

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
FEBRUARY 1, 2024

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Monday, February 1, 2024, in the Township Building. The meeting was called to order at 7:38 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Bill Jenaway, Tina Garzillo, Carole Kenney and Greg Waks. Also present were: Anthony Hamaday, Township Manager; Amanda Lafty, Asst. Township Manager; John Walko, Township Solicitor; Leanna Colubriale, Township Engineer; Jarrett Lash, Township Planner. Absent was Supervisor Greg Phillips.

CHAIRPERSON'S COMMENTS: None

DISCUSSIONS:

- A. PROFESSIONAL SERVICES AGREEMENT – Award PSA to ARRO Consulting, Inc. (ARRO) to provide consulting engineering services for the Brownlie Road Culvert Replacement Project in the amount of \$25,042.00.

Mr. Tony Hamaday, Township Manager stated that the Township recommends hiring ARRO Consulting, Inc. to oversee the Contractor that will be demolishing the Brownlie Road Bridge and reconstructing it again.

Board Actions:

It was moved by Supervisor Kenney, seconded by Vice-chair Jenaway, all voting “Aye” to award the Professional Services Agreement to ARRO Consulting, Inc. None opposed. Motion passed 4-0.

Public Comments:

Mrs. Janet Bacarro, resident on Redwood Road expressed her concerns on why it's taking so long to have a preconstruction meeting about this bridge when she was told it would begin no later than the 1st of this year. She noted that by the time they schedule a meeting and order the supplies this project won't be completed until the end of this year.

B. SERVE-PRO, 161 BORO LINE ROAD – Land Development Plan Waiver Request.

Ms. Debra Shulski representing Serve-Pro stated her client wants to put a vertical addition onto the existing building at 161 Boro Line Road. This addition will not take up any additional ground space so it would not affect stormwater. Also, the building will stay consistent to what already exists there which is warehousing and office space. They won't be hiring any additional employees and they plan to add a sprinkler system which will update the building to code.

The addition will be six thousand sq. ft. and will only cover a portion of the existing building. The building is currently two stories high. The addition will be in the front portion of the building making it three stories high while the back of the building will remain two stories.

After a long discussion the Board felt that since Serve-Pro was not adding to the footprint of the building so there was no need for a Land Development waiver.

C. LAND DEVELOPMENT/SUBDIVISION DEFINITION REVIEW – Major/Minor Land Development Plan, MPC Exemptions & Waiver Requests.

Mr. Hamaday referenced the above situation with Serve-Pro and feels that there may be more projects like this regarding waiver requests from land development coming to the table for the Board to consider. He noted that if the applicant is not changing the pervious or disturbing the ground maybe they just need a permit and won't have a need to go through the Land Development process to ask for a waiver.

Tony is asking the Board for some direction to give the Codes Department in situations like this for them to follow. Next, he mentioned the Township use to have a Major/Minor Land Development Plan that was abandoned some years ago.

Mr. Hamaday talked about Tesla being approved for a warehouse on S. Gulph Road with some improvements, and now they would like to just install some pavers instead of the warehouse so they can temporarily park cars there until they are picked up by the customer. This might only fall under improvements and by doing this instead they're not disturbing the pervious area. He also mentioned that Tesla is willing to make improvements on Long Road by taking some of the Conditions of Approval and implementing them.

The Township Manager feels that the Board will get what they asked for at the original Land Development Plan meeting without going through another process.

Mr. Walko, Township Solicitor agrees with Tony citing another example is when an office building wanted to convert to an apartment building. They were informed that they had to add balconies to at least half the apartments, per Township Code. This request should be handled by Codes Enforcement making sure the applicant is following the code by applying for permits. Since the applicant isn't disturbing the ground making it impervious they shouldn't have to go through the Land Development Process.

Supervisor Waks explained why the previous Board scrapped the Major/Minor Land Development Plan, taking away the Minor part. They prefer the applicant to come to a Board of Supervisor Meeting like Serve-Pro did tonight and ask for a Land Development waiver. By doing this it gives residents who come to the meeting an opportunity to express their concerns. Also, it gives the Board a chance to ask questions and give suggestions.

Chairperson Garzillo asked where the Codes staff is getting hung-up on or needs clarification. Mr. Hamaday said when it's clearly a Land Development Plan there's no problem but in the previous cases with Tesla and Serve-Pro there were questions.

After a lengthy discussion the Board would still like to see all waivers of land development that come in so they can offer their input.

D. BUSINESS MEETING AGENDA REVIEW:

Mr. Hamaday went over the Agenda for February 8th meeting and said the final agenda will be confirmed at the Chair meeting on Monday.

Public Comments: None

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 8:38 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

lr
Minutes Approved:
Minutes Entered: