

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
September 1, 2022

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, Sept. 1, 2022, 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: Tina Garzillo, Greg Philips, Greg Waks, Bill Jenaway and Carole Kenney. Also present were: Anthony Hamaday, Township Manager; Sean Kilkenny, Township Solicitor and Kim Russell, Solicitor's Office, Leanna Colubriale, Township Engineer and Ashton Jones, Twp. Planner.

CHAIRPERSON'S COMMENTS:

Chairwoman Kenney stated that there was an Executive Session discussing legation prior to tonight's Workshop.

Supervisor Philips made a motion to amend the agenda by adding an item to fill the alternate vacancy on the Zoning Hearing Board by appointing Chiragi Raval. This was seconded by Supervisor Garzillo, all voting "Aye" to add ZHB vacancy alternate to the Agenda.

DISCUSSIONS:

APPOINTMENT OF ZONING HEARING BOARD ALTERNATE - Chiragi Raval.

Board Action:

It was moved by Supervisor Philips, seconded by Supervisor Garzillo, all voting "Aye" to appoint Chiragi Raval to the Zoning Hearing Board as an alternate. None opposed. Motion passed 5-0.

PRESENTATION BY KOP BID – Proposed Moore Road Multimodal Trail/Linear Park Extension.

Mr. Eric Goldstien, Director of BID explained that for the past ten (10) years the BID has been making the Business Park on First Avenue friendly accessible by eliminating a traffic lane to add a turning lane, bike lane and sidewalks. Now

the BID is focusing on the Linear Park Extension and Trails with a 6.2-mile loop around the park. Phase one was completed in 2021 and phase two started this August. They are now finalizing Phase three plans to start in 2023, which will complete the project for Moore Road with the Linear Park on both sides of Moore Rd. and from First Ave. to Route 23.

Mr. Goldstien introduced Keith Simone who is the landscaper for this project which will run through 12 property sites. He has been talking with Septa to have a type of enclosure built where the new rails are proposed to go near First Ave. and Moore Road for patrons using public transportation. Mr. Simone mentioned about the trail being on both sides of Moore Rd. and going by the restored Historic Arboretum when it is redone. He also talked about tying the Linear Park Trail to the Schuylkill Trail West that runs behind the Valley Forge Towers.

Public Comments: None

450 WEST BEIDLER ROAD SUBDIVISION PLAN – 215 WINDSOR LLC.
Proposed 9 Lot Townhouse Subdivision.

Ms. Jamie Jun went over all the requirements Windsor LLC met by reducing the original 12 lot Townhouse Subdivision to only 9 townhomes to be built on a little more than 3 acres. This allowed them to include a designated trash site for haulers to turn around as well as an area for snow removal to go and an emergency access. They also plan to widen the road a little for better access for delivery and rescue trucks but by doing this they have lost the extra car parking area but still meet the required minimum car spaces per house.

The Board of Supervisors asked the Township Solicitors to check if this changed plan is considered new due to all the revisions or just revised. If new the Contractor would have to meet the new Floodplain Code and if revised is the Contractor's original submission in 2019 exempt from the new code. Supervisor Phillips asked Ms. Jun if the plans which she states are Co-compliant went through Public Safety Office because if not then they never got full approval.

Public Comments: None

135 WEST DeKALB PIKE, CHICK-FIL-A LAND DEVELOPMENT PLAN.
Proposed Drive Thru lane modifications.

Mr. Bob Tucker from Kaplan Stewart the attorney for Chick-Fil-A introduced a representative from Bohler Engineering who presented plans for Chick-Fil-A to

be able to add an additional drive thru lane by reconfiguring the in/out area by moving the drive thru lanes back further to eliminate congestion and changing the landscaping. The Board of Supervisors wants a traffic analysis by PennDOT for a 4-way light on 202 in front of WaWa before they consider any changes.

Public Comments: None

2501 RENAISSANCE BLVD. LAND DEVELOPMENT PLAN APPROVAL
CONDITION – RENAISSANCE LAND ASSOCIATES. Request for removal of
age restriction dwelling condition.

Mr. Ed Campbell, attorney for the developer presented plans for a 300 multi-family apartment building instead of only for 55 and older facility which would be next to an existing office building at 2701. After a long discussion on whether it should be changed from restricted age to multi living making the development more diverse and whether it is or is not a TOD area (transit orient development), the developer will come back at a later date due to the Board of Supervisors needing to research the reason for the age restriction.

Public Comments:

Resident Ilene Johnson from Crooked Lane is not in favor of releasing the covenant as well as resident Rob Erickson from Lawndale Road stating that back in year 1999 or 2000 when this site 2501 and 2901 site was originally being looked at by the developer they asked for several waivers on height restriction and landscaping to avoid damaging the Cap (seal of the Superfund site) as it was changed when 2701 office building was built. Mr. Erickson said he also didn't think it was a TOD area.

Board Action:

This request was tabled until the Township can review former minutes about this property.

2100 RENAISSANCE BLVD. LAND DEVELOPMENT PLAN. MLP VENTURES.
Proposed 37,000 sq. ft. addition.

Mr. Ed Campbell, who is also representing this site stated that the original 3 story L shape building is 103,000 sq. ft. with 500 parking spaces and the developer would like to add an additional 37,000 sq. ft. to become either a warehouse, life science support or R & D support (Research & Development).

By adding the additional sq. ft. that would leave 412 parking spaces, which still has enough parking spaces. The developer asked if they can put money into escrow to extend the sidewalk to the bus stop in front of the neighboring business once they receive permission from them to install the sidewalk. If this addition is approved and built the building would be used for one specific business.

Public Comments: None

REALEN VALLEY FORGE GREENE ASSOCIATES – VILLAGE AT VALLEY FORGE TOWN CENTER DEVELOPMENT.

Mr. Paul Fry, representative for Realen Valley Forge Greene Assoc. said there is a 3-acre parcel left across from Wegman's to complete the final stage of this development agreement which consist of 107 residential units, 408 hotel rooms and 19,400 sq. ft. of commercial space. Mr. Fry stated that the settlement agreement allows them to convert hotel rooms to commercial space increasing the commercial space to about 203,000 sq. ft., but due to the Pandemic there isn't a need for more commercial /office space. They are asking if it can be changed to residential making an additional 203 apartments which would total 310 residential units which will include parking spaces for each apartment at no additional charge. In addition, by doing this there should be less traffic than an office building and bring 75 additional public parking spaces near PNC Bank.

Board Action:

The Board of Supervisors did not grant the waiver for the additional 203 apartments due to public safety conditions.

REVIEW OF SEPTEMBER 8, 2022 BUSINESSS MEETING AGENDA.

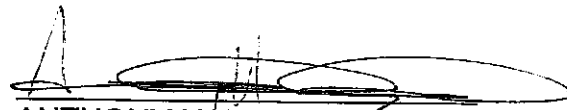
Before the Township Manager went over the Agenda with the Board for the September 8th Business Meeting the Township Solicitor said the MPC requires that Zoning Hearing Board members be appointed by Resolution. The solicitor will draft a Resolution to be presented at the next Board of Supervisors Meeting to appoint Chiragi Raval as an alternate member.

In addition, the October 6, 2022 meetings were moved to the following week October 13th due to a conflict in scheduling. The Foundation meeting will be at 6:15 pm followed by a combined BOS Workshop and Zoning Workshop meeting at 6:30 all before the regular Business meeting at 7:30 pm.

PUBLIC COMMENTS: None

ADJOURNMENT:

It was moved by Supervisor Philips, seconded by Supervisor Jenaway, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 5-0. Adjournment occurred at 10:19 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

lr
Minutes Approved:
Minutes Entered:

