

UPPER MERION TOWNSHIP PLANNING COMMISSION
JUNE 12, 2013

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on June 12, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Jaquelin Camp, Chairperson; Mark McKee, Secretary (late arrival); Thomas Sincavage, III; M. Jonathan Garzillo; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.

ABSENT: Steve Elgart, Vice-Chairperson; William Jenaway, Liaison to the Board of Supervisors.

Meeting Minutes: May 22, 2013

Mr. Sincavage motioned for the Minutes' approval. Ms. Camp seconded. Mr. Garzillo, who was unable to attend the May 22 meeting, abstained. A 2-0 vote, in favor, carried.

In his overview Mr. Loeper noted that:

- The Solicitor requested that the Planning Commission also review minor land development plans.
- The applicant received a Special Exception and Variance from the Zoning Hearing Board on April 3 permitting the use and height of the mono-pole.
- The applicant will request various waivers from the Board of Supervisors.

Plans (2):

**New Cingular Wireless
DP 2013-03**

541 Flint Hill Rd.

Telecommunications tower (120 ft. tall monopole) and equipment shelter.

6.95 acres, LI (Limited Industrial).

Present: Christopher H. Schubert, Esq., Riley Riper Hollin & Colagreco, Exton, PA.
Gary K. Lucas, Jr., PE, Advantage Engineers, West Chester, PA.

Proposed:

- A 126'-high mono-pole, communication tower located in the center of Jamison's Auto Salvage Yard.
- A 336 sq. ft., fenced-in shed constructed on a concrete pad will store utilities and equipment.
- No water or sewer hook-ups.
- A 5-year land lease plus the option of four (4) five-year-lease renewals.
- The site will be designed for co-location which, when actualized, would require a Zoning Hearing Board application for the addition of a 10-foot extension.

Group discussion noted that:

- The location's elevation will enhance coverage in the region.
- The merger of AT&T and NCW resulted in the use of two, non-interfering frequencies.
- The upgrade to "4G" would reduce the electromagnetic field to 200x less than standard.
- The new, single pole is sufficient to decommission the applicant's current line.
- No safety hazards were noted.

In response to Ms. Camp's inquiry, Mr. McKee made a motion to approve the plan as presented. Mr. Garzillo seconded and a 4-0 vote, in favor, carried.

Lafayette at Valley Forge Apartments

DP 2013-04

967 Penn Circle

Construction of a 3,360 sq. ft. clubhouse adjacent to the existing swimming pool.

26.31-acres, HR High Rise

Present: The applicant was not present.

From Mr. Loeper's presentation:

The Lafayette Apartments, located next to The Towers complex, proposes to provide a one-story, concession-free clubhouse with a handicap access ramp for its tenants in the area where, currently, some patios exist. No changes will be made to the existing parking lot.

An inlet will collect water from the pool area and disperse it into the existing stormwater management system. The plan has been sent to the County for review.

Group discussion noted no concerns.

In response to Ms. Camp's inquiry, Mr. Garzillo made a motion to approve the plan as presented by Mr. Loeper. Ms. Camp seconded and a 4-0 vote, in favor, carried.

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

Sincerely yours,

MARK MCKEE, SECRETARY

mh

June 12, 2013

The Minutes were approved on June 26, 2013

Page 2

UPPER MERION TOWNSHIP PLANNING COMMISSION

JUNE 12, 2013

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF: NEW CINGULAR WIRELESS
DP 2013-03**
541 Flint Hill Rd.
Telecommunications tower (120 ft. tall monopole) and equipment shelter.
6.95 acres, LI (Limited Industrial).

PRESENT: Chairman Camp; Secretary McKee; Members Sincavage and Garzillo; Township Planner Loeper; Associate Planner Greenly and Recording Secretary Hedlund.

ABSENT: Vice-Chairperson Elgart; Liaison to the Board of Supervisors Jenaway.

The members of the Commission reviewed the above referenced plan.

In response to Ms. Camp's inquiry, Mr. McKee made a motion to approve the plan as presented. Mr. Garzillo seconded and 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

mh

UPPER MERION TOWNSHIP PLANNING COMMISSION

JUNE 12, 2013

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Lafayette at Valley Forge Apartments
DP 2013-04
967 Penn Circle
Construction of a 3,360 sq. ft. clubhouse adjacent to the existing swimming pool.
26.31-acres, HR High Rise

PRESENT: Chairman Camp; Secretary McKee; Members Sincavage and Garzillo; Township Planner Loeper; Associate Planner Greenly and Recording Secretary Hedlund.

ABSENT: Vice-Chairperson Elgart; Liaison to the Board of Supervisors Jenaway.

The members of the Commission reviewed the above referenced plan.

In response to Ms. Camp's inquiry, Mr. Garzillo made a motion to approve the plan as presented by Mr. Loeper. Ms. Camp seconded and 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

mh