

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
DECEMBER 8, 2022 MEETING ~ 7:30 PM

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes: October 13, 2022 – Business
November 3, 2022 - Workshop
November 10, 2022 - Business
5. Chairman's Comments:
6. New Business:
 - A. Presentation to Dr. Morrison, retiring after 40 Years of Performing Police Psychological Exams
 - B. Proclamation – 50th Anniversary of Temple Brith Achim
 - C. Conditional Use Hearing – Royal Garden, LP., 1100 First Avenue. 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.
 - D. Public Hearing – Proposed Ordinance amending the Upper Merion Township Zoning Code, Chapter 165, to:
 - Permit the Use of “Hospital” in the King of Prussia Mixed Use (KPMU), Heavy Industrial (HI), and Light Industrial (LI) Zoning Districts and to
 - Amend the tract size requirement for multi-family & rowhouse uses in the R-3A District.
 - E. Consent Agenda re:
 1. Resolution 2022-48 – Establishing the fixed dollar amount to be excluded from taxation for each Homestead Property in Upper Merion Township for calendar Year 2023.
 2. Budget Transfer from Account 01-430-3170 (Snow/Ice Control) to 01-430-3190 (Other Professional Services) in the amount of \$18,000.00 to cover the service fees for the PA One Call markings.
 3. Budget Transfer from Account 08-4213610 (Utilities-Electric) to 08-422-2250 (Lab/Testing Expenses in the amount of \$15,000.00 to conduct a treatment plant headworks analysis for NPDES Permit.

4. Authorization of 2022 Supplemental Budget Appropriations – Park & Recreation and Public Works. Authorization of the following 2022 Supplemental Budget Appropriations due to unanticipated expenditures/revenues as follows:
 1. 01-367-0110 Swimming Pool Membership (revenue) - \$14,730.00
 2. 01-450-1811 Sal/Wages P/T Pool (expense) - \$14,730.00
 3. 01-367-0111 Swimming Pool Daily Fees (revenue) - \$4,946.00
 4. 01-450-1811 Sal/Wages P/T Pool (expense) - \$4,946.00
 5. 01-367-0112 Swimming Pool Programs (revenue) - \$13,358.00
 6. 01-450-1811 Sal/Wages P/T Pool (expense) - \$13,358.00
 7. 01-367-0113 Swimming Pool Rentals (revenue) - \$9,860.00
 8. 01-450-1811 Sal/Wages P/T Pool (expense) - \$9,860.00
 9. 01-367-0491 Comm Center Memberships (revenue) - \$73,920.00
 10. 01-450-4593 Programs-Inst. Classes (expense) - \$73,920.00
 11. 01-367-0492 Comm Center Programs (revenue) - \$65,760.00
 12. 01-450-4593 Programs-Inst. Classes (expense) - \$65,760.00
 13. 01-367-0493 Comm Center Miscellaneous (revenue) - \$20,400.00
 14. 01-450-4593 Programs-Inst. Classes (expense) - \$20,400.00
 15. 01-367-0493 CC Miscellaneous (revenue) - \$5,000.00
 16. 01-450-3185 Debris/Waste Removal (expense) - \$5,000.00
 17. 01-367-0490 CC Facility Rental (revenue) - \$13,800.00
 18. 01-450-3900 Bank Charges Fees (expense) - \$13,800.00
 19. 08-364-0600 Sewer Misc. (revenue) - \$20,000.00
 20. 08-421-2250 Lab/Testing Expenses (expense) - \$20,000.00
5. Linear Park Project Phase 2 Contract Payment No. 1 – Road- Con, Inc. Approval of Payment Certificate No. 1 for Phase 2 of the First Avenue Linear Park Phase II Project to Road-Con, Inc. in the amount of \$481,191.88 for work to date on the Project.
6. Linear Park Project Phase 2 Contract Extension – Road-Con Inc. Approval of a request from Road-Con, Inc for an extension of time on the Linear Park Project Phase 2 Contract to April 30, 2023 due to material delays.
7. Intermunicipal Recycling Grant Submission Agreement with Lower Merion Township. Approval of an intermunicipal agreement with Lower Merion Township for the joint submission an annual Recycling Program Performance Grant to the PA Department of Environmental Protection.
8. Authorization to Advertise Wastewater Treatment Chemical Contracts Bid.
9. Financial Escrow Security Release No. 1 (Final), Henderson Road Investors, LLC., Land Development – 243 S. Henderson Road (Taco Bell/Mavis) – approval of Escrow Release No. 1 (Final) to Henderson Road Investors, LLC., in the amount of \$923,765.15 for the completion of required site improvements to date as recommended by the Township Engineer.
10. Authorization to prepare and advertise a proposed ordinance amending Article XXXVII, Sexually Oriented Businesses, of the Township Zoning Code.

- F. Final Land Development Plan – JP Orleans, Mancill Mill Road. Consideration of a final land development plan for JP Orleans, Mancill Mill Road, prepared by Edward B. Walsh & Associates, Inc., dated August 9, 2019, last revised May 23, 2022 for the construction of a 119-unit townhouse development and associated site improvements, including waivers as outlined in said resolution. 14.4 acres, SM-1 Zoning District. *Resolution 2022-47*
- G. Preliminary/Final Development Plan – 450 W. Beidler Road – Consideration of a preliminary/final Land Development Plan for 450 W. Beidler Road, prepared by Trans-Pacific Engineering Corp., dated November 11, 2020, last revised October 12, 2022 for the construction of 9 townhouses and associated site improvements on the 2.73-acre tract. Zoned R-3A *Resolution 2022-50*
- H. Preliminary/Final Development Plan – 346 E. Church Road – Consideration of a preliminary/final Land Development Plan for 346 E. Church Road, prepared by Chester Valley Engineers, dated April 29, 2022, last revised October 26, 2022 for the construction of a 4,000 sq. ft. building addition and associated site improvements on the .98-acre tract *Resolution 2022-51*
- I. Preliminary/Final Development Plan – Exeter - 555 Flinthill Road – Consideration of a preliminary/final Land Development Plan for Exeter 555 Flinthill, LLC., prepared by Kimley Horn & Assoc., dated June 1, 2022, last revised October 26, 2022 for the construction of a proposed 112,500 sq. ft. warehouse and associated site improvements on the 6.72-acre tract. Zoned LI Limited Industrial. *Resolution 2022-52*
- J. Preliminary/Final Development Plan - 320 W. DeKalb Pike – Popeye’s Restaurant. Consideration of a preliminary/final Land Development Plan for 320 DeKalb Partners, LLC., 340 DeKalb Partners, LLC., prepared by Showalter Assoc., dated December 3, 2021, last revised November 16, 2022 for the construction of a proposed one-story 2,454 sq. ft. drive-thru restaurant (Popeyes) and associated site improvements on the 15.5-acre DeKalb Plaza tract. Zoned SC Shopping Center. *Resolution 2022-53*
- K. Preliminary/Final Development Plan – Nick Abbonizio, 316 W. Church Road. Consideration of a preliminary Land Development Plan for Nick Abbonizio, 316 W. Church Road, prepared by JMR Engineering, LLC., dated September 2, 2022 for the proposed construction of a 4-story warehouse and parking facilities on the 1.66 acre LI/R2 zoned property. *Resolution 2022-55*
- L. Resolution 2022-54 re: Approval of the 2023 Fire Fighter Stipend Program in the amount of \$302,000.00 and authorization to include in the 2023 Township General Fund Operating Budget
- M. Hearing and Adoption of 2023 Budget:
 - 1. Resolution 2022-49 re: Adoption of 2022 Township General Operating Budget.
 - 2. Adoption of Sewer Revenue Fund Budget.

7. Accounts Payable & Payrolls.
8. Additional Business.
9. Public Comment.
10. Adjournment.