

UPPER MERION TOWNSHIP PLANNING COMMISSION
February 8, 2017

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on February 8, 2017 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; Vivian Peikin, Secretary; Jaque Camp, Member; Todd Brown, Member; Kyle Brown, Associate Township Planner; Maudy Hedlund, Recording Secretary.

Absent: William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner.

Matt Popek opened the meeting with a pledge of allegiance to the flag.

Meeting Minutes: January 25, 2017

Vivian Peikin made a motion to approve the Minutes of January 25, 2017. Todd Brown seconded. A 5-0 vote, in favor, carried.

Plan:

SD 2017-01: 448 Coates Street Subdivision, 2-lot (1 New Building lot).

No proposed improvements, 0.4 acres, R-3. Plan expiration: 4/11/17.

Present: Paul and Karen L. Krajnik, 448 Coates Street, Bridgeport, PA.
Landon J. Woodward, Surveyor, ASH Associates, Ambler, PA.

From Mr. Landon Woodward's presentation:

The application is to split the existing parcel into two lots. The applicant plans to submit a land development plan for Lot 2 in the future. The lot would have its own driveway and gain access from Jefferson St. The area is served by public utilities. Stormwater management would not be required at this time.

Setbacks:

Lot 1 with its existing dwelling and driveway is close to Coates St. It's currently a non-conforming lot. No changes are being proposed for the primary and accessory structures, which will conform to the new lot line.

Waivers:

The waivers the applicant is requesting pertain to stormwater management, erosion and sedimentation control, traffic impact, utilities, the final grading plan and landscaping.

Signature Block:

Mr. Woodward stated that a correction needed in the Signature Block had been made.

Questions from the audience:

No questions were offered by the public.

Mr. McKee considered it a straightforward plan.

Motion:

In response to Matt Popek's inquiry, Jaque Camp made a motion to approve the plan. Vivian Peikin seconded. A 5-0 vote in favor carried.

Plan:

SD 2017-02: Conshohocken Construction Company, Caley Court Estates, Caley & Beidler Roads, 15-lot single family residential development, 6.634 acres, currently Split-zoned R-2/R-2A. Plan expiration: 4/25/17.

Present: George J. Ozorowski, Esq., Hughes, Kalkbrenner & Ozorowski, LLP,
Plymouth Meeting, PA.
Mark Jones, Principal, Conshohocken Construction, LLC, Conshohocken, PA.
Jeff Yates, Associate of the Engineer assigned to the plan, OTM, LLC.
Doug Andraka, area resident.
Bridgid Cummings, area resident.
Gorgi and Dave Demcher, area residents.
Kathy Gallagher, area resident.
Mike Wilken, area resident.

From Kyle Brown's overview:

The applicant appeared before the Board of Supervisors with a sketch plan of their proposed subdivision and a request to change the R-2A section of their property to R-2. The Board preferred not to change the zoning at that time.

George Ozorowski informed members that this by-right plan complies with zoning and subdivision ordinances; that the reviews for tonight's meeting have not yet been prepared by the engineer assigned to this plan; and that tonight's presentation will be an introductory one with the applicant returning to the Planning Commission on another date.

From George Ozorowski's presentation and members' inquiries:

The development's preliminary features:

The Caley Court cul-de-sac will become a dedicated road. It consists of a 30-foot-wide street and a 50-foot-wide right-of-way. Caley Road will be widened to its full width down to the intersection of the proposed development. Sidewalks will be installed within the development, across the property, and down to W. Beidler Rd.

Construction onset:

The proposed timeline is to break ground in spring or early summer.

Lots and access points:

The fifteen lots will measure at least 10,000 SF each and vary in size.

Lots 1 through 12 will take access off Caley Court. Lots 13, 14, and 15 will take access of Caley Road.

Models:

The 4BR, 3100 sq. ft. homes come with a two- or three-car garage. Units range in price from \$575,000 to \$625,000. Deed restrictions are not contemplated. Parking will be permitted on one side of the proposed road.

Utilities:

Utilities are underground. The site will be served by public water and sewer. Gravity-fed sewers will lead from the newly-created road down to Sharon Court.

Stormwater management:

It's believed that the roof leaders are tied into the stormwater system. Grading will prevent the new impervious from draining to Sharon Court.

Stormwater basin:

Per township requirements, the stormwater basin will be maintained by the HOA. It is not designed to retain standing water. The intention of the design is that the stormwater will be captured on-site. At this time, it is unknown if the basin will be lined.

Water quality features:

The dry wells are also known as water quality features. Interconnected by underground pipes and located on some of the development's lots they assist in the transfer of water to the detention basin. A small, E.P. Henry wall, two to three feet high, will be built around the basin. Sheet flow from the basin will enter two concrete elliptical pipes located behind the houses on Sharon Court.

Fee in lieu:

Mark McKee stated that the summary shows the basin as a recreation, detention, and open space area. The applicant proposed a fee in lieu of dedication.

Lighting:

Data on street lighting is not available at this time.

Questions asked by the audience members:

Doug Andraka, area resident, voiced concern about vehicles coming out of the small street.

Residents' concerns about traffic:

Ms. Bridgid Cummings, area resident voiced her concern about people speeding on Caley Rd. which has a posted speed of 25 mph. Ms. Cummings inquired about preliminary or temporary restrictions. A stop sign will be installed at the Caley intersection. Jaque Camp commented that having more houses will reduce the traffic's speed.

Request for a traffic light:

Ms. Kathy Gallagher, area resident, reported that traffic is getting out of hand and that kids are dodging cars as they cross the street on their way to school. She requested that a traffic light be installed at Caley and Beidler. Matt Popek stated that future expansions of Caley may warrant a signal.

Request for no crosswalk:

Ms. Gallagher recommended *not* installing a crosswalk. George Ozorowski stated that there are no plans for a crosswalk.

Request for a crosswalk:

Mark McKee commented that with enough kids walking from Susan Drive -- or from the other side -- perhaps it is time for a crosswalk. Mike Wilken, area resident seconded.

Sidewalks:

Matt Popek noted that the proposed four-foot-wide sidewalks will open up walkability from Sharon Court.

Upcoming Recommendation:

Matt Popek informed the applicant that the Planning Commission will make a statement in its formal recommendation to the Board of Supervisors to keep investigating ways to solve or make safer the Caley/Beidler intersection. He noted that this recommendation will not be enforced onto this development.

Mailing to residents:

Kyle Brown will inform residents of the next meeting.

There being no additional business, Vivian Peikin motioned and Matt Popek seconded to adjourn the meeting at 8:15 pm.

Sincerely yours,

VIVIAN PEIKIN, SECRETARY

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