

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
BUSINESS & COMPERHENSIVE PLAN WORKSHOP MEETING
AUGUST 15, 2024

The Board of Supervisors of Upper Merion Township met for a Comprehensive Plan Workshop Meeting on Thursday, August 15, 2024, in the Township Building in King of Prussia. The meeting was called to order at 6:26 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Supervisors Bill Jenaway, Greg Waks, Greg Phillips, Carole Kenney and Tina Garzillo. Also, in attendance , Assistant Township Manager Amanda Lafty, Township Planner Jarrett Lash; Ken Brown, Martin Trumpler and Matthew Popek all from the Planning Commission. Absent was Anthony Hamaday, Township Manager.

Chairperson's Comments:

Chairperson Garzillo mentioned that after the Business Meeting last Thursday the Board had an Executive Session.

New Business:

- A. Authorization to Cancel Purchase Agreement - First Choice Fire Apparatus, LLC. Authorization for the proper Township officials to cancel the June 28, 2022 sales agreement with first Choice Fire Apparatus for an E-One Tower Ladder Aerial Fire truck due to First Choice's failure to comply with the contract delivery date.

Vice-chair Jenaway said the delay in getting the E-One Tower Ladder Aerial Fire Truck is now two years old and First Choice Fire Apparatus, LLC. clearly failed to deliver per the contract. While some parts were purchased nothing has been initiated on this vehicle, so it was a failure on their part to comply with the contract.

Public Commit: None

Board Action:

It was moved by Supervisor Kenney, seconded by Vice-chair Jenaway, all voting "Aye" to cancel the Purchase Agreement with First Choice Fire Apparatus, LLC for the E-One Tower Ladder Aerial Fire Truck. Motion approved 5-0.

- B. Authorization to Purchase – 2021 Pierce Aerial Tower Ladder Fire Truck. Authorization to purchase a 2021 Pierce Tower Ladder from Tobyhanna Township in the amount of \$1,400,000 with proceeds from the 2022 Bond Issue.

Vice-Chair Jenaway mentioned this truck would be the replacement for the truck they just cancelled. This vehicle has more equipment, more extensive design and can accomplish more than the original vehicle they were going to purchase. Also, this fire truck is \$300,000.00 less, is 3 years old and only has 5000 miles on it, therefore it is essentially new and in good condition. Tobyhanna Township has been having some issues in their municipality so they wanted to sell this Ladder Fire Truck. In addition, he said this vehicle has three additional features than the original truck the Township ordered did not have.

Public Commit: None

Board Action:

It was moved by Vice-Chair Jenaway, seconded by Supervisor Kenney, all voting “Aye” to Purchase the 2021 Pierce Aerial Tower Ladder Aerial Fire Truck. Motion approved 5-0.

- C. Walker Field Lease – UMASD. Approval of a lease with the Upper Merion Area School District for an unused area of Walker Park adjacent to Field # 4 and the basketball courts for the development of tennis courts for the School District and public use in accordance with the terms outlined in said lease.

Chairperson Garzillo mentioned that Mr. Walko, the Township Solicitor is still working on the lease with the School District’s Solicitor and hopefully he will be coming tonight before this meeting is over. Both Solicitors are finalizing some small details regarding the Lease Agreement for the School District to be able to construct six (6) tennis courts on a portion of Walker Field, which is owned by the Township. Even though our Solicitor is not here yet she believes the Board can make a Motion to approve the Lease due to the meat of the lease being complete – they are just working on fine tuning the some of the language.

Supervisor Philips motioned to approve the Lease on the subject and condition on the agreement of the Solicitors to finalize the Lease. The part of moving this forward is due to the School Districts short time frame and Chairperson Garzillo said if anything turns out to be more complicated the Board can do an addendum to the current Lease.

Supervisor Kenney asked what happens if there is something in the Lease that they haven’t seen yet and they’re not happy with. Supervisor Philips reiterated the Lease is essentially a done deal, the Solicitors are just fine tuning the language.

Chairperson Garzillo said the Township is waiting on a dollar amount that has to go into the Lease for the cost of the driveway that has to be constructed on Allendale Road. She mentioned the Lease has a section about maintenance, stating the School District will handle the maintenance of the courts during the school year while the students are using the courts and off-season maintenance will be the Township’s responsibility.

Next, Supervisor Waks mentioned how this project fits into the Comprehensive Plan Discussion about Natural Resources & Community Facilities. He said with the Township's acquiring of the Damiani Property on Allendale Road we are able to expand Walker Park by connecting the two parcels. This property has ingress and egress, allowing access in and out of that piece of land which will give Walker Field an additional entrance/exit. Hopefully, there will be less traffic in the residential neighborhood and additional parking once these two parcels are integrated. He also mentioned they will have to look into updating stormwater control management on that property.

Public Commit

Resident and President of the School Board Margaret Philips said she appreciates the partnership and collaboration between the Township and School District for the project. This will be great for our student athletes to have home courts for Tennis, especially within walking distance to the school. In addition, it's great for the community at large to have these 6 tennis/pickleball courts within walking distance to our neighborhoods for the residents to also use.

Resident and Planning Commission member Martin Trumpler asked the Board if the industrial building next to the Turnpike on the previous Damiani property is going to be removed. Vice-chair Jenaway responded everything but the large garage will be removed, the large garage is in good condition and can be used for storage.

Board Action:

It was moved by Supervisor Philips, seconded by Vice-chair Jenaway, voting to approve the lease and to allow the Solicitors time to finalize the small details and if needed they can do a lease addendum at a later date. Motion approved 4-1.

- D. Authorization to advertise Proposed Ordinance - Business Improvement Districts Amendment. Authorization to advertise a proposed ordinance, for consideration at the October 17, 2024 Business meeting, amending Chapter 7, Business Improvement Districts, of the Township Code to reenact the provisions of Chapter 7 and renew the King of Prussia Business Improvement District for an additional 10-year term pursuant to the terms outlined in the District's Renewal Plan.

Chairperson Garzillo explained why the BID asked for a renewal contract for 10 years instead of 5 years. She noted the reasoning behind this is it will give the BID more time to complete larger projects and more realistic planning.

Public Commit: None

Board Action:

It was moved by Supervisor Waks, seconded by Vice-chair Jenaway, all voting "Aye" to authorize to advertise the proposed Ordinance to extend the BID contract. Motion approved 5-0.

Comprehensive Plan Discussions:

A. Natural Resources & Community Facilities and Infrastructure Existing Conditions.

Mr. Jarrett Lash said this is the final existing meeting regarding the Comprehensive Plan. They will discuss the Community Facilities and Infrastructure first then go over Natural Resources. They already discussed in a previous meeting the first three Components which were Housing, Movement and Land Use. Then he mentioned this Fall there will be an Open House for the residents to see the existing conditions in a panel format and to participate in some Planning activities to gather public information so the Township can identify where they want to go with the Plan.

Mr. Lash mentioned the Township's last Comprehensive Plan was adopted in 1986. That plan had some general goals but three more specific areas it discussed was about Community Facilities, Infrastructure and Natural Resources. The main goal was to provide a current data base of developable land and inventory, create an annual report on development trends in the Township, coordinate with appropriate volunteer fire companies on development trends, encourage the proper management of the region's water sources to be appropriate for local, regional and state agencies. Also, to access existing aggrievance with private agencies and the Upper Merion Area School District for provision of recreational facilities.

Supervisor Philips asked how the Township has been doing on managing water resources and Mr. Lash responded for the Natural Resources component, it said to adopt a Stormwater Ordinance which the Township has.

Mr. Lash mentioned three additional goals which are fire protection, police protection and road maintenance including snow removal. Fire protection services are provided by volunteer firemen and funding for this service is through volunteer contributions and from Township municipal funding. Effort should be made that there is sufficient personnel in numbers and training, the biggest change since than to now is the growth of our professional fire force.

Next, he spoke about police protection and how it's part of the Township's function and as Upper Merion continues to develop efforts should be made to ensure provision of their service keeps up with development. The Township has been growing their police force and has now incorporated the police, fire and EMS personnel all together under Public Safety.

Now, as for road maintenance and snow removal the Township and the State are responsible for the physical improvement to roads, ensuring the design capacity of the roads meet the traffic demand. Jarrett said this was covered under the Movement component.

Mr. Lash talked about the 2019 Park & Rec's Master Plan which gives a detailed analysis on all the different Township Parks. There is a set by set plan for each one, showing where they are right now and what their long-term goals are each specific park. The Comprehensive Plan doesn't get into much depth like the Master Plan, it has more general information about the parks but they can look at the Master Plan as an existing and active resource on how we're guiding that type of Open Space. Some of the things to focus on is ADA accessibility and playground safety improvements, noting a shortage of multi-purpose fields because the existing fields are over used. There is also limited conductivity to the Schuylkill River Waterfront which we'll talk about more in the Natural Resources component.

Mr. Lash went on to say that Valley Forge Park is the most used park followed by Heuser Park, which is our largest and most recreational driven park followed by the Township Building Park with its pond. Next, he talked about the pedestrian conductivity between parks needs improvement, 72% of park users drive to parks that they use. The Township has 32 parks throughout with Valley Forge National Park being the largest at 1500 acres which is 14% of the total Township acreage. Then he broke down the parks, first talking about the neighborhood parks which are within a half a mile walk to and from different homes. Community parks would be about 2 miles away which most people would drive to, then there are micro parks like William Wall Park. So, the Township has a lot of parks and green space, all we have to do is enhance them making them more accessible and adding more amenities within those parks.

Supervisor Philips agrees with Jarrett, since the Township already has a lot of parks we should just enhance them and keep up with the amenities. Then he said any redevelopment in the Township should contribute to green space with some kind of park. Chairperson Garzillo said there is a tipping point if we keep adding parks, the Township's Park & Rec as well as Public Works won't be able to keep up with them all and if the quality starts to diminish that would be a negative. Then Supervisor Philips said they should ask our Solicitor to look into setting up a Park Trust, instead of a developer paying a fee in lieu of it can go into a Trust to maintain all the parks. Mr. Lash feels that would be in vein with Economic Stability making sure the parks assets are well maintained and long lasting.

Next, someone brought up the Linear Park and Mr. Lash said the Linear Park is not included with the Township Parks, it is grouped with the trails and they will be talking about that later. Then Jarrett mentioned the Master Plan for Heuser II and that the Township applied for a grant to enable us to conduct the Master Plan and said the residents will have input to make sure this park meets the community's needs. Part of the Community Facilities study is the relocation of the compost site at Heuser Park, currently the Township is thinking about moving it to the Matsunk water treatment site, and by doing this will enable the park's expansion.

Mr. Lash went on talking about the Trail system in Upper Merion. Currently running through the Township is the Schuylkill River West Trail, Chester Valley Trail and Crow Creek Trail which are great connection points throughout the Township. He mentioned their continued conversations about the Prince Frederick extension would give better connections to the Chester Valley Trail and there are other future plans they have on the horizon that will enhance the existing experience for those trails. Alongside that, the Valley Forge Gateway Trail in which the Board of Supervisor's saw a presentation update on the initial steps to bring it from inside Valley Forge National Historical Park over to First Avenue with future potential plans of maybe connecting the

trail down to the Village. This would be an incredible opportunity to create that gateway with the Linear Park Trail.

Then he mentioned Moore Road, which is also part of the Linear Park. This is a continued extension of the Moore Park network that's being built there with additional multi modal trails which would be a great opportunity for anyone living at Valley Forge Towers to be able to connect to the broader trail network. Next, Mr. Lash talked about Renaissance conductivity study adding some additional multi modal trail access through out Renaissance Park.

Mr. Lash said they would like to receive the enrollment data of the Upper Merion Area School District. He knows there is a large number of residential units being built and it's not all in Upper Merion Township. Bridgeport should be capped out after they complete the Townhome development but that will bring extra children into Upper Merion Schools because Bridgeport is part of the School District as well as West Conshohocken. So, by receiving that data we can build it into our Comprehensive Plan because the School is not a Township facility, it's a Community facility that needs to be calculated for being its steward and understanding our land use practices are providing the dollars that fund the school with the millage they receive from the property taxes.

Supervisor Kenney asked why isn't the School District considering rebuilding Belmont Elementary School. Supervisor Philips said that there's not enough ground so she responded why can't they build up, he also said that building is leased out to other school related programs through the County.

Then, Mr. Lash focused on the Township Building and the Community Center wanting to be modern and up to date as possible. So, the Township is continuing to explore a major renovation of the Township Building, particularly to expand space for Police and the Library. As for the Community Center, it is currently conducting a valuation of the existing activities to make sure if the programs and space they provide need to be improved for the best experience. By looking into all this they're trying to make our Township more robust by expanding the Library, keeping the Community Center up to date and more public safety through expanded police access.

Next, Mr. Lash spoke about our Fire and EMS facilities. There are four Volunteer Fire Stations, King of Prussia, Swedeland, Swedesburg and a unique Fire/EMS Station on Guthrie Road. He also wants to look at EMS response statistics from the 2016 Fire study and if asked Vice-chair Jenaway if he wanted to include any remarks about the study. Vice-chair Jenaway said after the Fire Chief, the Police Chief as well as him reviewed the study they believe the best long-term solution would be to have three facilities, Guthrie Road, Allendale Road and a new facilities probably in the Swedeland area. He said the original Swedeland and Swedeburg buildings are 60 to 80 years old and would cost a lot to renovate. They also don't have the adequate capacity or enough land to expand and the sleeping quarters need to be upgraded. He mentioned the Township owns property on Flint Hill and Church Roads in Swedeland that would be big enough to build a new station there, as far as the two existing stations they would be owned by the individual Fire Companies.

Supervisor Philips asked what the Township was going to do with the auxiliary station on Beidler Road. Vice-chair Jenaway said it would stay and it also has been being used for EMS training and will continue to be used for that purpose. Mr. Lash asked Mr. Jenaway to elaborate about the two existing stations that are owned by the Volunteer Fire Companies. Vice-chair Jenaway responded Fire Chief Johnson will

distribute the equipment between the other three stations since the Township owns the equipment and the buildings can be repurposed by those organizations. Jarrett said those building can present an opportunity for those assets to enhance the surrounding community and Vice-chair Jenaway responded yes and said if the Township keeps expanding in 20 years they might have to utilize those building again.

Next, Mr. Lash went over EMS calls showing the KOP Mall has the greatest amount of calls alongside of the two Senior Living facilities, followed by the Valley Forge Towers. Then he went over the Fire & Rescue calls, saying a great number of calls were for South Gulph Road and Rt. 202 extending over to the Mall, also at Rt. 202 and Henderson Road area as well as the Schuylkill Express and the PA Turnpike. In addition, the Village at Valley Forge has had a lot of fire and rescue calls. Vice-chair Jenaway mentioned that he and Police Chief Leis went over the Police stats showing where the primary police calls come from giving them a report that the Mall has more crime related incidents compared to what other areas have. By reviewing these reports, it was discussed if getting a grant for cameras would bring value to the Village at Valley Forge so the Police would be able to monitor and do preamp strike or action before they happen.

Then Mr. Lash talked about the Municipal Sewer System owned by Upper Merion Sewer Authority which is good that our Authority maintained ownership because other municipalities that sold have seen a substantial price increase. He said there are over 130 miles of sanitary sewers with eleven plump stations that convey to two wastewater treatment facilities which are Matsunk, north of the Swedeland area and Trout Run, up on Mancill Mill Road north of Moore Park.

Next, Mr. Lash went over the ten different Planning Areas, first taking a look at Community Facilities, mostly Parks & Recreation and he included the number of residents in each area so you can compare the number and size of assets that there are for them. Jarrett broke down renters' verses homeowners because it points broadly towards the type of housing in that area and the area near Moore Road, Park Square shows mostly renters at 65 percent. The people who live in that vicinity have access to the Linear Park and as Moore Park extends they'll have access to that as well, and to the Schuylkill West Trail. There is also the Township Arboretum with the Moore Irwin House also located there. It is a small park but individuals who live at the 750 Sky building say they use it as a dog run, so residents in that area are utilizing it.

Mr. Lash then looked at Planning area 2 which covers the north side of Upper Merion, inclusive of the broad area of the Schuylkill River. This is a very well served area with a number of assets, Heuser Park, Schuylkill River West Trail, which continues through and connects to Bob Case Park then to Crow Creek Trail to Sweetbriar Park, all the way down to the Community Center and Volpi Commons. These parks and trails serve 5 thousand residents that live in the area including about 20% of renters from Park Square.

Planning area 3 is another deeply owner-occupied area that is also very well served with Township assets, Tabak Park serving the old East Valley Forge Community and there's Boat House Park, which you need to drive to. Belmont area residents have a similar walking experience as area 2 with having access to Sweetbriar Park, Crow Creek Trail, Norview Farm and Belmont Park, this area has mostly single owned homes.

Planning area 4 is exclusive of the KOP Mall and the Village at Valley Forge. The Village has a lack of open space even though they have a green area on Main Street it not a true park. Mr. Lash said there are ways in the zoning code that the Township can require active or passive green space, landscape, art-scape that invites individuals in. So, the Township can require all new developments to include some type of green space. Jarrett also mentioned when Phase 2 of the Valley Forge Gateway Trail is complete this will connect the Village to Valley Forge National Park which would be great for walking or biking to one of the biggest Parks.

Next, Supervisor Philips asked if there were any parks in Tredyffrin Township that butt up to Upper Merion. Supervisor Waks said there's a trail off of Pugh Road in the Wayne section of Upper Merion that goes into Tredyffrin but couldn't remember if it led to a park. Mr. Lash said as of now Valley Forge Gateway Trail is looking to take the portion of the green located on North Gulph Road since Gulph Road will be shifting and the existing roadbed would be repurposed for a Multi Modal Trail. It will cut down through Valley Forge and then across at First Avenue, at some point this trail can cut down further to the Village at Valley Forge but as of now it is not in the Preliminary Plan.

Mr. Lash then moved onto Planning area 5 which is the Township Building and Park, Sunny Hill Farm with the Community Garden and green field along with a new pedestrian crossing connecting those assets. He mentioned that part of Walker Park is in this area (it is split due to the census line) and there is Leo M. Ross Park which was just enlarged and refurbished. Also, bike lanes will be added onto North Henderson Road as restriping occurs and once Prince Fredericks extension is completed you can bike down North Henderson Road, turn left onto the Prince Frederick extension, cross 202 and connect to the Chester Valley Trail eventually biking or walking to Valley Forge National Park.

Then, Mr. Lash talked about Planning area 6 which is split by the railroad, the first portion is south of 202 and the other portion is where the Hansen Access portion is, so it has a unique connection point. Jarrett said the only park in area 6 is Kingwood Road Park which straddles the roadway and is the most underserved park based on the acreage of the parks which is used by the single home residents there.

Next, Mr. Lash spoke about Swedesburg in Planning area 7 which has the small Swedesburg Park and Bob Holland Park, which is larger and serves the residents in this area. Jarrett moved onto Planning area 8 which is primarily South Gulph Road area. He said this area has consistent park coverage with James Baxter Park, Valley Forge Acre Park and Merrill C. Young Park serving the residents in the Hughes Park area. Then there was a discussion about the school's grounds if they should be considered part of the park system.

Finally, moving on to the last two Planning areas, the eastern end of Upper Merion which is area 9 and only has Swedeland Park that services those residents and for the southern part of Upper Merion which is area 10. Mr. Lash said area 10 is well served with several parks, Whitegate Park, Bob White Park, William M. Wall Park, McKaig Nature Center and the Executive Estate Park.

Mr. Lash then started the discussion about promoting economic stability as it relates to Township facilities and infrastructure. There are two things in this section he would like to discuss, first is liquid fuel tax in which each state receives a portion from the sale of gasoline and then the state forwards some money to their counties. Jarrett said with the rise of Electric cars being sold and not having to buy gasoline no liquid fuel

tax is being paid, so naturally we are going to see a decrease in funds. Supervisor Kenney asked if the tax on EV's has gone through and if so will that money trickle down like the liquid fuel money does. Mr. Matt Popek from the County assumes it will but he will look into it but then, Vice-chair Jenaway read an article that the EV tax was passed on July 16th of this year. It is a flat tax starting in 2025 for \$200.00 the first year and in 2026 it will be \$250.00 then each year onward it will be adjusted according to inflation. He said it does mention the fee is for the liquid fuel tax but it doesn't explain if it gets trickled down to the Counties separately or if it goes directly into the liquid fuel tax.

Next, Mr. Lash mentioned about park maintenance according to National reports Upper Merion spends half per acre basis but compared to surrounding municipalities Upper Merion spends more per acre basis. There was a small discussion about that then they moved on to the Natural Resource component.

Natural Resources portion of the Comprehensive Plan looking back at 1986 Plan and how we did with the goals that were picked Mr. Lash said the Township did well following their Plan. Starting with Stormwater the Township did plan and implemented regulation for a Stormwater Management Ordinance. Next, was to coordinate Flood Plain regulations with Park & Recreational open space element of the Comprehensive Plan which the Township has been doing. Supervisor Kenney mentioned the Flood Plain is determined by the Federal Government and asked when the next update will be.

Next, Mr. Lash talked about Steep Slopes regulations and to incorporate the regulations into the Township Ordinance. This was done and then updated last year to include natural and manmade deep slopes. They considered a Wood Lock Ordinance, which addresses the preservation of existing trees on undeveloped and developed lands which the Township did not adopt. Next, Jarrett talked about existing quarries in the Township saying eventually these quarries will close, so the Township should consider developing a policy relating the reclamation and maintenance of them. The Township has two, the Glaxo quarry which is active and Aqua has been using the other quarry as a reservoir for a long time. He mentioned that the Township should have a conversation with both entities to see how long they think they'll be using them. If it's more than twenty years the Board can hold off but if it's sooner they should incorporate something into the Natural Resource component. Ms. Lafty asked how can they be reused, Mr. Lash said as a reservoir like Aqua is using it, or for divers to learn and practice going under water, it can also be a fill site for infrastructure or completely filled in then redeveloped for anything once it is stabilized.

Mr. Matt Popek who works for Montgomery County said the County took over the quarry that is in Plymouth Township and filled it in, now they're discussing what to do with that piece of land. It took over 10 years to fill it and stabilize it, they will probably sell it to be redeveloped. Mr. Lash asked how do they know once the ground is stabilized and Matt responded that's the engineer's responsibility. With that said Mr. Lash mentioned Sinkholes and presented the Comprehensive map showing different natural resource qualities here in Upper Merion. There are Flood plain areas shown in blue, Woodland area in green, Sinkhole prone areas shown in a check pattern and red are the Steep Slope areas.

Then Mr. Lash talked about PennDOT's plan to fix Route 202 here and mentioned that most of the sinkholes are where commercial activity is in King of Prussia. He said it's not the development itself that's triggering the sinkholes, the area is just naturally prone to sinkholes but the extra traffic could cause them to develop

sooner. Supervisor Philips feels not only the traffic but maybe the pilings set under the Mall which was built over a creek contributes to the sinkholes. Jarrett said there are Sinkhole Ordinance that can be enacted, they just require additional geological studies to be submitted to see if it is in a highly sinkhole prone area. Vice-Chair Jenaway responded to some comments about creeks running through the Township and if they can be the cause of some sinkholes. He mentioned the creek near 202 and South Gulph Road that runs under the Mall was encased in 8' to 12' piping in the late 70's, he wondered maybe by diverting the nature flow could have caused those sinkholes.

Next, Mr. Lash brought up land use again, particularly about canopy coverage from trees. He said the rule of thumb or guideline is 3, 30, 300. There should be 3 trees visible from the front door of each house, there should be 30% of canopy coverage in every neighborhood and there should only be 300 meters (which is 1,000 ft.) to the nearest park or green space. Jarrett said most of Upper Merion complies to this rule; neighborhoods are actually at 36% coverage but industrial area are less but the Board does require all new development to plant a certain number of trees.

Mr. Lash talked about the Schuylkill River Waterfront mentioning Abrams Yard and the area towards the north. He went on to read the Parks & Rec's Master Plan in which the Township wants to continue to seek opportunities to acquire riverfront property, to continue to develop the Schuylkill River West Trail and increase public access to the riverfront within the park. Jarrett said the main difficulty in completing this is the access, it would be incredibly expensive to build a bridge over the railroad tracks plus we would have to get permission from the railroad company. Once we have permission we would either need a large grant or promote some kind of riverfront development that would do the necessary off-site improvements to make the connection from the park to the river.

Then, Mr. Lash went over the 2019 Stormwater Management Plan, in which the Township needed 30 million dollars for Capital Projects. There are over 40 projects across the Township deemed inadequate stormwater management. He said the Township has insufficient culverts and the way to fix the stormwater problem is to widen the access at the river working back towards all the culverts so that everything can continue to flow. Jarrett said once the Courts decide if the Stormwater charge is a fee or a tax hopefully sometime in September, Upper Merion can then move forward implementing the fee/tax so they can start some of the projects to rectify the problems in the Township. In addition, it's not only the outstanding items we need to work on it's also the MS4 Compliance which always gets a little more stringent to make things successful. So, not only do our existing cost remain but to be able to maintain the compliance as it becomes more and more stringent it will take an investment to not receive citations from the State for being out of compliance with the MS4 permit.

Supervisor Kenney said the \$62.00 Stormwater Fee will be paid by every building, not only the residential but churches, schools even the Township; any place that is exempt from taxes would be required to pay the Stormwater Fee to cover what it was intended for. If the Supreme Court says it's a tax then the Township will have to figure out something different to cover these projects because by being a tax it will only tax people or entities who are subject to tax and the tax-free places will get a pass even though they are contributing to the problem.

Mr. Lash concluded his presentation and asked if there were any other questions or comments. He also mentioned that Vice-chair Jenaway will work on heat maps to see if there is an implementation for infrastructure in that capacity. Then Vice-chair Jenaway mentioned we need a School District connection, future roadway consideration because they heard about Rt. 23 extension and Supervisor Philips mentioned a cross town connection or artery which will be important for the residents in the Gulph Mills area. Next, Vice-chair Jenaway mentioned Renaissance Park into Next Generation and that PennDOT said they want to move all the truck traffic up to Church Road. Mr. Lash said he will make sure the Transportation Authority projects especially the ones on the tip right now will be part of the movement. Then they mentioned if the slip ramp was ever going to happen and if so then the Township will have to figure out how to get traffic to the slip ramp.

Next, there was a discussion about trees and if the Township should have an Ordinance about cutting down trees, so if a resident wanted to cut down a tree on their property they would have to apply for a permit. Then Vice-chair Jenaway asked Mr. Lash if Mr. Geoff Hickman, Public Works Director mentioned anything about needing additional facilities for Public Works and Jarrett replied no.

Vice-chair Jenaway then said at the next Goals & Objective Meeting they need to be developing a number to see what it's going to cost to build all the things the Township needs, like the addition to the Township Building, Modification of the Police Department, anything that Public Works might need, additional Fire and EMS Station and the Heuser Park extension. Supervisor Philips asked if we can use the same process that the Board is doing now with the Comprehensive Plan to figure out what direction they're going to take with the renovations. They've had conversations about financing and acquisitions for three years, now they need to focus on putting the plan together. Assistant Manager Amanda Lafty said her, Tony and Jarrett will meet with the Department heads to narrow down what their needs are so they can start looking to get a better number. Chairperson Garzillo said we can't develop an action plan until we know what direction we're going, either renovating, building or purchasing. Supervisor Philips said the minimum will be \$60 million dollars to renovate. Ms. Lafty said she will talk to other Townships that have renovated their building in the past through years to get an idea on how much they've done, how long it took and the cost of the project.

Next, Mr. Chris Basler from the BID asked Jarrett to look into all the easements within Upper Merion that can be utilize in the future particularly the railway easement like at First Avenue and West Valley Forge Road so there can be more station stops whenever the passenger rail comes. Jarrett mentioned the Schuylkill River Passenger Rail Authority will be operated by Amtrak but ownership and maintenance of any station stops will be the responsibility of the Municipality. Then Mr. Basler brought up the Stormwater Fee again, saying exempting impervious coverage of Multi Modal trails from the Township's maximum previous coverage requirement surfacing within the right-way could encourage property owners to add pedestrian access along the roadways of their property.

Finally, there was more discussion about parks and trails again and whether or not the parks would be able to be connected somehow to the trails. Chairperson Garzillo asked if it was really necessary to have everything connect because people here are car-centric, may as new younger residents move here it will be different. Mr. Matt Popek mentioned there's a couple of municipalities connecting their parks with trails, it's a Green Ribbon Network, he feels it's a philosophy that they're going for and they see a value in doing it.

Supervisor Waks feels that we have to connect them because not all the parks are the same or have the same amenities. He has to drive or bike to different parks if want to play Pickleball outside, rollerblade or shoot hoops. Next, Mr. Lash said that concludes the Existing Conditions portion of tonight's meeting and there's a lot of information to use to figure out where we want to go and how do we get there.

Mr. Lash said they'll have two main type public outreaches, the community survey which is being finalized and also outreach to the different Citizen Advisory Boards that are directly related to these components. Jarrett said he'll reach out to everyone to setup a date for the open house in Freedom Hall for October so residents can come participate, add input and also ask questions. Supervisor Waks would like to have one more meeting with just the Board of Supervisor to look at everything once it's all together for them to discuss before it is broken into sections for the workshop. Jarrett will coordinate the dates and get back to everyone.

Public Comment: None

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Supervisor Waks, seconded by Supervisor Philips, all voting "Aye" to adjourn the meeting at 8:52 pm. None opposed. Motion approved 5-0.



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: