

UPPER MERION TOWNSHIP PLANNING COMMISSION
March 8, 2017

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on March 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; Dr. William Jenaway, Liaison to the Board of Supervisors; Kyle Brown, Associate Township Planner; Maudy Hedlund, Recording Secretary.

Absent: Robert Loeper, Township Planner.

Matt Popek opened the meeting with a pledge of allegiance to the flag followed by self-introductions.

Meeting Minutes: February 22, 2017

Vivian Peikin made a motion to approve the corrected Minutes of February 22, 2017. Mark McKee seconded. A 5-0 vote, in favor, carried.

Plan:

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

Present: George J. Ozorowski, Esq., Hughes, Kalkbrenner & Ozorowski, LLP, Plymouth Meeting, PA.
Bradford R. Grauel, P.L.S., OTM, LLC, Engineering, Wyomissing, PA.
Mark Jones, Principal, Conshohocken Construction, LLC, Conshohocken, PA.
Ian Hindle, Owner, Caley Road property.
Jennifer and Frank Acuna, area residents.
Regina DePaoli, area resident.
Kathy Gallagher, area resident.
Chuck Greenhagen, area resident.
John Jeffers, area resident.
Joe Lazur, area resident.
Joyce Rambo, area resident.

Kyle Brown introduced the applicant and added that the Township Engineer's and County's Review letters were received.

Highlights from George Ozorowski's and Brad Grauel's presentations:

The plan complies with the requirements of the SALDO (Subdivision and Land Development Ordinance) and the Zoning Ordinance.

Waivers:

Two waivers are requested. One for grading within five feet of the neighbor's property line; the second for maintaining the scale of the applicant's map at 1" to 1200' vs. 1" to 1,000'.

Stormwater management:

The proposed system will reduce post-construction levels to less than pre-construction.

Water collected from inlets along Caley Road and from the site's swales and culverts will be piped to underground chambers for infiltration and quality treatments and stored in the basin prior to being discharged into the connecting West Beidler Road stormwater system.

Spill-way:

The basin's emergency spill-way can address a hundred-year storm and blockage of the outlet structure.

Homeowners Association:

The stormwater system and the development's open space will be maintained by the HOA.

Landscaping:

The Department of Environmental Protection's Plan, which is expected to arrive in a few weeks, will require that native vegetation and trees be added.

Sewer capacity:

An 8-inch sewer line is proposed to easily meet the needs of the 15-home development to Sharon Court.

Traffic-related requests from members of the audience:

- Install guard rails.
Though unpopular the request will be looked into.
- Relocate a telephone pole that was taken out by a recent accident.
The applicant replied that the subject pole may be relocated and that curbing and sidewalks may be installed.
- Install a traffic signal at Caley and Beidler.
The applicant is willing to look into the matter.

Additional traffic-related requests:

Dr. Jenaway suggested providing signage during the construction period to control the curve on Beidler. The applicant's representatives are awaiting PADOT and DEP reviews.

Ian Hindler, owner of the property, requested that the Police monitor the intersection. Counsel offered to look into the matter.

Planning Commission's intent:

Matt Popek noted the Planning Commission's intent to suggest to the Board of Supervisors that some extra attention is paid to the Caley and Beidler intersection.

Widening Beidler Road:

Mr. Hindler stated that the expected minimal widening of Beidler will provide curbs that deter and guide cars back to the road.

Fire hydrants:

The proposed fire hydrants will be placed at the cul-de-sac's entrance and at its end.

Snow easement:

The applicant recommended allocating a snow easement near the basin.

Motion:

In response to Matt Popek's inquiry, Todd Brown made a motion to recommend to the Board of Supervisors that they approve the plan. Vivian Peikin seconded. A 5-0 vote, in favor, carried.

Plan: DP 2017-02: KOP Hotel (58-00-08467-00-7), 260 Mall Boulevard. Demolish the existing LA Fitness building and construct a 9,970 SF restaurant, 9.53-acres, GC-General Commercial. Plan expiration 4/25/17.

Present: Jeremy Maziarz, P.E., Chester Valley Engineers, Paoli, PA.

The applicant met with the Board of Supervisors and received the County's Review. He is here to answer questions and to ask for a recommendation from the Planning Commission.

From Mr. Maziarz presentation:

Second driveway:

Mark McKee commended the applicant on creating a secondary driveway which will line up with the existing access to Joe's Crab Shack and the Fairfield Inn. The driveway's height of 1.5 feet will match the height of the restaurant's pad.

Retaining Wall:

A 7.5 foot-high retaining wall that flanks the driveway is proposed.

Flood Plain:

The applicant's property is completely outside of the delineated flood plain.

Underground basins:

Two underground stormwater basins that meet the criteria of the township's ordinance for rate reduction are proposed.

Parking space design:

The client and applicant are in agreement about the parking design.

Signage for parking:

The client and applicant are working on an informal signage delineation plan.

Cross-easements:

There are no cross-easements for the three uses.

Parking:

More parking will be provided than is required in the Code.

Floor plan:

The restaurant's floor plan has changed.

Surface stormwater treatment:

Mr. Maziarz suggested a location on the site that was more suited for a raingarden and trees.

Motion:

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

Plan: DP 2017-01: Realen Valley Forge Greenes Associates, Woodfield Valley Forge VR-7, 580 S. Goddard Boulevard, 320 Multi-Family Units, 3.2 acres. *Plan expiration 4/25/17.*

Present: Dennis Maloomian, President, REALEN, Berwyn, PA.
Paul A. Fry, P.E., REALEN, Berwyn, PA.

Kyle Brown and Matt Popek provided an overview of the applicant's plan that meets the design standards.

Highlights from Messrs. Maloomian and Fry's presentations:

Amenities and access:

Woodfield VR-7, a four-story multi-family residential unit with access from a wrapped parking structure, will be located on a 3.2 acre parcel between CHOP and the pond. It consists of 192 one-bedroom; 105 two-bedroom; and 5 three-bedroom units, and will provide tenants use of their SKY Lounge. Information about square footage was not available.

Price point:

Woodfield VR7's price point will fall between Indigo's and Hanover's.

Resident survey:

Based on a demographic 60,000 commuters come into this community every day. The applicant's own survey identified that one hundred former commuters now reside here.

Mr. McKee welcomed Indigo and Hanover residents to participate in the township's Comprehensive Plan Survey.

Bike trail:

The bike trail that runs along S. Goddard will be striped and connected to both sides of a sidewalk that CHOP built.

Traffic calming:

A traffic-calming island will be planted with deer-deterrent plants.

Board of Supervisors' comment:

Dr. Jenaway urged members to read this month's Philadelphia Magazine's nine-page article on this development.

There being no additional news, members thanked Messrs. Maloomian and Fry for their presentations.

Plan: DP 2017-04: GSK Building 18 (58001657502), 893 River Road, demolition of the remainder of Building 35 (DP2016-02 approved 7/21/16) and construction of a new 7,100 SF warehouse building, HI 258-acres. *Plan expiration 5/24/17.*

Present: Christopher Poterjoy, PE, Pennoni, West Chester, PA.

Kyle Brown provided an overview of GSK's new plan for a 7,100 SF warehouse building. Mr. Poterjoy explained that the basis for the amended plan was due to upcoming GSK projects.

GSK's amended plan:

The applicant is looking to remove the remaining portion of Building 35 and convert it to a grassy area. The new building will be located on the north side of the campus. It will have a different shape and might be slightly larger in footprint. It will have two small office space areas and will be used for logging what's coming in and out of the building. This minor change will not create a change in the number of employees or in traffic.

Building Pad:

The building pad is located over an existing impervious that previously served as a loading dock.

Stormwater retention basin:

Proposed is a small, lined stormwater retention basin designed to meet the Township's Code and the DEP's requirements.

Members determined that a second visit was not necessary.

Motion:

In response to Matt Popek's inquiry, Mark McKee made a motion to approve DP 2017-04 for the demolition of the remainder of Building 35 and moving the new footprint to the north side of the campus. Jaque Camp seconded. A 5-0 vote, in favor, carried.

There being no additional business, Vivian Peikin motioned and Matt Popek seconded to adjourn the meeting at 8:30 pm.

Sincerely yours,

VIVIAN PEIKIN, SECRETARY

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