

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
MAY 4, 2023

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, May 4, 2023, in the Township Building. The meeting was called to order at 7:35 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, Twp. Engineer.

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo stated that there was an Executive Session involving legal matters prior to tonight's meeting and there will also be one after tonight's meeting.

DISCUSSIONS:

121 EAST CHURCH ROAD REVISED PRELIINARY/FINAL DEVELOPMENT PLAN PRESENTATION:

Mr. Joseph Zadlo, representative for 121 East Church Road, reiterated everything from April 13th Workshop Meeting stating that they will reduce some impervious area by adding hedges in the front of the property, dividing where the cars will be parked and the walkway.

In addition, they will landscape about 300 sq. ft. in the back corner of the property with grass, various bushes and maybe a tree to absorb the rain. He said a rain garden probably won't be affective for this project because he doesn't know where the water would discard and it's not feasible. The Board of Supervisor asked Mr. Mark McKee from the Planning Commission if he had any thoughts or suggestions and he felt the same. After a long discussion the Board agreed that they do not have to install a rain garden, they can plant grass along with several plantings.

After going back and forth about the other waivers for driveway grading, other landscaping issues and stormwater Mr. Hamaday asked Mr. Zadlo to come to next week's BOS Meeting with a Final Revised plan for the other three waivers.

Also, instead of paying a fee in lieu of for the landscaping waivers, maybe have a plan on planting somewhere else. Mr. Zadlo agreed to come to the May 11th meeting.

DISCOVERY LABS LAND DEVELOPMENT PLAN PRESENTATION:

Mr. Ed Campbell, representative for Discovery Labs said this past January they came to the Workshop meeting and had a problem with the Township engineers so he is asking for some guidance from the Board. He said he had several conversations with various professional and staff these past few months but has no direction. Some progress has been made with regards to the latest Traffic Impact Study. It was noted that a meeting with Jack Smyth, Casey Moore and the Transportation Authority would hopefully help them come up with a better connection plan through Renaissance Business Park instead of through residential areas.

Chairperson Garzillo and Supervisor Philips both said that the applicant has to go to the Transportation Authority first to work things out before coming to the BOS meeting. Mr. Campbell stated that there is nothing in the Ordinance requiring them to go to the Transportation Authority and Supervisor Philips explained that is how the process works, the Transportation Authority sets the fees and the planning of the project, once everything is settled then the BOS makes the final decision.

Then they mentioned the other five (5) waivers and dividing the plan into phases...

- 1) Stormwater, diverted to the final phase
- 2) Sidewalks (partial waiver, no sidewalk on Jones Rd. but everywhere else)
- 3) Some trees on Swedeland Road
- 4) Curbing
- 5) 5' property line from West Conshohocken since property is part of the same project

Phase 1 will include buildings one and two on the river side; they will come back in June with a Final/Preliminary Plan for Phase 1 and later on another Final/Preliminary Plan for Phase 2.

Vice Chair Jenaway said that the applicant mentioned about having a restaurant there and if so then they should construct sidewalks for the local residents to be able to walk there. Then there were talks about the part of the property that is on the West Conshohocken side. Finally, they mentioned the sidewalks again and Septa changing and adding new stops.

Public Comment: None

MAY BUSINESS MEETING AGENDA REVIEW:

Anthony Hamaday, Township Manager gave an overall view of the May 11th Business Meeting.

ADDITIONAL BUSINESS:

The BOS wants to get additional information from some restaurants and fast food stores about plastic utensils and storage containers for take out food and also on plastic bags. How are the businesses handling this and if not, what are their future plans for switching over from plastic use. Supervisor Waks mentioned that Wegman's already got rid of their plastic bags. Vice Chair Jenaway said that he was in a New Jersey WaWa last week and you have to ask for utensils, they don't just give them out any more.

ADJOURNMENT:

Board Action:

It was moved by Supervisor Waks, seconded by Vice Chair Jenaway, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 8:35 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: