account to HVAC Contract Account in the amount of \$10,000.00 to cover the additional HVAC expenses this year.

2. Budget Transfer from Tuition Reimbursement Account to Utilities Account in the amount of \$6,000.00 to cover the utility use at Stations 356 and 56.
3. Schuylkill River West Trail Contract Payment 2 – James R. Kenney Excavating & Paving. Approve Payment Certificate #2 to James R. Kenney Excavating & Paving in the amount of \$222,381.00 for work to date on Phase 2 of the Schuylkill River West Trail.
4. Resolution 2022-30 – Montgomery County Transportation Program Grant Application – Henderson Road Pedestrian Crossing. Authorization for the Township Manager to submit a County Transportation Program Grant in the amount of \$149,056.00 to Montgomery County for the construction and installation of pedestrian crossing improvements on Henderson Road (SR 3029) at Crossfield Road.
5. Resolution 2022-31 – Multimodal Transportation Fund Grant Application – Henderson Road Pedestrian Crossing. Authorization for the Township Manager to submit a Multimodal Transportation Fund Grant in the amount of \$178,445.00 to the Commonwealth Financing Authority to be used for construction and installation of pedestrian crossing improvements on Henderson Road (SR 3029) at Crossfield Road.
6. Financial Escrow Security Release No. 13, 900 River Road LLC, 900 River Road – Approval of Escrow Release No. 13 to 900 River Road LLC for the completion of required site improvements to date as part of the warehouse development project as recommended by the Township Engineer.
7. Financial Escrow Security Release No. 2, Stonebridge at Upper Merion Subdivision, Dekalb Pike– Approval of Escrow Release No. 2 to Toll Mid-Atlantic LP., in the amount of \$1,803,496.50 for the completion of required site improvements to date as part of the subdivision as recommended by the Township Engineer.
8. First Avenue Linear Park Phase 2 Contract Payment #1 - Road-Con, Inc. Approval of Contract Payment #1 in the amount of \$144,000.00 for the First Avenue Linear Park Phase 2 Project to be paid by the King of Prussia BID as part of the Linear Park Project Agreement.
9. Land Development Plan Review Extension – 450 W. Beidler Road LLC. Accept letter of extension from 450 W. Beidler Road LLC. for the review of the proposed Land Development Plan through August 12, 2022.
10. Land Development Plan Review Extension – GCP Prussia, LP. Accept letter of extension from GCP Prussia, LP - 127 Gulph Road for the review of the proposed Land Development Plan through August 12, 2022.
11. Resolution 2022-34 – Multimodal Transportation Fund Grant Application – Linear Park Phase 3. Authorization for the Township Manager, in conjunction with the KOP BID, to submit a Multimodal Transportation Fund Grant in the amount of \$2,348,093.00 to DCED to be used for design and construction of Phase 3 of the Linear Park Project.

- G. Proposed 2022 Bond Ordinance – Consideration of a proposed ordinance authorizing the issuance of one or more series of bonds in the amount of up to fifteen million one hundred eighty thousand dollars (\$15,180,000.00) for among other things, open space acquisition, capital projects and capital equipment; providing for the date, maximum interest, maximum maturity dates and place of payment in respect to the bonds; setting forth the parameters for acceptance of a proposal and authorizing acceptance of a proposal for the purchase of the bonds; authorizing the proper officers to execute and deliver the bonds; authorizing and directing the preparation, certification and filing of the proceedings with the Department of Community and Economic Development; and setting forth a form of bond.
  - H. Preliminary/Final Land Development Plan - JM Holdings/Chase Bank, 677 W. DeKalb Pike. Consideration of the Preliminary/Final Land Development Plan of JM Holdings/Chase Bank, 677 W. DeKalb, dated May 24, 2022, as prepared by Bohler Engineering PA, LLC, Pike, for the proposed development of the property into a new bank, commercial building and associated site improvements.  
Resolution 2022-32
  - I. Preliminary Final Land Development Plan for - VIMCO – 250 Hansen Access Road. Consideration of the Preliminary Final Land Development Plan for, VIMCO, 250 Hansen Access Road, November 15, 2021, last revised June 7, 2022, as prepared by Bercek & Associates, Inc., for the proposed construction of a new 24,000 sf manufacturing building and associated site improvements on the property.  
Resolution 2022-33
  - J. Craft Custom Homes Escrow Release (Final) – 383 Anderson Road Subdivision. Consideration of a request from Craft Custom Homes for the final Improvement Escrow Release in the amount of \$28,965.56 and final Inspection Escrow Release in the amount of \$12,000 posted for the Anderson Road Subdivision.
  - K. Davis Development Group Storm Water Permit B Waiver Request – 696 North Henderson Road. Consideration of a request from Davis Development Group waiving the requirement for grading to be setback at least five feet from property lines to allow the construction of a new single-family dwelling on the property as recommended by the Township Engineer.
- 
- 7. Accounts Payable & Payrolls.
  - 8. Additional Business.
  - 9. Public Comment.
  - 10. Adjournment.