

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
November 3, 2022

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, Nov. 3, 2022 in the Township Building. The meeting was called to order at 7:53 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; Ashton Jones, Township Planner and Geoff Hickman, PW Director.

**CHAIRPERSON'S COMMENTS:**

Chairwoman Kenney stated that there was a Budget Workshop before this meeting and there will be an Executive Session to discuss legal matters after tonight's Workshop. Also, Mrs. Kenney amended tonight's agenda due to two applicants (F and G) requesting their presentations be removed.

**DISCUSSIONS:**

**EXETER LAND DEVELOPMENT PLAN – 555 Flint Hill Road – Proposed Warehouse**

Ms. Debra Shulski, attorney from Riley Riper Hollin & Colagreca introduced Tom Allman from Exeter, Paul Hughes, Civil Engineer and Corey Green, Traffic Consultant. She said the applicant took the Board's suggestion and concerns into consideration and made some changes to the plan which Mr. Allman explained in the presentation.

Mr. Tom Allman stated he is proposing to build a 212,500 sq. ft. warehouse at 555 Flint Hill Road. He showed the site plans with the surrounding businesses around it and said that there would only be left hand turns in and out of the property on Flint Hill Road and the truckers will access the highway by Henderson Road. Mr. Allman also said that they spoke with Septa about transportation needs. He mentioned UB charging ports and a solar roof indicating that the building will be "green". Mr. Allman discussed stormwater and environmental issues. He then presented a list of review letters and a waiver request letter for parkland and setbacks.

A long discussion took place between the Exeter representatives and the Board of Supervisors about the size of the warehouse, traffic concerns and environmental issues. The Board expressed their desire for a change in the project from a warehouse to a Life Sciences Building.

Public Comments:

Resident Ken Foreman from Gulph Mills believes that whomever rents from the developer Exeter should sign a contract binding them to adhere to the traffic pattern set by the Board of Supervisor and he would like police presence there to enforce the speed and traffic patterns.

Resident Mike Krauss from Holstein Road expressed his concerns and dislike towards this project due to all the extra traffic and noise that the trucks will bring to his neighborhood if a warehouse is built there.

Resident Mike Napolitan from Gulph Mills asked if the water table had been tested for contaminants and if DEP was informed. Mr. Allman said they did not send a report to DEP because the levels in the fire foam that was used were so low it was not a concern.

EXETER LAND DEVELOPMENT PLAN – 446, 456 & 588 Swedeland Road – Proposed Warehouse

Mr. Tom Allman from Exeter presented the plans for another warehouse that they would like to build on Swedeland Road which would include sidewalks. He reiterated pretty much the same plans as the other warehouse plans on Flint Hill Road with the addition of the rerouting of the sanitary and stormwater lines.

Mr. Allman mentioned since this site was a former junk yard they had soil and water tests taken and found some metal fragments like lead and some liquid substance which tested as petroleum and a gasoline additive. Because some of these exceeded the recommendations allowed, Exeter enrolled the site in the PA voluntarily mediation program, Act II with the DEP. Exeter installed thirteen (13) permanent ground water monitoring wells that will be tested quarterly. By doing this they can see if the water is staying the same, getting better or worse. Also, once the rest of the junk is cleared they will complete more soil testing.

Resident Mike Napolitan from Gulph Mills brought up concerns about extra traffic and noise a warehouse will bring to the close by residential homes. He also would like confirmation that the trucks won't make a right turn out of the property.

It was noted that there will be a 30-day extension for Exeter to come back with plans addressing the Boards concerns.

#### POPEYES LAND DEVELOPMENT PLAN – 320 W. DeKalb Pike

Ms. Amie S. Farrell from Kaplin Stewart, representing the applicant, stated that the developer addressed the Board's concerns about the proposed stormwater basin. She noted that they will expand the retention basin in the front of the property, making it larger to include the entire site and tying in the new underground basin for the new development. The larger basin will be landscaped with partial walls and fencing around it. By doing this they do not have to disturb the rear of the property's foliage which acts as a buffer for the residential homes behind the shopping center. Also, they don't need the original waiver that they first asked for since they will not be changing the landscape, they only need a partial waiver for the new islands that they will be installing around Popeyes. She noted that the new islands would match the existing ones on the property to keep them uniformed and not to lose any parking spaces.

After a brief discussion they will present the final plans at the December 8<sup>th</sup> Business Meeting.

#### KING SHOOTERS SUPPLY LAND DEVELOPMENT PLAN – 346 E. Church Road – Proposed Addition

The attorney representing the proposed addition introduced his clients and owners of King Shooters Pat and Roger Burriss along with their engineer Mike Joyce. The proposed plan is to add a 104,000 sq. ft. top floor addition to accommodate two shooting ranges, the bottom back level will be for manufacturing only and the retail store in front will stay the same. By adding the addition, they will be able to remove the trailers in the back-parking lot freeing up parking spaces. The applicant is asking for two waivers, first waiver, not to add sidewalks since they are located in an industrial area and train tracks are at the back of the property so no one walks in that area. The second waiver is not to add landscaping islands in the parking lot due to losing parking spaces and blocking view site for the security cameras.

The Board mentioned that the Township traffic engineer recommend designating in and out entrances for a smoother flow of traffic but this would eliminate some parking spots and the neighboring business would have to agree to the same. They will come to the December Business Meeting to address the concerns brought up at this workshop.

## STORMWATER FEE

Chairperson Kenney read a report which Diane Reilly, Chairperson for Upper Merion Sanitary & Stormwater Authority presented during two Stormwater meetings that were held previously this year. The report explained how the Township throughout the years has been researching and tracking flooding problems in Upper Merion Township. Mrs. Kenney then introduced Geoff Hickman, PW Director who explained how the township, with the help of Gannet Fleming Engineering Company, calculated a simple and fair stormwater fee to be imposed on the residents and businesses of the Township. This fee will be used by the Stormwater Authority for capital projects; repairs and maintenance for problem flooding areas in the Township.

### Public Comments:

Resident Tom Sizgurich from 335 Kerrwood Drive said that he has five culverts on his property that the Township has been monitoring for years and in the past six months have eroded significantly. Geoff said that Township budgeted for repairs on Kerrwood Drive in the 2023 budget.

## REVIEW OF NOVEMBER 10, 2022 BUSINESSS MEETING AGENDA.

Mr. Hamaday went over the agenda for the Nov. 10<sup>th</sup> meeting and stated that during that meeting they will post the 2023 Budget.

### 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 11:13 pm.



ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: