

**UPPER MERION TOWNSHIP PLANNING COMMISSION  
FEBRUARY 27, 2013**

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on February 27, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

**PRESENT:** Steve Elgart, Vice-Chairperson; Mark McKee, Secretary; Thomas Sincavage, III; 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: Jaquelin Camp, Chairperson.

**Meeting Minutes: February 13, 2013**

Mr. Garzillo motioned for the Minutes' approval. Mr. McKee seconded. Mr. Elgart, who was absent at the previous meeting, abstained. A 3-0 vote, in favor, carried.

**Plan: Second Review:**

**620 LLC  
DP 2012-14  
620 W. DeKalb Pike  
CO Commercial, 0.59 acres**

Demolish existing gas station/convenience store (5,096) and construct retail/restaurant building (6,729). New parking, landscaping, circulation.

**Present:** Hector R. Vinas, ONECORP, 2760 N. University Dr., Davie, FL, 33024.  
John A. Diemer, PE, Wilkinson & Associates, Valley Forge, PA, 19482.  
Sylvain Argy Dwek, Elion Real Estate Investments, Aventura, FL, 33180.

From Mr. Loeper's presentation:

Reviews by PADOT and the Township's Engineer resulted in a few, minor changes to the plan, as follows:

- Changes to the vehicular circulation resulted in the addition of a 3'-median on Allendale Rd., which will involve a slight shift in the curb on Allendale.
- PADOT eliminated a superfluous pork chop on Allendale.
- Both driveway throats onto Allendale will be widened to 28'.
- The driveway entrance from Route 202 will start at 28' wide and transition down to 24' to accommodate the patio area.
- The intent is to rezone this and two other parcels from "CO" to "SC."
- The County's comment about the existing sidewalk on Route 202 will be addressed with Fire Marshal, John Waters.

- The applicant's resubmitted plan will be reviewed by the Township Engineer.

Members expressed their appreciation of the pedestrian crosswalks that will be added across the driveways and the landscaping plan's good mix of hardscape and plant material. A recommendation was made to add a railing or concrete planters to separate the restaurant's drive-aisle from the outdoor seating area.

The applicant's representative requested three waivers from:

- Minimum grading within 5 ft. of the property line.
- Submission of a traffic impact study and analysis.  
PADOT did not require a traffic study.
- Providing street trees along Route 202, Allendale Rd.,  
and the parcel's rear property line that flanks the Mall's property.

Mr. Elgart asked if members were prepared to make a recommendation.

Mr. McKee made a recommendation that the Board of Supervisors approves the plan with the provisions the applicant provided. Mr. Garzillo seconded. A 4-0 vote, in favor, carried.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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The Minutes were approved on March 27, 2013.

**Plan: Rezoning:**

**620, 694 and 736-750 W. DeKalb Pike**

**The proposed amendment is to rezone approximately 2.446 acres from their present CO, Commercial Office District and C-1 Commercial District to the SC Shopping Center District.**

The rezoning pertains to the following parcels on W. DeKalb Pike: 620 LLC / previously the Exxon station; 694 / the Wells Fargo Bank; and 736-750 / Buckman's Ski Shop.

The Board of Supervisors approved a Text Amendment to rezone the three parcels.

Group discussion addressed parking requirements, which were recently reduced to 4 per 1000.

Mr. Elgart asked if members were prepared to make a recommendation.

Mr. Garzillo motioned the Planning Commission's recommendation that the Board of Supervisors approve the rezoning of parcels 620, 694 and 736-750 W. DeKalb Pike from the CO, Commercial Office District, to the SC, Shopping Center District. Mr. Sincavage seconded. A 4-0 vote, in favor, carried.

There being no additional business, the meeting adjourned at 8:12 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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The Minutes were approved on March 27, 2013.

**UPPER MERION TOWNSHIP PLANNING COMMISSION**

**FEBRUARY 27, 2013**

**TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS**

**FM: UPPER MERION TOWNSHIP PLANNING COMMISSION**

**REF: 610 LLC**  
**DP 2012-14**  
**620 W. DeKalb Pike**  
CO Commercial, 0.59 acres  
Demolish existing gas station/convenience store (5,096) and  
construct retail/restaurant building (6,729). New parking,  
landscaping, circulation.

**PRESENT:** Vice-Chairman Elgart; Secretary McKee; Members Sincavage and  
Garzillo; Liaison to the Board of Supervisors Jenaway; Township  
Planner Loeper; Associate Planner Greenly; Recording Secretary  
Hedlund. Absent: Chairperson Camp.

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The members of the Commission reviewed the above referenced plan.

Mr. Elgart asked if members were prepared to make a recommendation.

Mr. McKee made a recommendation that the Board of Supervisors approves the  
plan with the provisions the applicant provided. Mr. Garzillo 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,

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MARK MCKEE, SECRETARY

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**UPPER MERION TOWNSHIP PLANNING COMMISSION**

**FEBRUARY 27, 2013**

**TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS**

**FM: UPPER MERION TOWNSHIP PLANNING COMMISSION**

**REF: 620, 694 AND 736-750 W. DeKalb Pike.  
Commercial District to the SC Shopping Center District.  
The proposed amendment is to rezone approximately 2.446  
acres from their present CO, Commercial Office District and  
C-1.**

**PRESENT:** Vice-Chairman Elgart; Secretary McKee; Members Sincavage and Garzillo; Liaison to the Board of Supervisors Jenaway; Township Planner Loeper; Associate Planner Greenly; Recording Secretary Hedlund. Absent: Chairperson Camp.

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Mr. Elgart asked if members were prepared to make a recommendation.

Mr. Garzillo motioned the Planning Commission's recommendation that the Board of Supervisors approve the rezoning of parcels 620, 694 and 736-750 W. DeKalb Pike from the Commercial Office District to the SC, Shopping Center District. Mr. Sincavage 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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