

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
JANUARY 11, 2024 MEETING ~ 7:00 PM

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Chairman's Comments.
5. Citizen Board Vacancies.
6. New Business:
 - A. Police Promotion – Sergeant Tobias Fisher promoted to Lieutenant.
 - B. Swearing-In of New Police Officers and New Fire/EMS Officers by Judge Patrick Krouse.
 - C. Consent Agenda re:
 1. Authorization to Advertise Conditional Use Hearing – Netflix.
 2. Land Development Plan Extension – Abbonizio Real Estate Partnership, 316 W. Church Road.
 3. Authorization for the Township Manager to sign Real Estate Tax Settlement Stipulations:
 - a) Macy's Retail Holding, Inc., 680 W. DeKalb Pike, for the tax years 2022-2023 resulting in an overpayment of real estate taxes in the amount of \$10,638.81.
 - b) Bloomingdales King of Prussia, 660 W. DeKalb Pike, for the tax years 2022-2023 resulting in an overpayment of real estate taxes in the amount of \$21,849.51.
 - c) PA Turnpike Commission, 371 W. DeKalb Pike, for the tax year 2023 resulting in an overpayment of real estate taxes in the amount of \$1,953.99.
 - d) PFI VPN Portfolio Fee Owner, 555 Croton Road, for the tax year 2023 resulting in an overpayment of real estate taxes in the amount of \$4,6089.09.
 - e) Park Ridge Hotel Development, 480 N. Gulph Road, for the tax years 2021-2023 resulting in an overpayment of real estate taxes in the amount of \$61,522.15.
 4. 2024 Road Program: Approval of a Professional Services Agreement (PSA) for survey, engineering, and construction inspection services with ARRO Consulting of Birdsboro, Pennsylvania in the amount of \$41,093.00 as recommended by the Director of Public Works.

5. Financial Escrow Security Release No. 6 (Final) Genterra, Columbus Street. Approval of Escrow Release No.6 in the amount of \$ 32,771.25 for the completion of required site improvements to date as part of the Land Development project as recommended by the Township Engineer.
 6. First Avenue Linear Park, Phase 3: Approval of Change Order 1 authorizing Hobbs & Co. of Boothwyn, PA to perform additional electrical services in the amount of \$12,985.00, as recommended by the Director of Public Works.
 7. Trout Run WPCCC Sludge Mixer & Conveyor: Approval of Payment Application 01 in the amount of \$12,843.90 to PSI Pumping Solutions, Inc. of York Springs, PA for contract work completed to date, as recommended by the Director of Public Works.
 8. Resolution 2024-2 – 2024 Fee Schedule.
 9. Resolution 2024-3 – Appointing Lieutenant Blain Leis as Emergency Management Coordinator
 10. Resignation of Amrinder Singh from the Property Maintenance Appeals Board and the UCC Board of Appeals
- D. Preliminary Land Development Plan – Discovery Labs – 411 Swedeland Rd. Consideration of a preliminary Land Development Plan for Discovery Labs, 411 Swedeland Rd, prepared by Taylor Wiseman and Taylor, dated February 16, 2022, last revised May 5, 2023, as revised for the development of the 141.87-acre tract with ten (10) new industrial buildings and six (6) parking garages, completed in six (6) phases for an approximate total of 1,000,000 square feet of new building space and associated site improvements including waivers as outlined in said resolution. LI & R-1.
- E. Preliminary/Final Land Development Plan – Spark Car Wash, LLC – 161 W DeKalb Pike. Consideration of a preliminary/final Land Development Plan for Spark Car Wash, LLC., 161 W DeKalb Pike, prepared by Bohler Engineering, dated April 4, 2023, last revised December 11, 2023, as revised for the redevelopment of the 0.9-acre parcel into a 2-story, 3,166 Sq. Ft. car wash and associated site improvements including waivers as outlined in said resolution. CG. *Resolution 2024-4*
- F. Preliminary/Final Land Development Plan – Lazy Dog Restaurants, LLC – 160 North Gulph Rd Suite 211. Consideration of a preliminary/final Land Development Plan for Lazy Dog Restaurants, LLC, 160 North Gulph Rd Suite 211, prepared by Bohler Engineering, dated May 24, 2023, last revised January 2, 2024 as revised for the proposed demolition of existing building and construction of a new 11,005 sq. ft. restaurant and associated site improvements including waivers as outlined in said resolution. SC. *Resolution 2024-5*

- G. Preliminary/Final Land Development Plan – Malvern Anderson LP – 0 Reedel Road. Consideration of a preliminary/final Land Development Plan for Malvern Anderson LP, 0 Reedel Road, prepared by Landcore Engineering Consultants P.C., dated June 27, 2022, last revised December 21, 2023, as revised for the subdivision of the 18.95-acre parcel into twenty-four (24) parcels and common open space for the construction of twenty-four detached single family homes and associated site improvements including waivers as outlined in said resolution.
R-2. *Resolution 2024-6*

7. Additional Business.
8. Public Comment.
9. Adjournment.