

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 10, 2022 MEETING ~ 7:30 PM

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes: September 1, 2022 – Zoning Workshop
September 8, 2022 – Business Meeting
October 13, 2022 - Workshop
5. Chairman's Comments:
6. New Business:
 - A. Proclamation – Small Business Saturday
 - B. Public Hearing - Conditional Use Hearing – Brandywine Operating Partnership, LLC., 650 Park Avenue. Applicant is requesting a Conditional Use to permit an addition on the property at 650 Park Avenue, to be constructed with a height of 60' in excess of the 50' maximum requirement for properties less than 4 acres in the KPMU Zoning District. The applicant is also requesting a modification of the 2019 Conditional Use approval to remove a retail use condition of approval to permit a single use tenant research & development use on the property.
 - C. Public Hearing – Conditional Use Hearing – Brandywine Operating Partnership, LLC., 631 Park Avenue. Applicant is requesting a Conditional Use to permit an accessory garage structure to be constructed on the property at 631 Park Avenue, with a height of 60' in excess of the 50' maximum requirement for properties less than 4 acres in the KPMU Zoning District.
 - D. Consent Agenda re:
 1. Resolution 2022-43 re: Reducing Police Officers' Contributions to the Police Pension Plan for the Year 2023 to 4%
 2. Land Development Plan Review Extension – 411 Swedeland Road, Discovery Labs. Accept letter of extension from Discovery Labs for the review of the proposed Land Development Plan through January 31, 2023.
 3. Land Development Plan Review Extension – 450 W. Beidler Road. Accept letter of extension from 215 Windsor LLC for the review of the proposed Land Subdivision Development Plan through December 8, 2022.
 4. Land Development Plan Review Extension – Mancill Mill Road Company. Accept letter of extension from Mancill Mill Road Company for the review of the proposed Warehouse Land Development Plan through January 31, 2023.

5. Land Development Plan Review Extension – Exeter 555 Flint Hill Road. Accept letter of extension from Exeter 555 Flint Hill, LLC. for the review of the proposed Warehouse Land Development Plan.
6. Conditional Use Application Extension – 1100 First Avenue. Accept letter of extension from Royale Garden LP, 1100 First Avenue for the scheduling of the conditional use hearing through December 31, 2022.
7. Authorization to Advertise Conditional Use Hearing – Royal Garden, LP., 1100 First Avenue. Authorization to set and advertise a public hearing at the December 8, 2022 Business meeting on the Conditional Use application of Royal Garden, LP., 1100 First Avenue to permit the construction of multi-family apartments, structured parking garage and sidewalk construction variances on the KPMU Zoned property.
8. Citizen Board Appointment – Environmental Advisory Council.
9. Payment Certificate for Phase 2 of the First Avenue Linear Park Phase II Project to Road-Con, Inc. in the amount of \$249,123.15 for work to date on the First Avenue Linear Park Phase II Project.
10. Authorization for the Township Manager to sign Real Estate Tax Settlement Stipulation for KOP Hospitality, LLC, 440 American Avenue, for the tax years 2021-2022 resulting in the overpayment of real estate taxes in the amount of \$8,287.66.
11. Authorization for the Township Solicitor to sign ZHB Appeal Settlement Stipulation – JL & CK Holdings, LLC, Intervenor Lux Skin & Lasers, Inc. 731 W. Dekalb Pike.
12. Financial Escrow Security Release No. 1, Phase 3- Stonebridge at Upper Merion Subdivision, Dekalb Pike– Approval of Phase 3 Escrow Release No. 1 to Toll Mid-Atlantic LP., in the amount of \$1,259,960 for the completion of required site improvements to date as part of the subdivision as recommended by the Township Engineer.
13. Real Estate Tax Appeal Settlement – Approval of the following Real Estate Tax Appeals submitted by property owners as a result of mail theft/fraudulent checks:
 - a. Stephen & Mary Jane Ryan, 465 Hughes Road in the amount of \$66.38 for the tax year 2022 which represents the penalty amount.
14. Schuylkill River West Trail Contract Payment 5 (Final) – James R. Kenney Excavating & Paving. Approve Payment Certificate #5 (Final) to James R. Kenney Excavating & Paving in the amount of \$11,557.60 for work to date on Phase 2 of the Schuylkill River West Trail.
15. Financial Escrow Security Release No. 2, Genterra, Inc., Columbus Street – Approval of Escrow Release No. 2 to Genterra, Inc. in the amount of \$33,061.50 for the completion of required site improvements to date as part of the Subdivision project as recommended by the Township Engineer.

- E. Preliminary/Final Development Plan – Exeter - 446, 456 & 588 Swedeland Road. Consideration of a preliminary/final Land Development Plan for Exeter Swedeland Land, LLC., prepared by Kimley Horn & Assoc., dated August 5, 2022, for the construction of a proposed 150,000 sq. ft. warehouse and associated site improvements on the 10.46-acre tract. Zoned LI Light Industrial. Resolution 2022-45

 - F. Preliminary/Final Development Plan – 320 W. DeKalb Pike – Republic Bank. Consideration of a preliminary/final Land Development Plan for 320 DeKalb Partners, LL., Republic Bank, prepared by Stantec Consulting Services, Inc., Engineers, dated December 6, 2021 and last revised July 29, 2022 for the construction of a proposed one-story 2,822 sq. ft. bank pad site with 2 drive-thru lanes and associated site improvements on the 15.5 acre DeKalb Plaza tract. Zoned SC Shopping Center. Resolution 2022-46

 - G. Posting of the 2023 Budget.
- 7. Accounts Payable & Payrolls.
 - 8. Additional Business.
 - 9. Public Comment.
 - 10. Adjournment.