

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
JANUARY 18, 2024

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, January 18, 2024, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 6:22 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Greg Phillips, Bill Jenaway, Tina Garzillo, Carole Kenney and Greg Waks. Also, present was Anthony Hamaday, Township Manager; Kalie Melchior, Esq., Solicitor's Office; Jarrett Lash, Township Planner and Leanna Colubriale, Township Engineer.

CHAIRPERSON'S COMMENTS:

Chairperson Garzillo announced there will be an Executive Session following tonight's meeting to discuss litigation.

NEW BUSINESS:

A. APPROVAL OF ACCOUNTS PAYABLE & PAYROLL:

Board Action:

It was moved by Supervisor Kenney, seconded by Vice-Chair Jenaway, all voting "Aye" to approve the Accounts Payables for invoices processed from November 30, 2023 to January 10, 2024 and Payrolls dated December 8th and 22nd of 2023 for a total of \$4,736,401.84. None opposed. Motion approved 5-0.

B. 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. Resolution 2024-7

Mr. Edward Campbell representing the applicant, Mr. Brian O'Neill, stated his client accepts Resolution 2024-7 regarding the Preliminary Land Development Plan for Discovery Labs, 411 Swedeland Road. Chairperson Garzillo asked the Board if they had any questions or comments regarding the plan. There were none and therefore the Board proceeded to vote on the preliminary plan.

Board Actions:

It was moved by Supervisor Phillips, seconded by Vice-Chair Jenaway, all voting "Aye" approving Resolution 2024-7, for Preliminary Land Development Plan for Discovery Labs. None opposed. Motion passed 5-0.

Public Comments:

Longtime resident Mr. Mark McKee from Jones Road reiterated what he said regarding sidewalks for this plan at the January 4th BOS Workshop Meeting. He stated that putting a sidewalk on that side is problematic due to the elevation of the wooded area. To create a sidewalk there you would have to regrade the ground to make the sidewalk lower to be able to access it and this would destroy about 40 feet of the wooded buffer which is important to the residents.

Mr. Campbell thanked Mr. McKee for his explanation and remarks supporting the applicant's waiver. Then Mr. Campbell clarified that it's not a waiver from the sidewalks but a deferment so they can revisit the issue at a later date. Also, he mentioned that the applicant is not required to install sidewalks. He did invite Mr. McKee and/or the Gulph Mills Civic Association to attend the meeting when his client comes back to submit the Final Approval on the plan.

Finally, Mr. Campbell mentioned the second condition in the Resolution saying his client will work in good faith with Gulph Mills Civic Association to explore the possibility of a walking trail in the strip that would be undeveloped.

C. CITIZEN BOARD APPOINTMENTS:

- Historical Commission. Theodore Menke
- Human Relations Commission. Rhonda Taller

Board Action:

It was moved by Supervisor Philips, seconded by Supervisor Kenney, all voting "Aye" to approve the two Citizen Board appointments as presented. None opposed. Motion approved 5-0.

ADDITIONAL BUSINESS:

Supervisor Philips said he received a text from a resident today asking if Upper Merion Township had a boil water advisory in place. It was then noted that the advisory was for Upper Providence and not Upper Merion. Supervisor Waks suggested that every one sign up for the Ready MONTCO alert system so they would get notification of any alerts county wide.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Supervisor Waks, seconded by Supervisor Kenney, all voting "Aye" to adjourn the meeting at 6:37 pm. None opposed. Motion approved 5-0.

COMPREHENSIVE PLAN VISION SESSION – Board Room

The Board of Supervisors moved to the Board Room to resume discussion on the Upper Merion Comprehensive Plan.


ANTHONY HAMADAY
TOWNSHIP MANAGER

Minutes Approved:
Minutes Entered: