

**UPPER MERION TOWNSHIP PLANNING COMMISSION
FEBRUARY 12, 2014**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on February 12, 2014 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaquelin Camp, Chairperson; M. Jonathan Garzillo, Vice-Chairperson; Mark McKee, Secretary; Steve Elgart; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.
Absent: Thomas Sincavage; William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: January 8, 2014

Mr. Garzillo motioned for approval of the Minutes as presented. Ms. Camp seconded. Mr. Elgart, who did not attend the January 8th meeting, abstained. A 2-0 vote, in favor, carried.

Plan 1:

357 Ross Road

SD 2014-01

2 lot residential subdivision

2.82 acres, R-2/HI

Present: Joseph and Lornie Bednar, 357 Ross Rd., King of Prussia, PA. 19406.
Greg Heleniak, Joseph M. Estock Consulting Engineers, King of Prussia, PA.

The applicants' previous application for a nine-lot subdivision was approved in 2007; however changing economic conditions halted their plan.

The applicants are now proposing a two-lot subdivision to create building lot 2 and transfer a long, narrow 20-foot strip from it to lot 3. The existing gravel access road will be paved but no other improvements are proposed at this time.

Mr. Loeper noted that the township has not received a letter from the County.

Group discussion resulted in Mr. Elgart's motion that the Planning Commission recommends that the Board of Supervisors approve the proposed two-lot residential subdivision at 357 Ross Road. A 4-0 vote in favor carried.

Plan 2:

Village at Valley Forge/Bozzuto Development Company

DP 2013-10

4-story, 363-unit apartment building with deck parking

6.94 acres

Present: Dennis Maloomian, President, Realen Properties, Berwyn, PA.
Peter Sikora, Bozzuto Development Co., 740 Springdale Drive, Exton, PA.
Paul A. Fry, P.E., Project Manager, Realen Properties.
Cornelius Brown, P.E., Bohler Engineering, Philadelphia, PA.

Mr. Loeper noted that the applicant's presentation is provided as a courtesy.

The design of the one-, two- and three-bedroom apartment building proposed for the southern corner of Guthrie and Swedesford Roads in the Village at Valley Forge is an "urban wrap" that allows tenants to park on the same level of their apartment.

From group discussion:

- By stipulation of the Court Agreement, the applicant is not required to provide dedicated parking spaces.
- Plans for internal and external landscaping features were described.
- The construction of internal and access roads are under contract.
- Members approved of the applicant's aesthetic plan.

Ms. Camp thanked Mr. Maloomian and his representatives for their presentation.

There being no additional business, the meeting adjourned at 8:45 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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The Minutes were approved on February 26, 2014

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FEBRUARY 12, 2014

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF: 357 Ross Road
SD 2014-01
2 lot residential subdivision
2.82 acres, R-2/HI**

PRESENT: Chairperson Camp; Vice-Chairperson Garzillo; Secretary McKee;
Member Elgart; Township Planner Loeper; Associate Planner
Greenly and Recording Secretary Hedlund.

ABSENT: Member Sincavage; Liaison to the Board of Supervisors Jenaway.

The members of the Commission reviewed the above referenced plan.

Group discussion resulted in Mr. Elgart's motion that the Planning Commission recommends that the Board of Supervisors approve the proposed two-lot residential subdivision at 357 Ross Road. 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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