

UPPER MERION TOWNSHIP PLANNING COMMISSION

June 8, 2016

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on June 8, 2016 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; Matthew Popek, Vice-Chairperson; Mark McKee, Secretary; Vivian Peikin, Member; Todd Brown, Member; Robert Loeper, Township Planner; Kyle Brown, Associate Township Planner; Maudy Hedlund, Recording Secretary.

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

The pledge of allegiance to the flag was followed by self-introductions.

Meeting Minutes: May 25, 2016.

Jaque Camp asked for a motion to approve the amended May 25 Minutes. Vivian Peikin motioned for their approval. Matt Popek seconded. A 5-0 vote, in favor, carried.

Plan: DP 2016-02, GlaxoSmithKline: Building 400, 893 River Rd. Demolition of existing warehouse building and portion of another building and construction of a new 30,000 SF warehouse/office with 60,650 SF of gross floor area. A portion of the building will contain a green roof and a new subsurface stormwater management system.

Present:

Kevin M. Stolfo, Manager, Energy and Sustainability, GlaxoSmithKline.

Iris E. Welch, Director, Supply Chain Operations, GlaxoSmithKline.

Michael Kissinger, PE, LEED AP, Pennoni, West Chester, PA.

Ed Breen, AIA, LEED AP, Sr. Project Architect, Genesis, Plymouth Meeting, PA.

Rob Loeper provided an overview of the plan for the site on River Road.

Michael Kissinger, Project Engineer, gave an overview and presented the industrial facility's plan, which proposes demolition of approximately 20,000 square feet of footprint to create a state-of-the-art warehouse with a two storey section totaling 60,000 square feet. The upper level will be connected to the Bio-Pharm building by a bridge and contain office, and conference facilities for the Bio-Pharm.

Stormwater will be managed by an active green roof of the one story warehouse to be accessed from the second level of the office. The roof drains for the office will be directed to the green roof. A new underground system will also be installed under the loading area.

The warehouse will be accessible from two point, providing for improved circulation. The number of existing parking spaces will not be reduced. The applicant's representatives stated that the proposed plan would not result in an increase in the number of employees.

Mark McKee thanked the applicant for improving the stormwater management system.

Jaque Camp asked if members were prepared to make a recommendation. Mark McKee made a recommendation to approve development plan DP2016-02 to the Board of Supervisors. Vivian Peikin seconded and a 5-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 7:40 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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