

UPPER MERION TOWNSHIP PLANNING COMMISSION
May 26, 2010

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on May 26, 2010 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Robert Krutsick, Chairman; Ken Forman, Vice-Chairman; Secretary Mark McKee; Steve Elgart; Robert Loeper, Township Planner; and Maudy Hedlund, Recording Secretary. Absent: James Shelton; William Jenaway, Liaison for the Board of Supervisors

Mr. Krutsick called the meeting to order at 7:00 p.m. A pledge of allegiance followed.

Meeting Minutes: May 12, 2010.

Mr. Forman motioned to accept the Minutes. Mr. Elgart seconded and a 3-0 vote carried.

Second Review:

Malvern Anderson LP

SD 2009-03

Upper Merion Swim Club
25 single-family lots
18.97 acres, R-2 Residential
Expiration: June 8, 2010

Present: Michael Gambone, Malvern Anderson, LP.
Frank R. Bartle, Esq., Dischell Bartle Yanoff Dooley, Lansdale, PA.
Roman W. Dychdala, P.E., Highpoint Services, Paoli, PA.
Joseph Tarantino, Jr., President, Continental Realty, E. Norriton, PA.

Mr. Krutsick turned the meeting over to Mr. Loeper, who provided an overview of the issues attached to the proposed subdivision.

Mr. Loeper described the revised plan, including the storm water management system, the new road, the location of the open space and issues with steep slopes.

- The applicant is working through some technical issues related to storm water management.

Storm water management for the south side of this property will be provided by an existing storm water management area that also manages Greentree and Highpoint.

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Minutes were approved on July 14, 2010.

A storm water basin, located on the eastern portion of the property, is designed for two hundred year storms.

A rain garden, located in the central portion of the development, will handle all requirements for a hundred year storm.

Storm water management follows natural watershed areas.

- Reedel Road continues to form a cul-de-sac and provides access for six of the site's twenty five properties. The remaining nineteen properties gain access off Clement Way.

Mr. Dychdala was credited with designing an attractive road connection that runs through the development.

Group discussion concluded that the Township would provide relief, if needed, to get the road connection through.

In response to an inquiry about the road's maximum slope, Mr. Dychdala replied that a 140-foot-long segment has a ten percent slope. No lots will access this area. The majority of the new road will be at six percent.

- An open space area is located behind Lot 25. Much of the site's open space would remain wooded.
- The Township's engineer, Russ Benner, provided a first draft of engineering comments to the applicant's engineer, Roman Dychdala. The applicant is in the process of obtaining a proper interpretation of the Steep Slope Ordinance.

Mr. Krutsick asked for questions and comments.

On grading, Mr. Dychdala replied that:

- Most of the driveways grade from the house down to the street.
- The slopes will be stabilized to keep them from eroding.
- The rear yards of Lots 1 through 6 will be drained.

Mr. McKee expressed his appreciation that the revised plan moved the detailed basins into the open space. He asked if (1) the homeowners' association is charged with maintenance of the basins A, B, C and the rain garden and if (2) there are agreements on record. Mr. Dychdala replied that the agreement pertaining to Highpoint and Greentree will be implemented.

Mr. McKee noted that the spillway for Basin "B" (near the Route 23 relocation) is directed east. Mr. Dychdala replied that it heads south and bypasses the Tyson's Dump property.

Mr. McKee noted that Lots 15 and 19 or Lots 16 and 19 share most of the burden of the rain garden. Mr. Dychdala replied that an easement will prohibit owners from building on them.

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Mr. Elgart asked if the applicant planned to put the design standards into the homeowners association's agreement. Mr. Michael Gambone replied that certain restrictions will be a part of the declaration.

On waivers:

- Mr. Dychdala requested a waiver for fee in lieu of park land.

Mr. McKee referred to the Steep Slope Ordinance for allowable exceptions and thanked the applicant for staying away from the significant slopes. Mr. Loeper noted a small area where an issue forces the road into a disturbance area.

Mr. McKee noted that the revised plan avoids any disturbance to the Krajnik property. Mr. Loeper identified that grading would not occur within twenty feet of Mr. Krajnik's property. Mr. Forman stated that Mr. Krajnik had a well, possibly at this location.

Mr. McKee asked if the applicant was prepared to answer some of Mr. Bartlett's concerns. Mr. Bartle replied that:

- He personally contacted Mr. Bartlett, who provided insight and the name of a contact at the EPA, who was contacted.
- The applicant hired DeVal. As consultant DeVal spoke with J. Barber, who recommended a vapor package for the homes.

Mr. Bartle provided members with a copy of the April 14 letter addressing environmental issues.

Mr. McKee noted that the venting plan for "VOCs" is similar to what's recommended for radon. Mr. Dychdala commented that radon was not a problem.

Mr. Krutsick asked for questions and comments from the public. None were offered.

Mr. Krutsick asked if members were prepared to provide a motion.

Mr. Elgart recommended approval of the plan. He added that if any variance is necessary because of the steep slope in a small area of Clement Way, that such relief be granted, as may be required, in order to accommodate Clement Way; and that the applicant, having examined carefully the steep slopes and configuration of the land, be granted permission to pay a fee-in-lieu of providing open space; that some ground-holding vegetation be planted to prevent erosion at Lots 15 and 16; and that the homeowners' association requests the responsibility of the previously-built subdivisions for maintenance of Basin "A." Mr. Forman seconded and a 4-0 vote, in favor, carried.

Adjournment: There being no additional business, the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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MAY 26, 2010

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Malvern Anderson LP
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PRESENT: Chairman Krutsick; Vice-Chairman Forman;
Secretary McKee; Member Elgart; Township Planner, Loeper;
Recording Secretary, Hedlund. Absent: Member, Shelton; Liaison
to the Board of Supervisors Jenaway.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart recommended approval of the plan. He added that if any variance is necessary because of the steep slope in a small area of Clement Way, that such relief be granted, as may be required, in order to accommodate Clement Way; and that the applicant, having examined carefully the steep slopes and configuration of the land, be granted permission to pay a fee-in-lieu of providing open space; that some ground-holding vegetation be planted to prevent erosion at Lots 15 and 16; and that the homeowners' association requests the responsibility of the previously-built subdivisions for maintenance of Basin "A." Mr. Forman seconded and a 4-0 vote, in favor, carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY

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