

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
AUGUST 10, 2023

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, August 10, 2023, in the Township Building. The meeting was called to order at 6:34 p.m., followed by the pledge of allegiance.

ROLL CALL:

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

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo stated that tonight's meeting is a continuation discussion about the KPMU Ordinance. The meeting started with the Pledge of Allegiance.

DISCUSSIONS:

PROPOSED KPMU ZONING ORDINANCE AMENDMENTS DISCUSSION:

The Board of Supervisors discussed revisions for the KPMU Ordinance specifically in Section A, Item 5, Residential Building Units - the dwelling units should not exceed 30% of the net developable area per parcel. Another item discussed was in Section C, Subsection B1 under #2 - add 24" extension over the height line for signage in the KPMU area, which is already allowed in other commercial areas. Finally, in Section B, General Warehousing, Chairperson Garzillo said she spoke to Eric Goldstein from the KOP BID and he said the BID has some concerns about Warehousing and whether grandfathering would be allowed. Chairperson Garzillo asked to table the Warehousing section until all the Supervisors are present to discuss it.

Township Solicitor John Walko spoke with a Zoning Officer and was told that he is only aware of one business in Upper Merion that has signage over the 24" limit which is in a Commercial Area, not the KPMU district.

The Board had a long discussion about converting Office Building into Residential Units and incorporating balconies onto an existing building instead of building a new apartment building. Mr. Walko mentioned that they changed the language from Multi Family Living to Residential Units and Vice-chair Jenaway said even though the Ordinance states 50% of residential units must have a balcony, it's not that difficult to pop out window and the surrounding wall to construct a balcony. All this can be done while renovating the building.

Chair Garzillo said while speaking with Mr. Goldstein he mentioned how the BID has been tracking data on vehicle movement in the Renaissance and Moore Park areas. He stated that over at Renaissance car movement is a traditional bell curve with Monday and Friday having light traffic, Tuesday and Thursday a little more traffic with Wednesday having the most. This is most likely due to people still working from home on Monday and Fridays. As for the Moore Park area, Monday has the lowest traffic count and it increases a little more on Tuesday and then again on Wednesday with Thursday and Friday being the heaviest. He feels this is due to Moore Park having an entertainment area within the vicinity (The Casino and Top Golf) that more people are coming for a long weekend. Supervisor Kenney asked if it would be possible to eliminate The Casino and Top Golf from the data to get a more accurate number.

Vice-Chair Jenaway mentioned that he heard on KYW Radio that there has been a big movement with employees leaving their traditional five-day work week for either a four-day week or to be able to work from home.

Finally, Mr. Walko ask for permission to advertise Amending the KPMU Zoning Ordinance that Residential Building Units should not exceed 30% of the Net developable area per parcel. In addition, they will continue the discussion at the next meeting about the signage and warehousing.

Public Comment:

A business owner at First Avenue Business District was surprised to hear about the Warehousing changes and voiced his concerns about the restrictions proposed for amending the Ordinance.

ADDITIONAL BUSINESS: None

ADJOURNMENT:

Board Action:

It was moved by Vice-chair Jenaway, seconded by Supervisor Kenney, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 7:07 pm.

  
ANTHONY HAMADAY  
TOWNSHIP MANAGER

lr  
Minutes Approved:  
Minutes Entered: