

**UPPER MERION TOWNSHIP PLANNING COMMISSION
OCTOBER 26, 2011**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on October 26, 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. Mr. Krutsick requested a moment of silence for Arthur Loeben, a Director of the Montgomery Planning Commission for over 35 years, who passed away at the age of 92.

Minutes: October 12, 2011.

Mr. Sincavage motioned for the approval of the Minutes. Mr. Elgart seconded. A 5-0 vote in favor carried.

**Goodman Properties
145 W. DeKalb Pike
DP 2011-07**

Wawa Food Market (6,018 sf with gasoline sales, along with a Chick-Fil-A (4,864 sf, 142-seat) restaurant with drive through facility.
C-1 Commercial, 4.137 acres.

Present: Robert J. Kerns, Esq., Kerns, Pearlstine, Onorato & Fath, LLP.
Bruce A. Goodman, Goodman Properties.
Michael Viscuso, Real Estate Engineer, WAWA, Wawa, PA, 19063.
Cornelius Brown, PE, Bohler Engineering, 1515 Market St., Phila., PA.
Ronald E. Klos, Jr., PE, Bohler Engineering, Chalfont, PA.
Russell T. McFall, II, PE, Partner, KZA Engineering, Malvern, PA.
Greg Richardson, PE, Traffic Planning & Design, Inc., Pottstown, PA.

From Mr. Loeper's overview:

The applicant obtained relief from the Zoning Hearing Board pertaining to sign-related issues. The Board of Supervisors addressed ingress / egress, the driveway's length and its distance from the gasoline pumps. The plan is being reviewed by the Montgomery County Planning Commission and the Township Engineer.

From the presentation:

The plan proposes a 10,800 sq. ft. building for a full-service WaWa and a 142-seat Chick-Fil-A restaurant with a drive-thru. (A full-service WaWa with a Chick-Fil-A restaurant is located at the Padua Shopping Center in Quakertown.)

The WaWa's exterior will be consistent with the Sports Authority's brick façade and lighting system. The store will have front and back-door entrances. The back of the site provides extra parking spaces.

An easement agreement with the Sports Authority provides access to Henderson Rd. and Route 202.

A row of existing parking spaces that face the residential area will be replaced with evergreen and deciduous landscaping.

The current impervious of 73 percent will be retained. The allowable impervious is 85 percent.

The applicant's traffic study, which took Target's traffic into account, recommended that left turns be prohibited during the peak hours of 7-9 a.m. and 4-6 p.m. The applicant will address traffic issues and cosmetic concerns in an upcoming meeting with PADOT.

The plan proposes extending the existing sidewalk along Route 202 once the driveway on the north side of the property is eliminated. The Planning Commission recommended installation of a pedestrian walkway, with clearly-marked signage for motorists, across the property.

On behalf of the Board of Supervisors Mr. Jenaway asked the applicant's representative to provide answers to the following questions at a later date.

- "Why is there a difference in the number of pumps proposed for this facility vs. the previous submission?
- How many daily deliveries of gas and diesel fuel are made and in what timeframe?
- How are the tanks monitored for leakage?"

Mr. Kerns offered to discuss these questions and signage at the next meeting.

For the record: Mr. Krutsick received confirmation that the WaWa at Henderson and Prince Frederick will be maintained.

An area resident and condominium owner commented on the impact both plans would have on residential properties located on both sides of Route 202. The resident requested a simultaneous solution for both applications.

Another area resident asked if the applicant would be willing to maintain a hill located between his property and theirs. The resident's request was noted.

With no additional questions from the audience, Mr. Krutsick thanked the applicant, informed the public that the plan is available on the township's website, and proceeded to the first review of DP 2011-11.

Valley Forge Center Associates/Target Corporation
Valley Forge Shopping Center
DP 2011-11

Redevelop eastern portion of Valley Forge Shopping Center with a Target, Starbucks and inline commercial building.

Proposed new construction: 178, 285 sf; demolition: 103,019 sf; net increase: 75,396 sf.
SC Shopping Center, 23.5 acres.

Present: George Broseman, Esq., Kaplin Stewart, Blue Bell, PA.
Casey A. Moore, P.E., McMahon Associates, Inc. Fort Washington, PA.
Nicholas Popehn, VFSC/Target, 1000 Nicolett Mall, Minneapolis, MN.
Adam Heine, VFSC/Target, 116 Radio Circle, Mt. Kisco, NY.
Adam S. Benosky, R.L.A., Bohler Engineering, Chalfont, PA.

The plan proposes:

- Removal of the buildings previously occupied by Marshals, Payless and Fortunof and the removal of buildings currently occupied by Starbucks and Mattress Giant.
- An elevated Target store with an on-grade main entrance and elevators and escalators providing access to the store's shopping floor; and parking below the building.
- Maintaining the access points at Henderson, Prince Frederick and Route 202.
- Eliminating three access points: one at Starbucks and two at Sleepy's Mattress.
- A fair amount of on-site grading.
- A new drive-thru Starbucks with access from within the site.
- An internal network of sidewalks and pavement markings to facilitate access to the Target store, Starbucks, and McDonalds.
- Street markings and a ramp for pedestrian traffic to McDonalds.
- A free-standing, three-tenant, retail/office building on the vacant lot behind Dunkin' Donuts and the Sunoco station.
- Meeting township and county requirements for storm water management.
- Reducing the existing pervious by 4 percent, from 17 to 13.

The plan also proposes to replace the current storm water management facility with a lined, underground basin that will:

- match existing volumes
- clean the water before releasing it
- mimic the flow into Henderson and Route 202 today

At the time of this meeting the applicant had not received the review letters and will meet with PADOT on November 10.

Members expressed their concerns about:

- The adequacy of proposed basin's peak capacity.
- Safety on the driveway access from Prince Frederick Rd.
- Customers having to move their cars to go from one level of the shopping center to the other.
- The proposed Target's appearance and footprint.
- Product deliveries.

- The sidewalk that turns into the applicant's property from Route 202 does not pick up on the other side of the driveway.
- Sidewalks along Route 202.
- The small road, off Town Center Road, becoming an access point for Target.
- WaWa customers' use of the shopping center's parking lot.

Re: the adequacy of the proposed basin.

Members requested allocating space for an additional basin on the site.

It was noted that current dynamics are not going to be applicable two years from now.

The applicant was asked to make the stormwater detention at this property correct.

Re: safety on the driveway access from Prince Frederick Rd.

The beer distributor's parking area is in an easement.

Traffic coming in and going out will increase.

There would be no advance warning for motorists approaching the beer distributor.

The area by the chain link fence is a suitable parking location for the distributor's customers.

The owner of Valley Forge Beverage offered to have a focus dialogue with the owners of the shopping center.

Re: the level of the proposed building, as compared to the level of the existing Michaels.

People have it in their vision that they will finally have a shopping center where they won't have to move their cars.

The fundamental question the applicant would have to address is whether Target is going to be a pad on the site, with parking below and connection to the rest of the site, or whether Target and the other vendors on the site are going to be an integrated shopping area with shared parking.

A member noted that the Target store on City Line Avenue has underground parking and a courtyard to other shops. The applicant's representative commented on traffic patterns and offered to take all factors into consideration.

Re: the proposed building's appearance and footprint.

Without a rendering of the proposed building and footprint available, a member asked what the sense of the community from that corner would feel like. The applicant's representative offered to provide perspectives from adjacent roadways.

Re: product deliveries.

Deliveries made via the Prince Frederick access point will consist of one or two large truck trips per day. Smaller box trucks would make more than two deliveries per day.

Re: sidewalks.

Members expressed the need to extend the sidewalks along Route 202. Group discussion offered a minor reduction in parking spaces to support their installation.

Re: on-site storage containers.

It was noted that on-site storage containers will not be used.

Area residents recommended:

- Extending the township's sidewalks.
- Protecting the safety of residents in the adjacent condominiums.
- Changing the access point for Targets' delivery trucks from Prince Frederick to Henderson Rd. or Route 202.
- Building the Target on an easier-to-access site, like Wegmans.
- Simultaneous examination of the WaWa and Target plans.

The plan is under review by the Montgomery County Planning Commission and will be reviewed at subsequent meetings.

Adjournment: There being no additional business, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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