

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
JULY 15, 2021 MEETING ~ 7:30 PM FREEDOM HALL

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes:
5. Chairman's Comments:
6. New Business:
  - A. Conditional Use Hearing (continued) – Mancill Mill Road Company, 850 Mancill Mill Road. Application of the Mancill Mill Road Company, 850 Mancill Mill Rd seeking Conditional Use Approval, pursuant to Section 165-135, Use Regulations, of the Township Code to permit a Residential-Oriented Development (ROD) to be located on the SM-1 zoned property.
  - B. Public Hearing re: Request for Intermunicipal Transfer of Liquor License – Taku Steakhouse, LLC – 330 Goddard Boulevard, King of Prussia, PA  
*Resolution 2021-20*
  - C. Public Hearing – An Ordinance of the Township of Upper Merion to Amend the Township's Zoning Ordinance Chapter 165, Article X11, Section 165-61: Area, Width, and Yard Regulations”, to amend the minimum lot area per unit for multifamily and row house and to repeal subsection F “Density” and replace it with “Area and Density Regulations”, and Section 165-62 “Multibuilding Lots”, to repeal subsections “B” and “C”
  - D. Public Hearing – An Ordinance amending the Upper Merion Township Zoning Ordinance, Chapter 165, Article II, Definitions and Word Usage, Section 165-5.B to provide a definition for Bed and Breakfast; and amending Article XXXI, General regulations to add a new section, 165-219.8, Bed and Breakfast facilities; and amending Article IV, Agricultural Districts, Article V, R-A Recreational Area Districts, Article VI, Single family-residential districts, as to R-1A and R-1 Zoning Districts, and Article XVA, R-55A Residential Districts, to permit Bed and Breakfast Facilities in accordance with Section 165-219.8
  - E. Public Hearing – An Ordinance of the Township of Upper Merion, Montgomery County, Pennsylvania amending Chapter 157, Vehicles and Traffic, Section 157-17 to provide for the designation of further parking restrictions in the Township and to provide certain parking restrictions on Jefferson Street
  - F. Resolution No. 2021-21. Preliminary/Final Subdivision Plan – Davis Development. 230 Arden Road. Consideration of a preliminary/final subdivision plan submitted by Davis Development Group, as prepared by Kimely Horn & Associates, dated March 19, 2021, last revised July 06, 2021 for the subdivision of the existing R-1 Residential parcel into 2 residential lots and the construction of 2 new single-family dwellings subject to those conditions outlined in resolution including the following waiver requests:

1. §140a-16. A (2) - to not grade within five (5) feet from the property line.
2. §145-27 - from providing a preliminary plan and allowing for a single preliminary/final application.
3. §145-29. (21). - from showing the location of all existing features within 200 feet of its boundary.
4. §145-29. B. - from providing a final study and analysis of traffic impact for two residential units and a net increase of one unit.
5. §145-39 - from requirements for park land in favor of a fee in lieu per 145-50.

## 7. Consent Agenda

1. Crow Creek Trail Project Contract Payment # 8 in the amount of \$99,707.40 to Kenney Excavating for work to date on the Crow Creek Trail Project.
2. 511 Tax Collection Agreement – Tri State Financial Group. Consideration of an agreement with Tri State Financial Group, Bridgeport, PA, to provide collection services for the Business Privilege Tax, Mercantile Tax, and Local Services Tax levied by Upper Merion for the period beginning January 1, 2022 and ending December 31, 2024 at a rate equal to 1.95% of the gross collection and administration of current accounts taxes and 5% for delinquent/discovered accounts as outlined in said agreement.
3. Investment Consultant Agreement – Voya Financial/Cornerstone Wealth Advisory and Insurance Services. Consideration of an agreement with Voya Financial to provide independent consultant services for the Township's 401(a) and 457 retirement plans at a cost of \$4000 per quarter as outlined in said agreement.
4. Schuylkill River Trail Phase 2 Bid Award-  
To award the Schuylkill River Trail Phase 2 Bid to \_\_\_\_\_, of \_\_\_\_\_, in the amount of \$ \_\_\_\_\_ being the lowest responsible bidder and authorizing the proper Township Officials to sign all Contract Agreements.
5. PennDOT Cooperative Agreement – 422 CCTV Equipment Installation. Consideration of an updated agreement with PennDot for the State's installation of CCTV equipment on Township traffic signals as part of the State's 422 Improvement Project.
6. Financial Escrow Security Release No. 6, 900 River Road LLC, 900 River Road – Approval of Escrow Release No. 6 to 900 River Road LLC in the amount of \$ \_\_\_\_\_ for the completion of required site improvements to date as part of the warehouse development project as recommended by the Township Engineer.
7. Financial Escrow Security Release (Final), Henderson Road Investors, LLC, 251 Henderson Road – Approval of the Final Escrow Release to Henderson Road Investors, LLC in the amount of \$933,837.71 for the completion of required site improvements to date as part of the development project subject to the establishment of the required maintenance bond.
8. Land Development Plan Review Extension – JM Real Estate Holdings, 677 W. Dekalb Pike. Accept letter of extension from JM Real Estate Holdings for

the review of the proposed development at 677 W. Dekalb Pike until August 19, 2021.

9. Land Development Plan Review Extension – Quercus properties (JM Ward), Church Road. Accept letter of extension from Quercus properties (JM Ward), for the review of the proposed development on Church Road until August 19, 2021.
10. Permission to advertise a public hearing at the August 19, 2021 regular Business meeting on a proposed ordinance amending Chapter 165 of the Township Code, Zoning, to add a new section 196-219.8 establishes regulations for short term rentals in the Township.

8. Accounts Payable & Payrolls.

9. Additional Business.

10. Adjournment.

As an alternate to in-person attendance, the Board of Supervisors has established the use of the MyUMT Communications App on the Township's website, [www.umtownship.org](http://www.umtownship.org) to accommodate virtual public participation in the meeting. The meeting will be broadcast on Comcast Channel 22 and Verizon Channel 33, and streamed live on the Township's website. Residents can register and use the MyUMT App to submit questions and comments during the meeting. For more information regarding participation options, please check the Township website.

#### In-person Meeting Guidance

All individuals attending a Township meeting shall be required to comply with all CDC & PA Dept of Health COVID-19 Guidelines.