

**UPPER MERION TOWNSHIP PLANNING COMMISSION**  
**November 11, 2015**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on November 11, 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; Scott Greenly, Associate Township Planner, and Robert Loeper, Township Planner.

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

**Meeting Minutes: October 28, 2015**

Mr. Popek motioned for the approval of the October 28<sup>th</sup> minutes with minor corrections. Mr. Elgart seconded. A 5-0 vote in favor, carried.

**LD 2015- 10: Mirabella Investment Properties - 751 Vandenburg Road  
Mixed Use Development (19.293 Acres); KPMU**

Mr. Loeper and Mr. Dellaporta presented plans for the mixed use property at 751 Vandenburg Road. Mr. Loeper explained that the current building will be demolished, and four buildings (four stories in height) with approximately 313 rental apartments, as well as 1500 square feet of non-residential use will be constructed. The Mixed Use District allows multi-family buildings as a conditional use. Building A will include underground parking and the other buildings will have parking sheds. There are no traffic impact fees as the impact is lower with the proposed use rather than the current use of the property, and wastewater EDU's as well as open and recreation space requirements are being agreed upon. The property will also include a walking trail to eventually be connected to the trail at Heuser Park, in lieu of sidewalks; as agreed by the Board of Supervisors.

Mr. Dellaporta explained that the only changes made to traffic circulation patterns were at the entry towards the small retail space in order to promote business. There is 10,000 square feet of amenity space on the first floor including; meeting rooms, retail space, a leasing office, and a fitness center. The outdoor recreation area includes a deck, fire pits, grilling stations, a pool, a community garden, and a small dog park.

The Planning Commission held a lengthy discussion in reference to changes to Valley Forge Road and how they would affect this property, as well as sidewalks for public thoroughfare and a pedestrian crosswalk. Mr. Elgart made a motion that the Planning Commission recommend that the Board of Supervisors approve the plan for 751 Vandenburg Road with the recommendation that part of the interior path move to the road side where feasible to provide pedestrian access to the local bus stop. The Planning Commission will also request that the Board of Supervisors obtain permission

from PennDot to indicate a pedestrian crosswalk for the bus stop on the southeast side of Valley Forge Road. Ms. Peikin seconded. A 5-0 vote, carried.

**Additional Business:**

There being no additional business, the meeting adjourned at 7:56 p.m.

Sincerely yours,

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MARK MCKEE, SECRETARY