

UPPER MERION TOWNSHIP PLANNING COMMISSION
December 9 , 2015

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on December 9, 2015 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; Mark McKee, Secretary; Vivian Peikin, Member; Matthew Popek, Member; Steve Elgart, Member; and Robert Loeper Township Planner.

Absent: William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: November 11 , 2015

Mr. Elgart motioned for the approval of the November 11th minutes as presented. Ms. Peikin seconded. A 5-0 vote in favor, carried.

LD 2015- 12: 611 West DeKalb Pike
Residential Development (1.078 Acres); LC

Mr. Loeper presented a redevelopment project at 611 DeKalb Pike at the former Geno's/McDonalds property. This development is a consolidation of 611 DeKalb Pike and 107 Forge Road and will demolish the existing buildings on both lots to place a two story 18,000 square foot retail building and restaurant space. The building users are Zoe's Kitchen and Bassett Furniture Stormwater on the property will be managed by an underground system, and the existing driveway will be eliminated with a new driveway in the rear of the property. More landscaping will be added as a buffer to the residents on Forge Road, and the new building will be moved closer to Route 202 than the current building as per the zoning code. Mr. Deemer from One Corp showed virtual views of the property and explained that a fifteen percent reduction in impervious surface is planned. One Corp has requested the following waivers: grading within five feet of a property line, landscaping, traffic impact studies as well as open space to be paid a fee in lieu of. Mr. Elgart motioned that the Planning Commission recommend approval of this plan to the Board of Supervisors as presented, including the requested waivers. Mr. Popek seconded. A 5-0 vote in favor, carried.

LD 2015-13 : Valley Green Drive
Village at Valley Forge (15.55 Acres)

Mr. Maloomian presented a new road in the Village at Valley Forge, called Valley Green Drive. This road will come off of Goddard Boulevard near "Basin A" on the plan. Valley Green Drive will serve as the connection to the northwest corner of the residential properties. Only 570 feet will be constructed at first and will end with a temporary cul de sac.

**LD 2015-15 : 401 North Gulph Road
Village at Valley Forge (4.75 Acres)**

Mr. Maloomian presented a 276 unit multi-family housing project at the corner of South Goddard Boulevard and North Gulph Road. The building will be four stories with mostly underground parking. Amenities will include a courtyard with a swimming pool and deck, outdoor gaming and fire pit areas, fitness areas, a small theatre, a dog wash, and a small dog walking area. Garages will also have bicycle storage. The building will house studio, one and two bedroom apartments under one thousand square feet. There are a total of 386 parking spaces underground and fifteen outside.

Mr. Elgart motioned that the Planning Commission recommend approval of the first section of Valley Green Drive as well as this plan to the Board of Supervisors as presented. Mr. Popek seconded. A 5-0 vote in favor, carried.

Additional Business:

There being no additional business, the meeting adjourned at 8:04 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY