

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
FEBRUARY 9, 2023 MEETING ~ 7:00 PM

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes: January 3, 2023 – Workshop  
January 12, 2023 - Workshop  
January 12, 2023 - Business
5. Chairman's Comments:
6. Citizen Board Vacancies:
7. New Business:
  - A. Swearing in of new Fire Fighters by Judge James Gallagher.
  - B. Recognition of Upper Merion Township's Public Works Collections Team – Winner of the 2022 DVT Risk Management Innovation Award.
  - C. Proclamation – Celebrating Black History Month.
  - D. Resolution 2023-4 – Resolution of the Upper Merion Township Board of Supervisors Affirming Upper Merion Township's Commitment to Valuing Diversity, Equity and Inclusion.
  - E. Public Hearing – Proposed Ordinance amending Article XXXVII, Sexually Oriented Businesses, of the Township Zoning Code.
  - F. Public Hearing – Proposed Ordinance amending Chapter 165, Section 165-160.2 – Use Regulations of the Township Zoning Code to modify the requirements for mixed use buildings in the KPMU Zoning District.
  - G. Conditional Use Hearing (cont.) – Royal Garden, LP., 1100 First Avenue. Public Hearing 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.
  - H. Consent Agenda re:
    1. First Avenue Linear Park Phase II Contract Payment No. 4 – Road-Con, Inc. Approval of Contractor's Application for Payment No. 4 to Road-Con, Inc. in the amount of \$255,451.22 for work completed to date on the project.
    2. Change Order No. 1 – Tannery Drive at Crow Creek Stabilization. Approval of Change Order No. 1 to Ecotone, LLC. for the reduction of \$13,928.96 from the original contract amount as a result of reduction of material quantities.
    3. Tannery Drive at Crow Creek Stabilization Payment No. 1 – Ecotone, LLC. Approval of Payment Application No. 1 to Ecotone, LLC. in the amount of \$71,151.62 for work completed to date on the project.

4. Community Center Lighting Replacement Project – Kendall Electric, Inc. Authorization to purchase new LED lighting on the main floor of the Community Center from Kendall Electric in the amount is \$18,700.00 with a PECO rebate of \$14,960.00 for a net cost of \$3,740.00.
5. Upper Merion Township Building HVAC System Replacement Project – West Chester Mechanical Approval of the following contracts with West Chester Mechanical, Inc. of Aston, PA, through the PA Costars Program, for the replacement for various HVAC equipment in the Township Building as recommended by the Director of Public Works:
  - a. Cooling Tower Replacement Contract in the amount of \$241,100.00
  - b. Boilers Replacement Contract in the amount of \$282,610.00
  - c. HVAC Controls Replacement Contract in the amount of \$108,486.00
6. Resolution 2023-6 - Disposition of Township Personal Property (Three Public Works Generators) to auction for a minimal sale value of \$30,000.00.
7. Financial Escrow Security Release No. 2, Phase 3 – Stonebridge at Upper Merion Subdivision, DeKalb Pike – Approval of Phase 3 Escrow Release No. 2 to Toll Mid-Atlantic, LP., in the amount of \$866,660.00 for the completion of required site improvements to date as part of the subdivision as recommended by the Township Engineer.
8. Authorize to Advertise – Proposed Amendment to Ordinance No. 2006-754, Upper Merion Township Reimbursement for Emergency Fire Services Ordinance for consideration at the March 9, 2023 Business Meeting.
9. Township Defined Contribution and 457 Supplemental Pension Plans Provider – Authorization for the proper Township officials to take the necessary action to transition from Mission Square to Empower Retirements Services, as the new plan provider for the Township’s Defined Contribution 401As, 457 Retirement Plans as recommended by the Pension Advisory Committee.
- I. Preliminary/Final Land Development Plan – Brandywine Operating Partnership, LLC., 631 Park Avenue & 650 Park Avenue. Consideration of a preliminary/final Land Development Plan for Brandywine Operating Partnership, 631 Park Avenue & 650 Park Avenue, prepared by Bohler Engineers, dated October 14, 2022, last revised November 2, 2022 for the construction of a proposed 4-story research and development building at 650 Park Avenue and a structured parking garage at 631 Park Avenue as well as associated site improvements on the two parcels including waivers as outlined in a February 2, 2023 request letter. Zoned KPMU.  
*Resolution 2023-5*

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