

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**March 28, 2018**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on March 28, 2018 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**Present:** Matthew Popek, Chair; Mark McKee, Vice-Chair; Jaque Camp, Member; Dr. William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; and Maudy Hedlund, Recording Secretary.

**Absent:** Vivian Peikin, Member, Todd Brown, Secretary; and Kyle Brown, Associate Township Planner.

**Pledge of Allegiance:**

**Approval of the Minutes: February 28, 2018 and March 14, 2018.**

Mr. McKee made a motion to recommend approval of the February 28, 2018 Minutes. Ms. Camp seconded. A 3-0 vote, in favor, carried.

Mr. McKee made a motion to recommend approval of the March 14, 2018 Minutes. Ms. Camp abstained. A 2-0 vote, in favor, carried.

**PLAN:**

SD 2018-01: NDR Builders, 2-lot sub-division with one existing dwelling at 179 Rebel Hill Rd., 063 acres, R-2.

**Present:** Nicholas Direnzo, Jr., NDR Builders, Conshohocken, PA.  
Bradford R. Grauel, P.L.S., Owner and Operator, OTM LLC, Wyomissing, PA 19610.

Highlights from Mr. Loeper's overview of the plan:

Variances:

The applicant, NDR, received relief for the lot and the setbacks. The Zoning Hearing Board granted variances for dimensional, aerial width and yard regulations, and for some steep-slope regulations.

Public Utilities:

The existing house on Lot #1 and the proposed residence on Lot #2 will utilize public sewer and public water facilities.

Highlights from the applicant's presentation on Lot #2:

The plan proposes construction of a single-family detached dwelling with a two-car garage, an additional parking space in the driveway, and retaining walls.

Access:

Access will be from Rebel Hill Rd.

Sidewalk:

A sidewalk is not proposed.

Grading:

Mr. Grauel explained that the existing grade cannot be leveled off. The residence will have a walk-out basement with a deck above it. The back yard will be terraced.

Stormwater management:

The applicant is installing eighty linear feet of 30-inch piping across the property to carry the overflow into an existing inlet. It will also capture part of the driveway's run-off. The residence will have 6-inch, shielded rain gutters. Downspouts, installed on the front of the house, will empty into an underground retention system before flowing out to the in-street stormwater system on Rebel Hill Rd.

Trees:

Only a dead tree and some dead shrubs will be removed. The other trees will remain.

Steep slope requirements:

Lot #2 will meet the steep slope requirements.

Disturbance of the steep slopes:

Mr. Grauel commented that the 15,000 SF lot would require a seventy-five percent steep slopes disturbance. Thirty percent permitted. Significant slopes will be disturbed 100%. Geotech protection will minimize disturbance complications.

Lot #1:

An access easement on Lot #2 will provide Lot #1 with two off-street parking spaces.

Group discussion:

In response to a member's question, Mr. Drenzo stated that he satisfied the neighbor's concerns about the water retention system.

Motion:

In response to Mr. Popek's inquiry, Ms. Camp made a recommendation to the Board of Supervisors to approve the plan as proposed. Mr. McKee seconded. A 3-0 vote, in favor, carried.

Meeting adjournment:

There being no additional business, the meeting adjourned at 8:15 p.m.

Sincerely yours,

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MATTHEW POPEK, CHAIR