

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
APRIL 13, 2023

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, April 13, 2023, in the Township Building. The meeting was called to order at 6:16 p.m., followed by the pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Waks, Greg Phillips, Carole Kenney and Chairperson Tina Garzillo. Absent was Vice Chair Bill Jenaway. Also present were: Anthony Hamaday, Township Manager; John Walko, Township Solicitor and Kailie Melchior, Solicitor's Office; Leanna Colubriale, Twp. Engineer.

CHAIRPERSON'S COMMENTS: None

DISCUSSIONS:

PARKVIEW TOWER – 1150 First Avenue:

Attorney for the developer, Robb Gundlach introduced his team and then described the property at First Avenue, which is a 10-floor office building about 239,000 sq. ft. adjacent to the Casino. Robb said due to Covid-19 tenants are not renewing their lease for office space so the owners Keystone Property Group would like to convert most of the building into apartments. The first and second floors will have retail space and some common areas plus an apartment for a live in Superintendent on the first floor that will be there 24/7 to handle any maintenance or public problems.

Owner Rich Gottlieb from Keystone Property Group out of Conshohocken presented slides of their other properties that they own in Conshohocken and Philadelphia as well as the plans for this property. Mr. Gottlieb introduced the engineer Kevin from Boulder Engineer for questions. Supervisor Phillips asked if they ever sell the building would there be a condition in the sale about keeping the Super 24/7 to handle any problem before getting the police involved and the answer was yes.

They will go to the next Zoning Board meeting then apply for the permits and represent at the following Workshop before presenting at BOS Business Meeting.

PRELIMINARY SUBDIVISION PLAN – MLP Ventures/SmithKline/Beckman Corporation, 800/870 River Road:

Mr. Ed Campbell presented plans of a reverse subdivision for these two properties, to merge the smaller piece of property into the larger property which is separated by railroad tracks. He will present more details later at tonight's Business meeting.

121 E. CHURCH ROAD – Norcini Land Development:

Mr. Joseph Zadlow, Project Engineer for Mr. David Norcini who wants to develop a 30 x 30 Storage unit building stated that the Planning Commission said they had to resolve three (3) issues, street trees, sidewalks and stormwater management before receiving permits. Mr. Zadlow said they cannot plant trees at the street line nor construct a sidewalk due to the piece of land in front of his client's property belonging to Sunoco. He said they can plant hedges between the building and parking lot as a separation but they can't plant trees due to their roots affecting Sunoco's underground fuel pipe and for a sidewalk they can make a walking path next to the building before the hedges and parking lot.

As for stormwater, he said the property is 100% impervious so they would reduce some impervious area at the back of the lot which would be about 300 sq. ft. converted to a grass area. In addition, to these three (3) waivers there are still other waivers to be address so they will come to the next Workshop meeting on May 4th.

621 SUMMIT STREET DEVELOPMENT DISCUSSION:

After a long discussion with a representative from Davis Development Group the Board required them to go through the land development process.

Public Comment:

Three residents Trish Novinsky, Ron and Margret Mahoney commented that they would like something developed but worry about parking in the area.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Waks, seconded by Supervisor Kenney, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 7:22 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

lr
Minutes Approved:
Minutes Entered:

