

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**April 12, 2017**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on April 12, 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; Kyle Brown, Associate Township Planner; Maudy Hedlund, Recording Secretary.

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

Matt Popek opened the meeting with a pledge of allegiance to the flag, followed by self-introductions and a motion to approve the Minutes.

**Meeting Minutes: March 22, 2017**

Vivian Peikin made a motion to approve the Minutes of March 22, 2017. Jaque Camp seconded. A 4-0 vote, in favor, carried.

**Plan:**

**DP 2017-06: GSK Building 40, 893 Schuylkill River Road, 100,363 sq. ft. Expansion for office, research & development and manufacturing, 46.1 acres, HI Heavy Industrial. Plan expiration: June 20, 2017.**

Present: Christopher Poterjoy, P.E., Pennoni, West Chester, PA.  
James Crawford, Project Manager, GSK, Conshohocken, PA.

Kyle Brown provided a brief overview of the applicant's previous plans and turned the meeting over to their representative, Christopher Poterjoy.

From Mr. Poterjoy's presentation:

Entry:

The new guard shack will be aligned with three lanes equipped with lift arms to handle incoming traffic. Traffic exiting the site will use a separate lane equipped with a manual gate. A few parking spaces will be provided near the guard shack.

#### East Campus' Building 40:

Building 40's expansion will consist of two construction phases. Completed, the building will match the height of the existing building, measure 100,000 SF and have a 33,000 SF footprint. It will retain the current uses of office, manufacturing, research and development and, in the course of several years, employ 150 existing and new employees.

#### Landscaping:

Above-ground systems will be relied on to sustain the watering needs of the proposed landscaping.

#### Plaza area:

The plaza area will be composed of various materials. Crushed granite stone allows vegetation to grow through it. Concrete block pavers and an underlying concrete slab provide access for delivery, fire, and emergency vehicles to peripheral areas. A brick-paved area will provide employees a place to sit, have lunch, or hold a quick meeting. Sub-surface stormwater basins located within each parking area will capture run-off.

#### Stormwater basins:

The stormwater management plan complies with the township's stringent requirements.

#### Parking:

A proposed increase of 15 parking spaces, based on the township's code, brings the total number of parking spaces to 550; 370 are required. Sixty to eighty spaces will be eliminated from the lower parking lot.

The reconfigured northern parking lot will include walkways and corridors to direct people over to the main building.

#### Shuttle Service:

The shuttle service will continue.

#### Waivers:

No waivers are being sought at this time.

#### Traffic Impact Study:

A traffic impact study is being worked on and will be submitted with a future re-submission.

Mr. Poterjoy anticipates an almost negligible increase in traffic and considers opening up the campus to two divisions the biggest positive.

Traffic Signal:

A signal will not be installed at the Schuylkill River Road driveway.

Gate Removal:

The applicant's decision to remove the gate that separates two portions of the East Campus will integrate Research and Development with the Pharma group. Its removal allows employees to exit on Swedeland Road and greatly improve circulation throughout the gated and fenced campus.

In closing:

Tonight's presentation includes last month's storage plan.

Postponed Recommendation:

Although members were receptive to making a recommendation tonight, Mark McKee expressed concern about critical traffic conditions and other uses in this area and suggested postponing a recommendation until the Traffic Impact Study, the County's Review Letter and the Township Engineer's Report were received.

Acknowledging that Mark McKee raised enough points, Matt Popek offered to schedule the applicant's next meeting accordingly and thanked him for a comprehensive first presentation.

Other Business:

Members were informed of the Comprehensive Plan's Open House scheduled for April 25. Vivian Peikin and Jaque Camp accepted their invitations. Todd Brown will also be invited.

Members were informed of the Joint Meeting with the Board of Supervisors, scheduled for Thursday, May 11 from 8:30 to 9:00 pm.

There being no additional business, the meeting adjourned at 8:20 p.m.

Sincerely yours,

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VIVIAN PEIKIN, SECRETARY