

**UPPER MERION TOWNSHIP PLANNING COMMISSION
JANUARY 25, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on January 25, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Robert Krutsick, Chairman; Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Jaquelin Camp; Thomas Sincavage, III; Robert Loeper, Township Planner; Scott Greenly, Associate Planner. Absent: William Jenaway, Liaison to the Board of Supervisors; Maudy Hedlund, Recording Secretary.

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

Mr. Krutsick announced that a vote on the Minutes of January 11, 2012 would be delayed.

Plans:

**Next Door Bar & Grill
Village at Valley Forge
DP 2011-17**

Construction of 12,560 sf gross (9,943 sf net) restaurant & bar;
1.8 acres; Village at Valley Forge Development Agreement.

Present: Dennis Maloomian, President, Realen Properties, Berwyn, PA, 19301.
Paul A. Fry, P.E., Realen Properties.
Christopher D. Burkett, P.E., RLA, LEED® AP, Gilmore & Associates, Inc.
Kennett Square, PA. 19348.

The Village of Valley Forge is governed by an agreement that states that each land development plan filed by Realen to the Township shall be presented to the Planning Commission.

The Next Door Bar & Grill, a restaurant concept owned by Wegmans, was designed for "hub" locations. The first concept restaurant was built in Rochester, NY. The second is proposed for a parcel adjacent to Wegmans in the Village at Valley Forge and consists of several small, private dining rooms and an outdoor seating area that's buffered from the drive lane(s).

The applicant stated that:

- Marked paving and sidewalks that connect the restaurant to Wegmans will be provided.
- Providing valet parking across the street has been considered but not finalized.
- Wegmans grand opening day is set for May 6, 2012.

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Minutes were approved on February 8, 2012.

Members commented on the:

- Plan's incomplete design.
- Location of the proposed valet parking.
- Absence of crosswalks at traffic signal intersections.
- Lack of sidewalks on the site.

The Planning Commission's Minutes will be forwarded to the Board of Supervisors.

Ordinances:

Zoning Hearing Board (Article XXXV).

An ordinance to expand the membership of the Zoning Hearing Board from 3 to 5 members.

Mr. Loeper's presentation clarified the need for a broader representation of the Zoning Hearing Board. Review of surrounding communities indicated that most boards have five (5) permanent members and no alternates.

Mr. Krutsick asked if members were ready for a motion.

Mr. Elgart made a motion to recommend that the Board of Supervisors adopt the ordinance. Ms. Camp seconded. All saying "aye" a 4-0 vote carried.

Mr. Loeper informed members of upcoming meetings.

Adjournment: There being no additional business, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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Minutes were approved on February 8, 2012.

UPPER MERION TOWNSHIP PLANNING COMMISSION
January 25, 2012

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
FM: UPPER MERION TOWNSHIP PLANNING COMMISSION
REF: ORDINANCES:

Zoning Hearing Board (Article XXXV).
An ordinance to expand the membership of the Zoning Hearing Board from 3 to 5 members.

PRESENT: Chairman Krutsick; Vice-Chairman Elgart; Secretary McKee; Camp; Sincavage; Township Planner Loeper; Associate Planner Greenly.
Absent: Board of Supervisors Liaison Jenaway; Recording Secretary Hedlund.

The members of the Commission reviewed the above referenced Ordinance.

Mr. Elgart made a motion to recommend that the Board of Supervisors adopt the ordinance. Ms. Camp seconded. All saying "aye" a 4-0 vote 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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