

UPPER MERION TOWNSHIP PLANNING COMMISSION
July 23, 2014

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on July 23, 2014 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

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

Absent: Jaquelin Camp, Chairperson.

Meeting Minutes: June 11, 2014.

Mr. Elgart motioned for approval of the June 11, 2014 Minutes as presented. Mr. McKee seconded. A 3-0 vote, in favor, carried.

Mr. Jenaway announced that the Board of Supervisors accepted the resignation of Planning Commission member Thomas Sincavage and is in the process of interviewing candidates to fill the vacancy.

Plans:

DP 2014-08

251 West DeKalb Pike

Construction of 3,434 SF building to serve as entry/connection between buildings A, B & C; landscape improvements and rain garden.

26.09 acres/HR (request waiver of land development)

Present: Marc B. Kaplin, Esq., Kaplin | Stewart, 910 Harvest Drive, Blue Bell, PA, 19422-0765.
Stephen Varenhorst, AIA, President, Varenhorst, 230 N. 21st St., Philadelphia, PA 19103.

In his overview, Mr. Loeper noted that the new owner of the complex formerly known as The Marquis submitted a minor plan and appeared before the Board of Supervisors requesting a waiver from land development. Members of the Board have requested an opinion from the Planning Commission.

Marc Kaplin, counsel for the applicant, stated that this major endeavor of completely renovating the interiors and exteriors of five buildings has imposed enormous pressures on time and finances; that stormwater implications have been worked out and that the Township Engineer accepted the improvements that resulted in a reduction of total impervious coverage.

Architect Steven Varenhorst brought a scale model of the proposed, sprinklered lobby building that will serve as a connection and single entrance into secured buildings “A”, “B”, and “C.” The lower level of building “A” will house the management office, an indoor pool, a new gym, spa areas and yoga rooms.

“D” and “E” buildings are joined and will receive a single-entry lobby, new lighting fixtures, a lighted courtyard and a retaining wall. “E” building will provide residents with common areas, a gym, and a children’s space called “Kidsville.”

The renovation of the 650-unit apartment buildings will include:

- New roofs, windows, kitchens, bathrooms, corridors, lighting and signage.
- Resurfaced parking lots.
- Re-landscaping the 26-acred site.
- Addressing stormwater issues.

Mr. Jenaway stated that the proposed lobby connection would eliminate two driveways, two doorways of buildings “B” and “C” and the emergency access route leading to the fire department’s connection for the sprinkler system. Marc Kaplan responded that the applicant:

- Is willing to install a fire lane to the back of the building if that is what the Township wants.
- Has held a discussion about the possibility of changing the location of the connection.
- Would be willing to install an emergency access using pavers to the parking lot if the location of the connection is not changed.

Mr. McKee commented that the applicant made key improvements by replacing the utilities. Mr. Elgart commented on the area’s frequent power outages and recommended providing natural gas back-up generators.

Mr. Elgart moved that the Planning Commission, having discussed the minimal development proposed, recommends to the Board of Supervisors that the waiver of land development be granted subject to the applicant providing, if required by the Township, an emergency access lane for such areas as may require it. In view of the improvements being made to the site Mr. McKee seconded. A 3-0 vote, in favor, carried.

DP 2014-09

JBG Rosenfeld Retail Associates LLC

Village at Valley Forge

Retail, restaurant & entertainment development

21 buildings, 249,985 SF, 19.71 acres

Present: Jim Garibaldi, Principal, JBGRretail, 4445 Willard Avenue, Chevy Chase, MD 20815.
Cornelius Brown, PE, Bohler Engineering, 1515 Market Street, Philadelphia, PA 19102.
Joseph E. Brion, Esq., Buckley Brion McGuire & Morris, LLP, 118 W. Market St., West Chester, PA 19382-2928.

From Messrs. Loeper and Garibaldi's presentations:

Tonight's courtesy visit by the applicant is, as specified in the settlement agreement, approved by the Courts.

The 250,000 square-foot project marks JBGRretail's first development in this area. It will be located between Wegmans and the Bozutto apartment's complex. Crossing Main Street, the pedestrian-friendly town center project will provide valet, structured, and street parking. The applicant is negotiating with anchor and retail stores, entertainment establishments and considering a farmers' market. Two internal parks will be located in proximity to restaurants with outdoor seating.

DP 2014-10,

John Middleton Co

418 West Church Road

Construction of flavor storage building and wastewater treatment building

4,896 SF, 7.45 acres, LI/R-2 (request waiver of land development)

Present: Ross Weiss, Esq., Cozen O'Connor, 200 Four Falls Corporate Center, Suite 400, West Conshohocken, PA 19428.
Jim McCarthy, P.E., President, McCarthy Engineering, 555 Van Reed Rd., Wyomissing, PA 19610.

In his overview, Mr. Loeper stated that the applicant's waste water treatment facility was not performing up to expectations, forcing retainment in tanks that were hauled away on a daily basis. The upgraded system will create a slight reduction in impervious. Stormwater activities will be enhanced by an on-site rain garden. A field meeting prompted Mr. Loeper to make favorable comments about the well-maintained site.

Ross Weiss described the company's proposal to add two 2400 sq. ft. buildings, one to serve as a wastewater treatment facility; the other for flavor storage. The wastewater facility would replace the task of storing the wastewater temporarily in tanks before the three to five

tankers haul it away daily. The proposed wastewater building would receive additional landscaping. There would be no increase in the number of employees. The project, if approved, would be completed before winter. The applicant is requesting a waiver for land development.

Messrs. Garzillo and McKee commented on the proposal's positive impact on the organization and on traffic.

In view of the following improvements: a reduction in impervious; the addition of a rain garden; taking tankers off the road and getting the waste water into the township's treatment facility, Mr. McKee recommended that the Board of Supervisors accept the applicant's request for a waiver of land development. Mr. Elgart seconded. A 3-0 vote, in favor, carried.

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

Sincerely yours,

MARK MCKEE, SECRETARY

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JULY 23, 2014

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

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ABSENT: Chairman Camp.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart moved that the Planning Commission, having discussed the minimal development proposed, recommends to the Board of Supervisors that the waiver of land development be granted subject to the applicant providing, if required by the Township, an emergency access lane for such areas as may require it. In view of the improvements being made to the site Mr. McKee seconded. A 3-0 vote, in favor, carried.

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

Sincerely yours,

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