

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
February 2, 2023

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Monday, February 2, 2023, in the Township Building. The meeting was called to order at 7:33 p.m., followed by the pledge of allegiance.

ROLL CALL:

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

CHAIRPERSON'S COMMENTS: None

DISCUSSIONS:

PENSION ADVISORY BOARD PRESENTATION – Pension Plan Recommendations:

Mr. Hamaday and Mrs. Sibyl Bryant, HR Director introduced Brendan Walsh, Relationship Manager from Empower Retirement Services and explained that there would be about a four (4) month transition from Mission Square to Empower Retirement Plan. Mr. Walsh delivered his presentation to the Board of Supervisors and answered questions. The Board will present their decision at the Board of Supervisors Business Meeting on February 9, 2023.

Board Comments: None

EAC PRESENTATION – Proposed Single Use Plastic Bag Ordinance:

Mr. Zach Davis from the EAC presented his PowerPoint on how plastic bags aren't biodegradable and how they get into the water stream. Plastic bags not only litter our streets but cause harm to wild life as well aquatic life which eventually causes harm to human life. Plastic pollution has doubled the maintenance cost of green stormwater infrastructure and government spends millions of tax dollars a year on plastic pollution. Zach said the Township should give six (6) months' notice of new Ordinance that plastic bags will be ban.

## MEDIA COMMUNICATIONS ADVISORY BOARD – Identity Management Plan:

Mr. David Rassbach, Vice-Chair of Media Board along with Ms. Tiffany Bellamy from the Public Information Office agree that all Upper Merion Township entities should be consistent. Tiffany explained that Identity Management is important because it establishes image identity internally and externally so residents, business and potential new employees can identify Township programs or entities. Identity management can build trust and confidence and create image reconditioning by having the Township Seal incorporated with everything connected to the Township. This is the same as a Logo is to a Corporation, it's part of their identity.

Mr. Rassbach said all Upper Merion Township entities should have the same Seal (Logo) as their main identity and if the Board wanted each division can have a sub-division logo underneath it, incorporating the same colors for consistency but bringing in different symbols to identify that entity.

## PRELIMINARY LAND DEVELOPMENT PLANS – Brandywine Operating Partnership, LLC, 631 Park Avenue & 650 Park Avenue:

Mr. Al Fuscaldo representing Brandywine Realty Trust for the redevelopment of two properties at 631 and 650 Park Avenue introduced Mr. Adrian Dillon from the architect firm to present slides for both properties. The 631 property will be a 6 floor Parking Construction with 511 spaces and solar panels at the top level which will also act as a canopy. The 650 property will be for the lab and offices with some ground parking spaces.

They are requesting four (4) waivers at the 631 property:

- 1) for parking spaces to be less than 9.5 x 19.5
- 2) a partial waiver for plantings, they would like to redirect where some plants go and this would be the same for their other property at 650 Park Avenue
- 3) not to construct sidewalks and curbing all around property, only where it will connect to another path
- 4) not to construct sidewalks and curbing where not needed as prior approval

They are requesting five (5) waivers at the 650 property:

- 1) for parking spaces to be less than 9.5 x 19.5
- 2) a partial waiver for plantings, they would like to redirect where some plants go and this would be the same for their other property at 631 Park Avenue
- 3) not to construct sidewalks and curbing all around property, only where it will connect to another path
- 4) not to construct sidewalks and curbing where not needed as prior approval
- 5) to allow grading closer than 5 ft. of the property line to accommodate parking on the opposite side of the driveway along the southern property line and at the right that connects to the crosswalk

Public Comment: None

FIRE BILLING CONTRACT:

This is a request from Chief Nolan and Chief Johnson to hire a third-party billing company to recover expenses caused by damages either by some type of accident or fire. The third party would bill the insurance companies for reimbursement and they would receive about 20% as their fee with the Township receiving 80%. This will be discussed at next week's Business Meeting to advertise to amend the Ordinance.

DISCUSSION OF THE IMPACT OF DEVELOPMENT ON PUBLIC SAFETY OPERATIONS:

Vice-Chair Jenaway distributed two documents outlining how all the new developments impact public safety operations. With more people moving into an area there is more congestion which cause more accidents for Police and EMS to handle, more homes and business' for Fire personnel to handle as well as Police and EMS again and also, less pervious ground which causes flooding and impacts the fire departments with rescues. All this creates a much larger expense for the Township to operate; the Township Tax base for a new 300-unit apartment building doesn't cover anything when it comes to public safety.

While researching different communities/townships on how they are handling these impacts it raised the question on how to implement a Public Safety Fee for new construction and/or redevelopment of sites. One suggestion is to create Special Districts and to either hire a company to do a financial impact study or develop a team to research this. Ex. If Septa ever constructs the rail line here we can implement a fee which will cover the extra cost of police calls, rail breakdown which would affect fire and EMS employees and even trash clean-up which would affect public works.

BUSINESS MEETING AGENDA REVIEW:

- A. Swearing in of new Fire Fighters
- B. Recognition of UMT Public Works Collections Team
- C. Proclamation for Black History Month
- D. Resolution 2023-4
- E. Public Hearing for Sexually Oriented Businesses
- F. Public Hearing about mixed use buildings in KPMU Zoning District
- G. Conditional Use Hearing Cont. – Royal Garden, LP
- H. Consent Agenda
- I. Preliminary/Final Land Development Plan – Brandywine Operation Partnership for Park Ave.

Public Comment:

Residents Mr. Ken Brown at 1078 Croton Road and Ms. Julie Roth at 1043 Croton Road presented their concerns with Martin Dam. The owners of Martin Dam want to develop pickleball courts which will be impervious and there are already flooding and corrosion problems from a previous construction they have done. In addition, to the run off affecting Tannery Drive and everyone along that path, the courts will be very noisy and the lights will be intrusive. The paddle ball courts that are already there are some what noisy but the lights are worse; they do not follow the noise ordinance and the lights are on until 11 pm. Many of the neighboring homes do not like the lights shining into their homes and also feel it is not good for the nocturnal wild life around there.

Martin Dam Membership was originally for swimming but has expanded to much more and while doing so they removed trees and previous ground causing flooding. NO more development should be allowed due to this being a residential area.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Waks, seconded by Supervisor Philips, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 10:41 pm.

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ANTHONY HAMADAY  
TOWNSHIP MANAGER

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Minutes Approved:  
Minutes Entered: