

UPPER MERION TOWNSHIP PLANNING COMMISSION
January 16, 2016

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on January 13, 2016 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; Mark McKee, Secretary; Vivian Peikin, Member; Matthew Popek, Member; and Robert Loeper Township Planner.

Absent: William Jenaway, Liaison to the Board of Supervisors.

Planning Commission Reorganization

A motion was made to Nominate Ms. Camp as Chairperson of the Planning Commission. The motion was seconded and a 5-0 vote in favor, carried.

A motion was made to Nominate Mr. Popek as Vice-Chairperson of the Planning Commission. The motion was seconded and a 5-0 vote in favor, carried.

A motion was made to Nominate Mr. McKee as Secretary of the Planning Commission. The motion was seconded and a 5-0 vote in favor, carried.

Meeting Minutes: December 9, 2015

Ms. Peikin motioned for the approval of the December 9th minutes as presented. Mr. Popek seconded. A 5-0 vote in favor, carried.

**LD 2015-05: 2901 Renaissance Boulevard
Residential Development (10.9 Acres); SM1**

Mr. Loeper presented a redevelopment project at 2901 Renaissance Boulevard. The development is a three hundred unit multi-family residential site with parking, and landscaping and improvement on 10.9 acres. The plan was shown to the Board of Supervisors at their workshop meeting and has been sent to the Montgomery County Planning Commission and Remington, Vernick, and Beach for review.

Mr. Campbell described the development as being four stories over podium parking, making the building sixty five feet. This property will fit into the Transit Oriented Development design which intends to result in less traffic due to its proximity to the Hughes Park rail line. The proposed property will have twenty-one studio apartments, one hundred and forty eight one bedroom apartments, ninety-two two bedroom apartments, twenty-nine three bedroom apartments, and ten townhouse style apartments. There will four hundred and ninety-four parking spaces on the parcel which is almost fifty percent higher than the code requires. The site is a former superfund site

that has been remediated according to EPA standards. None of the property amenities will interrupt the cap on top of the superfund site, and stormwater is being diverted so that it cannot infiltrate it as well. A traffic report was submitted to the township that proposed not to open Renaissance Boulevard onto Crooked Lane. The Planning Commission discussed the landscaping, and pedestrian access to the rail line. They also asked questions in reference to the setback and green space requirements requested by the owners of the business park.

Kevin Krasnansky of White Avenue asked questions in reference to the need for extra parking spaces.

Robert Erickson of Lawndale Avenue asked questions in reference to where the townhouses are on the parcel and which direction they will be facing. The townhouses will be facing toward the intersection of Crooked Lane and School Line Drive and will be two story buildings on top of podium parking. Mr. Erikson also asked questions in reference to the remediation of the superfund site. A risk assessment was submitted to the EPA and concluded that there was no risk to humans on this property.

Michael Sherndan from Fox Differ stated that he believes it is time to open Renaissance Boulevard to Crooked Lane and would like to make a presentation to that effect in the future to the Planning Commission.

Dinesm Ratmore from Philadelphia Avenue expressed concerns about the proximity of the retaining wall on this development to Crooked Lane and diverting stormwater in the other direction. He also shared concern for the property values of the homes in Hughes Park.

Peter Carmella of Philadelphia Avenue asked questions in reference to the difference between the number of parking spaces required for residential versus commercial properties and if this property meets code. He also expressed concerns as to whether or not this developer has coordinated with Septa or PennDot, and how pedestrians will be kept safe.

Cindy Moyer of Lawndale Avenue asked questions in reference to the elevation of the building compared to those already in the business park.

Melissa Schultz of Philadelphia Avenue asked questions pertaining to zoning and how mixed use and TOD zoned properties intend to aid walkability in the neighborhood.

Eric Lazar of Winding Way commented that the Board of Supervisors reassured the residents of Hughes Park that Renaissance Boulevard would not be opened to Crooked Lane.

Mary Pat Tomei of Holstein Road asked if the Planning Commission conducts an assessment of how much housing is necessary in Upper Merion Township and how additional housing will impact the school district. The Planning Commission has no

authority to dictate to a property owner what they can do with their property as long as it follows the appropriate ordinances.

Linda Quan of Lawndale Avenue asked what the difference in elevation is between the MedRisk building and the new development, they are approximately the same height.

Jessica Fletcher of Lawndale Avenue expressed concerns about the additional traffic load on the bridge at Crooked Lane and Yerkes Road, as well as additional pollution and stormwater runoff.

Patti Erickson of Lawndale Avenue asked questions in reference to how a building's elevation is calculated, and expressed concerns over the cleanup of the superfund site.

Carol Hastings from Stocker Avenue commented that if Renaissance Boulevard is opened onto Crooked Lane the Township would have to take over maintenance of the road from PennDot.

Additional Business:

There being no additional business, the meeting adjourned at 9:10 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY