

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
OCTOBER 12, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on October 12, 2011 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Robert Krutsick, Chairman; Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Jaquelin Camp; Thomas Sincavage, III; William Jenaway, Liaison for the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.

Mr. Krutsick called the meeting to order at 7:00 p.m. A pledge of allegiance and member self-introductions followed.

**Minutes: September 27, 2011.**

Ms. Camp motioned for the approval of the Minutes. Mr. Sincavage seconded. Mr. Elgart abstained. A 4-0 vote in favor carried.

At the request of the applicant, review of development plan 2011-07 was removed from tonight's agenda and rescheduled for October 26, 2011.

**Pasquale Properties  
520 Shoemaker Road  
DP 2011-09**

Construct a 5,765 sq. ft. building for commercial Laundromat with 1,000 sq. ft. office on 2<sup>nd</sup> floor. Convert existing 5,400 sq. ft. restaurant into office space. Site improvements include access drives, parking, stormwater management, landscaping and lighting. Zoned C-2; 1.338 acres.

**Present:** Mr. Charles Pasquale, Pasquale Properties.  
Mr. Craig Robert Lewis, Esq., Kaplin Stewart  
H. Donald Pasquale, Pasquale Properties.  
Joseph P. Orsatti, Jr., RLA, Orsatti Associates, King of Prussia, PA.

Mr. Loeper provided an overview of the plan. Mr. Charles Pasquale, the applicant, proposes to:

- Convert the restaurant into office space, preferably for one tenant.
- Install an underground detention system near the office building.
- Close an access point to the back lot.
- Provide a landscaping plan.
- Construct a new, state-of-the-art Laundromat on the opposite end of this lot that has front and side access but is not a drive-thru.
- Create better site lines that will improve current traffic conditions.
- Install four ADA ramps and new sidewalks and create a well-distributed parking lot for both buildings.

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- Tie the buildings in with a consistent look.

Mr. Pasquale described the eco-friendly Laundromat. Equipped with energy-efficient washing machines and dryers, it will provide the same services and hours of operation as the current Village Mart Laundromat and provide customers with a central pay station, a seating area for television viewing, and a play area for children.

Group discussion produced the following recommendations:

- Install a painted strip or walkway on the driveway to demarcate pedestrian access.
- Provide the handicapped with a closer route to the new building. Mr. Pasquale offered to discuss this with his engineer.

Mr. Loeper informed members of the next meeting's agenda.

**Adjournment:** There being no additional business, the meeting adjourned at 8:05 p.m.

Respectfully Submitted,

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MARK MCKEE, SECRETARY

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