

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
JUNE 18, 2015

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, June 18, 2015, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:30 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Greg Waks, Bill Jenaway and Carole Kenney. Also present were: David Kraynik, Township Manager; Joseph McGrory, Township Solicitor; and Rob Loeper, Township Planner. Supervisor Philips and Chairperson Spott were absent.

MEETING MINUTES:

It was moved by Mrs. Kenney, seconded by Mr. Waks, all voting "Aye" to approve the May 7, 2015 Zoning Workshop Meeting Minutes; May 7, Workshop Meeting Minutes, May 14, 2015 Joint Meeting Minutes; May 28, 2015 Business Meeting Minutes, and June 4, 2015 Zoning Workshop Meeting Minutes as submitted. None opposed. Motion approved 3-0.

VICE CHAIRMAN'S COMMENTS:

Vice Chairman Jenaway stated an Executive Session was not held prior to this meeting. It was noted that Chairperson Spott is away this evening on business and Supervisor Philips is on military duty.

NEW BUSINESS

CONSENT AGENDA RE:

1. Equipment Replacement Requests re:
 - a. Replace PW Truck #723 – 2001 Ford F350 Pick Up - \$47,400
 - b. Replace PW Truck \$728 – 2001 Ford F350 Pick Up - \$50,230
(Mr. Jenaway noted appropriate documentation was submitted including the need for these vehicles. Their condition will not allow them to pass inspection)
2. Authorization to Sign Settlement Stipulations re:
 - a. Richard J. and Catherine M. Decker v. Montgomery County Board of Assessment Appeals Docket Number 2013-30530, Parcel Number 58-00-11107-004
 - b. Upper Merion Area School District v. Gulph Mills Village Apartments, LP and the Board of Assessment Appeals of Montgomery County Docket Number 2012-28976
 - c. Upper Merion Area School District v. The Lafayette at Valley Forge, LP and the Board of Assessment Appeals of Montgomery County Docket Number 2011-31855
 - d. Valley Forge Colonial Limited Partnership v. Board of Assessment Appeals of Montgomery County, Montgomery County, Upper Merion Township and Upper Merion Area School District Docket Number 2012-29720
3. Accept Resignation of Judy Vicchio from Zoning Hearing Board
4. Appointment Portia Waller to the Media Communications Advisory Board

5. Consider Accepting an Extension of Time to October 31, 2015, for the Review of the Development Plan for Mancill Mill Road Company; Warehouse & Office Facility (298,000 sf) and two hotel buildings (245 units); 22.82 acres, SM/SM-1
6. Awarding of a Fire & Rescue Services Strategic Plan to Municipal Resources of Meredith, New Hampshire in the amount of \$41,500.00 *(This is being awarded on the basis of the recommendation of the Fire and Rescue Services Board and was one of 20 bidders on the project)*

Board Comment:

Mrs. Kenney expressed appreciation to all the members of the Fire and Rescue Services Board for all their hard work. She indicated there were 20 responses to the Request for Proposal (RFP) and 18 of those were eligible. She recognized the amount of time and energy that was expended by the members of the Fire and Rescue Services Board preparing the RFP, discussing the various aspects of the RFP process, interviewing the three finalists, and making the recommendation for award.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Kenney, all voting "Aye" to approve the Consent Agenda as submitted. None opposed. Motion approved 3-0.

PRESENTATION OF KOPA OPERATIONS, LLC DEVELOPMENT PLAN POSSIBLE RESOLUTION 2015-21 RE: DEVELOPMENT PLAN FOR KOPA OPERATIONS, LLC, 175 N. HENDERSON ROAD, 1.27 ACRES, SC SHOPPING CENTER. REMOVE EXISTING CAR WASH (4,200 SF) AND CONSTRUCT NEW CAR WASH (5,000 SF) Plan Expiration 7/4/15)

Mr. Rob Loeper, Township Planner, stated the applicant for the Prince Frederick car wash initially had some plans for upgrading the existing car wash facility and after further consideration decided it would make more sense to demolish the existing car wash building, move it several feet further away from Henderson Road and make some site improvements.

The option for a new building will also afford the opportunity to obtain some improvements that would not have happened with just a rehabilitation of the building. The specific improvements include positive stormwater control in addition to a reduction of the total impervious on the site. The applicant will be putting in underground water tanks that will capture roof water that will then be piped into a storage pit for reuse in the operation of the car wash.

There will be an upgrade of landscaping and the site will be reconfigured for better circulation. More importantly the granting of easements will allow for traffic improvements at the corner of Henderson Road and Prince Frederick. When the Target was built there were some concerns about the sharp radius and sharp turning movement required for trucks. This additional right of way will allow the township to make some improvements as well as relocate all of the existing signal equipment which is currently on private property onto public property.

Utilizing the aerial, Mr. Loeper showed a few renderings from different vantage points.

The plans were submitted to both McMahon Associates and Remington Vernick to review engineering related issues and numerous issues have been worked out. It was noted the resolution prepared by the Solicitor's office contains some elements that are required for follow up such as final landscape plans. The

applicant is requesting a waiver from formal subdivision land development as part of this application which is reflected in the resolution.

Peter Karakelian, applicant, commented it was concluded after much deliberation that this is the best plan for them and the township and they hope to have the car wash in operation by this coming winter, if possible.

Mr. Jenaway asked if the applicant was willing to work with the township on the outstanding issues that exist as a result of the resolution. Mr. Karakelian responded in the affirmative.

Mr. Jenaway pointed out the positive aspects associated with this development plan which include an easement for roadway improvements which will be a big plus for the intersection, improved stormwater management on the site, and landscaping upgrades.

From a subdivision land development standpoint, Mr. Jenaway asked if it is correct that the building dimension is roughly the same size and footprint and there is no reason to be concerned about changes in the structure and design itself. Mr. Karakelian responded in the affirmative.

In addition to reiterating Mr. Jenaway's comments, Mr. Waks stated he appreciates the applicant's willingness to work with Upper Merion Township to improve the aesthetics of the site for the betterment of the surrounding community.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Kenney, all voting "Aye" to approve Resolution 2015-21 as presented. None opposed. Motion approved 3-0.

ACCOUNTS PAYABLE & PAYROLL:

Board Action:

It was moved by Mrs. Kenney, seconded by Mr. Waks,, all voting "Aye" to approve the Accounts Payable for invoices processed from May 28, 2015 to June 10, 2015 in the amount of \$1,887,453.63 and the Payroll for May 22, 2015 and June 5, 2015 in the amount of \$1,350,804.67 for a total of \$3,238,258.30. None opposed. Motion passed 3-0.

ADDITIONAL BUSINESS

UPPER MERION POLICE DEPARTMENT PROMOTION OF BICYCLE HELMETS

As an avid bicyclist and helmet wearer, Mr. Waks recognized the efforts of the Upper Merion Township Police Department to encourage bike safety by handing out free water ice certificates to kids biking and wearing their helmets. He said this will serve as a very important reminder of a very basic common sense safety measure.

BOARD OF COMMUNITY ASSISTANCE

Mr. Waks noted the Board of Community Assistance awards are scheduled for Tuesday, June 23 and the proceedings will be recorded for future viewing on UMGA-TV. He extended his congratulations to all the awardees, their families and organizations for their participation and successful efforts.

LIBRARY FUNDRAISER

Mrs. Kenney reminded everyone of the library fundraiser scheduled for June 23rd at Chipotle's and noted the library will obtain 50% of the proceeds.

FARMERS MARKET

Mrs. Kenney noted the Farmers Market this coming Saturday will feature the monarch butterfly tent.

VACANCY ON ZONING HEARING BOARD

Mrs. Kenney announced a vacancy on the Zoning Hearing Board and encouraged interested residents to consider this volunteer opportunity.

LIBRARY PATRONS FREE INTERNET ACCESS

Mr. Jenaway stated Library patrons can access free internet from their mobile devices without the need for a guest pass or their library card number. Simply connect to the WiFi network "Library" and click on to the "AGREE TO THE TERMS AND CONDITIONS" box.

CONCERTS UNDER THE STARS

Mr. Jenaway stated the Parks and Recreation Department thanks all who support the annual "Concert Under the Stars" series. The complete summer line up has seven sessions starting on Sunday, June 28th at 7 p.m. The July 4th fun begins at Heuser Park at 3 p.m. with carnival games, rides and concessions by *Tons of Fun Shows*. This will be a family-friendly concert featuring the Mango Men and will begin at 4 p.m. Evening will conclude with fireworks beginning after sunset.

FOURTH OF JULY EVENTS

Mr. Jenaway cautioned residents about fireworks safety for the Fourth of July as it is a challenging time for many individuals who are improperly using fireworks.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Waks, seconded by Mrs. Kenney, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 3-0. Adjournment occurred at 7:51 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered