

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
January 3, 2023

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Monday, January 3, 2023, in the Township Building. The meeting was called to order at 7:47 p.m., followed by a pledge of allegiance.

ROLL CALL:

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

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo stated that at the Reorganization meeting held prior to the Workshop meeting she was appointed Chairperson and Supervisor Jenaway was appointed Vice-Chairperson.

DISCUSSIONS:

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

Representatives for 346 E. Church Road Mike Furey, attorney and Mike Joyce, Civil engineer presented their revised plans for King Shooters Supply. Mr. Furey wanted to clarify that the ten (10) waivers his client is asking for six (6) of them pertain to plantings, two (2) are for offsite features on the plans and the other two (2) are for the sidewalk and curbs. He said due to the non-conformities of the property's front they could not comply with the traffic engineer's recommendations because they would not have the required parking spaces needed.

Mr. Furey said that they will install sidewalks but cannot install curbs. He then talked about the six (6) landscaping waivers. Due to security they cannot plant trees which would block the security cameras but can replace with shrubbery and as for the four (4) street trees they will pay a fee-in-lieu so they won't lose any parking spaces.

Owner Mrs. Pat Burris said that they will plant as many plants as possible to replace the trees in the back and they are adding a stormwater feature at the back of the property.

PRELIMINARY/FINAL DEVELOPMENT PLAS – 411 SWEDELAND ROAD –  
Discovery Labs

Attorney Mr. Edward Campbell, presenting plans for Discovery Labs along with Kevin Kyle, Project Manager, Mark Thompson, Project Site Engineer and Brian Keaveney, Traffic Engineer. The original site is 700,000 sq. ft. and they want to add 1,800,000 sq. ft. totaling ten (10) buildings with some of them having four (4) floors being 80 ft. high. There will be 15,163 parking spaces between four (4) parking garages leaving 65% pervious land.

They are asking waivers to permit grading for only 5' since it's mostly their property and not to install curbs on Jones Road and Swedeland Road. Also, they want to only install sidewalks on one side of the interior streets instead of both sides. They're also asking a waiver to have more than 100 parking stalls in some lots. In addition, they are asking for a waiver not to have street trees between the ultimate right of way line and the setback line so they do not interfere with the PECO lines.

Mr. Campbell asked if they can defer the E & S Plan until the Final approval instead of the Preliminary approval. He also mentioned that there will be different phases to this project with the first being the four (4) new buildings.

Mr. Campbell then talked about traffic study plan costing over 4 million dollars and when project is completed they will receive credits back due to the Act 209 Plan. He suggest that in lieu of the traffic study they can give the money to the Township to put to better use. Mr. Philips asked Mr. Campbell if they presented this to the Transportation Authority. Mr. Campbell said not yet but he will do whatever the Township directs him.

Mr. Philips then asked why they do not want to install curbs and sidewalks. Mr. Mark Thompson said that they are installing sidewalks on Swedeland Road except for the portion that PECO owns and as for Jones Road the road is very narrow. Finally, there was a long discussion about the Traffic study so they will go to the Transportation Authority meeting to get more direction.

SEXUALLY ORIENTED BUSINESS ORDINANCE AMENDMENT

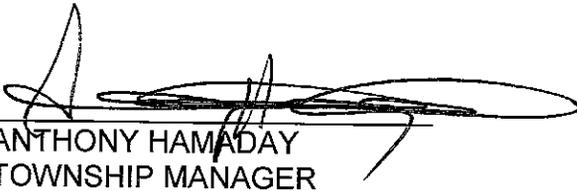
Mr. Walko, Township Solicitor explained the new proposed updates on the Zoning Code for Sexually Oriented or Adult Theme Businesses and how some definitions had to be changed or updated to fit the Ordinance. Ex: To make sure a picture of the anatomy in a doctor's office does not fall under the new Sexual Oriented Ordinance.

Mr. Walko said they are updating the Ordinance to cover adult arcades, cabarets, entertainment facilities, adult theaters & video stores, adult model studios & stores including some adult novelty and materials, news racks or anything that can be in public view.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Philips, seconded by Vice-Chair Jenaway, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 9:00 pm.

  
ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: