

**UPPER MERION TOWNSHIP PLANNING COMMISSION
NOVEMBER 13, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on November 13, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

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

ABSENT: Thomas Sincavage, III.

Meeting Minutes: October 9, 2013

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

Plan:

**CLJ Real Estate
455 W. DeKalb Pike
DP 2013-08**

Demolish existing gas station/convenience store and construct 3,230 sf automated car wash facility including paved parking and circulation, sidewalks, landscaping, lighting and other site amenities.
0.49 Acres, C-1 Commercial

Present: Naresh Jain, CLJ Real Estate.
Michael Pilko, RHJ Associates
Brian Meyers, PE, Landcore Engineering Consultants, P.C.,
Philadelphia, PA.

Mr. Loeper noted that the Zoning Hearing Board granted variances for the triangular site. The applicant does not intend to seek additional relief.

The applicant, who operates two automated carwash sites in Morton, PA, and Cherry Hill, NJ, proposes to:

- Redevelop the current multi-use site to a single use; equip it with a deceleration lane; and one right-in/right-out PADOT-conforming entrance/exit.
- Install a stormwater management system along Route 202; an onsite rain garden that drains into an existing inlet; and reduce the impervious from 95 to 77 percent.
- Install sidewalks.
- Install landscaping along the front and back sides of the property.
- Construct an automated carwash capable of recycling 80 percent of the water.

The site's internal driveways are nine to ten feet wide. Cones will be placed on the lot to create a lane for motorists wishing to exit the site in advance of entering the carwash.

There's room for six vehicles to stack. An attendant will assist a motorist enter the "tunnel master" where the vehicle is mechanically washed and dried. The parking bays will be equipped with a piped, centralized piped vacuum system that is free to use.

Members requested the applicant to:

- Add the rain garden's location to the site plan.
- Submit a landscaping plan that replaces shrubs with a variety of small street trees.

The applicant will seek the advice of a landscape architect on the variety of small street trees to plant. Mr. Loeper noted that the matter would be handled by the Shade Tree Commission.

The Township is awaiting two engineering reviews.

Plan:

The Tammaro Group

SD 2013-01

1020 Mt. Pleasant Avenue

Two-lot subdivision with one twin family dwelling.

R-3 Residential, 0.33 acres

Present:

Shawn Tammaro, member of The Tammaro Group.

In his overview, Mr. Loeper noted that the two-lot subdivision is in compliance with the Zoning Code and stormwater infiltration.

The by-right plan proposes to provide the dwellings with a sidewalk, on-street parking and parking for two vehicles on the pads of the two-car garages.

Group discussion resulted in a recommendation.

Mr. Elgart moved that the Planning Commission recommends to the Board of Supervisors that the plan be approved, as presented, subject to any comments that may come from the Township's Engineer. Mr. McKee seconded. A 4-0 vote, in favor, carried.

Plan:

**The Village at Valley Forge
DP 2013-09**

Valley Forge Golf Course

Finalization on internal roadways of Phase I Commercial Downtown,
Bryce Lane, Market Street & Somerset Place, including Basin C.
Court Stipulation, 16.06 Acres.

Present:

Dennis Maloomian, President, Realen, Berwyn, PA.
Paul A. Fry, P.E., Project Manager, Realen, Berwyn, PA.

Tonight's meeting addressed the following:

- Expansion and completion of the main roads:
Market Street to Somerset Place; Somerset Place to Goddard Boulevard; and
Bryce Lane, a secondary access that comes in from Swedesford Road to Village
Drive.
- Urban Wrap:
The plan for a 363-unit, four-story residential rental unit, wrapped around
structured parking will be brought before the Planning Commission very soon.
- The reconfiguration and lining of Basin "C."
- Connecting the Bike trail to both sides of the streets:
On the north side, from Goddard Boulevard and North Gulph Rd.
On the south side, from Market Street and Swedesford Rd.
- CHOP's ground-breaking date is scheduled for November 14, 2013.
- Injection wells:
The nineteen experimental injection wells are working beautifully, transmitting
invaluable data to the applicant, his engineers, and regulatory agencies.
- Main Street:
Proposed is a scaled-down, more manageable Main Street.
- Office space:
The applicant would like to create office space where retail was previously
considered.
- Creating a signalized intersection that the Turnpike and UGI could use.

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

Sincerely yours,

MARK MCKEE, SECRETARY

UPPER MERION TOWNSHIP PLANNING COMMISSION

NOVEMBER 13, 2013

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: THE TAMMARO GROUP
SD 2013-01
1020 MT. PLEASANT AVENUE
TWO-LOT SUBDIVISION WITH ONE TWIN FAMILY DWELLING
R-3 RESIDENTIAL, 0.33 ACRES

PRESENT: Chairperson Camp; Vice-Chair Elgart; Secretary McKee;
Member Garzillo; Liaison to the Board of Supervisors Jenaway;
Planner Loeper; Associate Planner Greenly; Recording Secretary
Hedlund.

ABSENT: Member Sincavage.

The members of the Commission reviewed the above referenced plan.

Mr. Elgart moved that the Planning Commission recommend to the Board of Supervisors that the plan be approved, as presented, subject to any comments that may come from the Township's Engineers. Mr. McKee seconded. 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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