

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
October 13, 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 6:20 p.m., followed by a pledge of allegiance.

**ROLL CALL:**

Supervisors present were: Bill Jenaway, Greg Waks, Greg Philips, Tina Garzillo and Carole Kenney. Also present were: Anthony Hamaday, Township Manager; John Walko, Solicitor; Kailie Melchoir, Solicitor's Office, Leanna Colubriale, Township Engineer and Ashton Jones, Township Planner.

**CHAIRPERSON'S COMMENTS:** None

**DISCUSSIONS:**

**ALLOY HOTEL – DEKALB PIKE**

Denise Yarnoff, Esquire representing the applicant stated that the applicant wants to redevelop a portion of land in front of the right side of the property which is 1.5 acres zoned HR. They want to develop 10,000 sq. ft. of retail space with sidewalks for a community-oriented neighborhood retail design. Some examples of recommended retail space would include bridal shop, fitness spa or studio, bagel or coffee shop, etc. These type uses would be beneficial to the hotel guests and community.

Supervisor Jenaway said he is not in favor of granting any waivers for new developments. Supervisors Waks and Philips agree with Supervisor Jenaway.

**SUBDIVISION – 410 & 414 HAMPTON ROAD and 197 & 213 BELMONT ROAD**

Mr. Joseph M. Estock, PE representing Mr. & Mrs. Touchton and their neighbors was present at the meeting. He explained the applicants want to legally subdivide a piece of property that they bought in 2008 and shares with three of the neighbors that surround the lot. All parties will contribute towards the fee for processing the paperwork for the subdivision, so the five (5) existing lots will be consolidated into four (4).

The Board of Supervisors said that if no one has a problem and they are all in agreement about the property they will most likely vote on it at the Business Meeting after this Workshop. The Board also thanked them for being good neighbors.

### 340 DEKALB PIKE – POPEYE’S LAND DEVELOPMENT PLAN

Ms. Amie S. Farrell from Kaplin Stewart representing the applicant was present at the meeting. She indicated that the plans for Popeye’s Land Development at 340 DeKalb Pike have been submitted and the applicant is asking for three (3) waivers...

1. Request for this to be a Preliminary Final
2. Landscaping
3. Stormwater Basin

Mr. Wayne Kiefer from Showalter & Assoc. explained they will install an under-ground stormwater basin which will be 143 x 179 ft. with a 5’ pipe. This basin will capture and hold the water for up to 72 hours while slowly releasing it into the existing basin. After a long discussion the Board suggest that they come back with a better plan before the November Business Meeting.

### EAC RECOMMENDATIONS FOR ENVIRONMENTAL PERMIT FEES

Mr. Hamaday explained that the Environmental Advisory Board feels by setting a lower flat fee for environment friendly projects instead of a percentage fee of the project cost will encourage residents to consider picking the more sustainable environmental choice. In addition, by implementing this program it will give the residents an incentive to apply for a permit before starting a project. This will enable the Codes Department to inspect and make sure everything is correct and up to code thus keeping the resident safe.

### REFUSE & RECYCLING COLLECTION

This item was removed due to time constraints and will be added to the November Workshop.

### REVIEW OF OCTOBER 13, 2022 BUSINESSSS MEETING AGENDA.

The Board did not review the Business Meeting Agenda because they started the Business Meeting right after their Workshop ended. The Board made a change in the October 13, 2022 Business Meeting agenda – they removed #5 from the Consent Agenda and moved it to the regular agenda.

**PUBLIC COMMENTS:** None

**ADJOURNMENT:**

It was moved by Supervisor Waks, seconded by Supervisor Philips, all voting "Aye" to adjourn the meeting. None opposed. Motion passed 5-0. Adjournment occurred at 7:30 pm.



ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: