

**UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
MAY 6, 2021 WORKSHOP MEETING ~ 7:30 PM**

REVISED AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Chairman's Comments:
5. Discussions:
 - A. DeKalb Street Sidewalk Project Update and Contract Payment Request in the amount of \$20,429.36 to the Marino Corporation.
 - B. Preliminary/Final Development Plan Review – Shreiner Tree Service, 334 S. Henderson Road. Construction of 2 metal pole barns and associated site improvements. 2 acres, HI District
Resolution 2021-18
 - C. Mancill Mill Road Company Land Development Plan Review, 850 Mancill Mill Road. Residential-Oriented Development (ROD) to be located on the SM-1 zoned property.
 - D. May 13, 2021 Business Meeting Agenda Review
6. Adjournment

Application for Land Development/Subdivision Review



Upper Merion
Township
175 West Valley Forge Road
King of Prussia Pa, 19406
www.umrtownship.org

Application Agent	Engineer/Surveyor
Full name: STEVE SHREINER	Full name: Mr. Joseph Estock
Address: 334 S. HENDERSON ROAD	Address: 355 S. HENDERSON ROAD
City/State/Zip: KING of Prussia PA 19406	City/State/Zip: KING of Prussia PA 19406
Phone: 610 265-6004	Phone: 610 265-3035
Mobile Phone: 610 246-6070	Mobile Phone:
Fax: 610 265 6084	Fax: 610 962-9855
E-mail address: Steve@SHREINERTREEMER.com	E-mail address: joe@josephmestock.com
Property Owner: KingsWay Properties	
Equitable Owner: STEVE SHREINER	

Development	
Plan Title:	Location: 356 S. HENDERSON ROAD
Tax Parcel #: 58-00-09997-00-7	Zoning Classification: HI
Site Acreage: 2 Acre	Plan Status: Preliminary <input type="checkbox"/> Final <input type="checkbox"/>
Review Type: Subdivision <input type="checkbox"/> Land Development <input type="checkbox"/> Minor Plan <input checked="" type="checkbox"/> Plan Amendment <input type="checkbox"/>	
Project Description: Erect 2 metal pole bases on an existing asphalt parking area	

Land Use & Site Data					
Type	Lots/Units	Buildings	Existing Building Footage SF.	Proposed Building Footage SF.	Total SF All Floors
Residential					
Commercial					
Office					
Industrial		2	900sf / 1850sf	2980 / 2000	
Other					
Total					

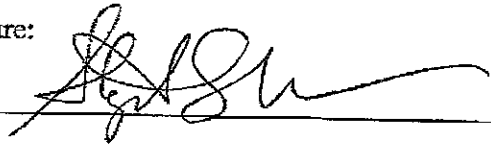
Impervious Coverage
Existing: 90,000+
Proposed: 4890

Building Coverage:
Existing: 2750.00
Proposed: 4890.00

Proposed Tenure

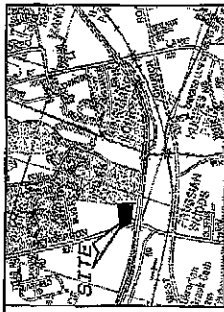
Rental: _____ Single Tenant: _____ Multi-Tenant: _____ Condo: _____ Owner Occupied

Waivers Requested:

<u>Owner or Agent</u>	
Printed Name:	Signature:
<u>STEVE SHREWER</u>	

<u>Upper Merion Township Only</u>			
Date Received: <u>12/13/12</u>	File # <u>1207-2261-07</u>	Two Fee? <input type="checkbox"/>	Review Fee? <input type="checkbox"/>
		County Fee? <input type="checkbox"/>	

Upper Merion Township
Public Works Dept./ Planning Div.
P: 610-265-2606
F: 610-265-8467



LOCATION MAP
SCALE: 1" = 100'

OWNER'S CERTIFICATE
I, JOSEPH M. ESTOCK, OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 02/10/2012

APPROVED BY THE UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

DATE: 02/10/2012

APPROVED BY THE COUNTY BOARD OF SUPERVISORS

DATE: 02/10/2012

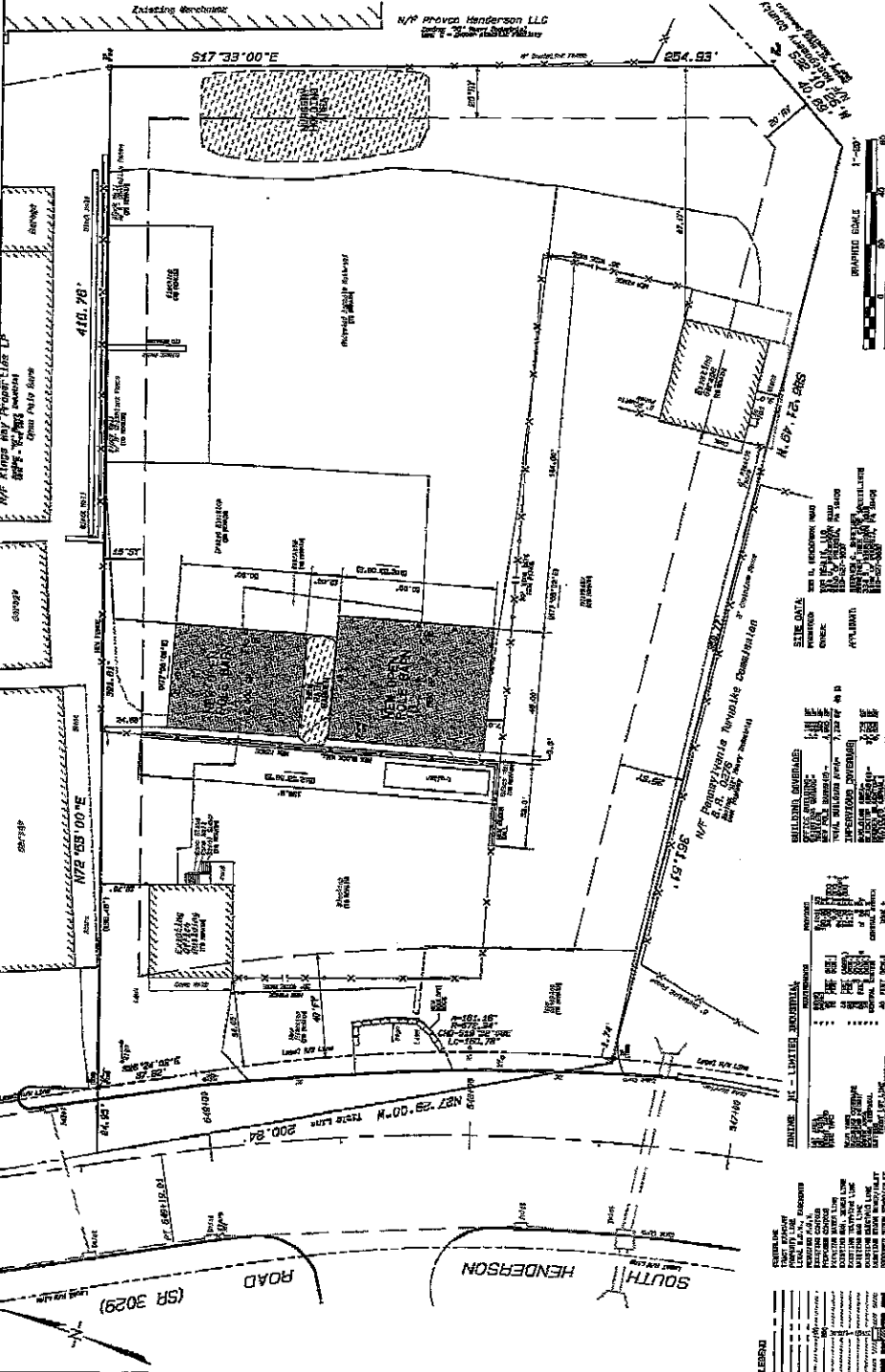
PREPARED BY:
JOSEPH M. ESTOCK
REGISTERED SURVEYOR & LAND SURVEYOR

DATE: 02/10/2012

SCALE: 1" = 20'

PROJECT TITLE:
356 SOUTH HENDERSON ROAD
UPPER MERION TOWNSHIP - HENDERSON COUNTY - PENNSYLVANIA

REVISION PLAN



REVISION TABLE

NO.	DATE	DESCRIPTION
1	02/10/2012	PREPARED FOR RECORD
2	02/10/2012	REVISIONS TO SITE PLAN
3	02/10/2012	REVISIONS TO PAVEMENT PLAN
4	02/10/2012	REVISIONS TO UTILITY PLAN
5	02/10/2012	REVISIONS TO EROSION CONTROL PLAN
6	02/10/2012	REVISIONS TO LIGHTING PLAN
7	02/10/2012	REVISIONS TO SIGNAGE PLAN
8	02/10/2012	REVISIONS TO LANDSCAPE PLAN
9	02/10/2012	REVISIONS TO FENCE PLAN
10	02/10/2012	REVISIONS TO TRAILER PAD PLAN
11	02/10/2012	REVISIONS TO DRIVEWAY PLAN
12	02/10/2012	REVISIONS TO SIDEWALK PLAN
13	02/10/2012	REVISIONS TO BIKEWAY PLAN
14	02/10/2012	REVISIONS TO PLAYGROUND PLAN
15	02/10/2012	REVISIONS TO TENNIS COURT PLAN
16	02/10/2012	REVISIONS TO SWIMMING POOL PLAN
17	02/10/2012	REVISIONS TO GOLF COURSE PLAN
18	02/10/2012	REVISIONS TO EQUESTRIAN FACILITY PLAN
19	02/10/2012	REVISIONS TO AMUSEMENT FACILITY PLAN
20	02/10/2012	REVISIONS TO OTHER RECREATION FACILITY PLAN

PREPARED BY:
JOSEPH M. ESTOCK
REGISTERED SURVEYOR & LAND SURVEYOR

DATE: 02/10/2012

SCALE: 1" = 20'

PROPERTY DATA

OWNER	N/H Henderson LLC
ADDRESS	356 SOUTH HENDERSON ROAD
CITY	UPPER MERION TOWNSHIP
COUNTY	HENDERSON COUNTY
STATE	PENNSYLVANIA
ZIP	17033
APPLICANT	JOSEPH M. ESTOCK
DATE	02/10/2012
PROJECT	REVISIONS TO SITE PLAN
REASON	REVISIONS TO PAVEMENT PLAN
REASON	REVISIONS TO UTILITY PLAN
REASON	REVISIONS TO EROSION CONTROL PLAN
REASON	REVISIONS TO LIGHTING PLAN
REASON	REVISIONS TO SIGNAGE PLAN
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REASON	REVISIONS TO AMUSEMENT FACILITY PLAN
REASON	REVISIONS TO OTHER RECREATION FACILITY PLAN

GENERAL NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
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Application for Land Development/Subdivision Review



Upper Merion
Township
175 West Valley Forge Road
King of Prussia Pa, 19406
www.umtownship.org

Application Agent		Engineer / Surveyor	
Full name:	Jalll Bami, JM Real Estate Holdings, LP	Full name:	Francis Greene, P.E. , Core States Inc.
Address:	677 W. DeKalb Pike, Suite 330	Address:	201 S. Maple Avenue
City/State/Zip:	King of Prussia, PA 19406	City/State/Zip:	Ambler, PA 19002
Phone:	610-718-6285	Phone:	267-529-3660
Mobile Phone:	N/A	Mobile Phone:	N/A
Fax:	N/A	Fax:	267-529-3660
E-mail address:	Jalllbami@hotmail.com	E-mail address:	FGreene@core-states.com
Property Owner: JM Real Estate Holdings, LP			
Equitable Owner: Jalll Bami			

Development	
Plan Title: JPMorgan Chase Bank King of Prussia, PA	Location: 677 W. DeKalb Pike, King of Prussia, PA 19406
Tax Parcel #: 58-009-012 , 58-009-019 , 58-009-043 , 58-009-068	Zoning Classification: CL - Limited Commercial
Site Acreage: 1.03 Acres (45,000 S.F.)	Plan Status: Preliminary _____ Final <u>X</u>
Review Type: Subdivision _____ Land Development <u>X</u> Minor Plan _____ Plan Amendment _____	
Project Description: Proposed redevelopment of the existing parcel at 677 W. DeKalb Pike, King of Prussia, PA 19406 including the demolition of the existing multi-story structure to construct two (2) new commercial one-story buildings. One tenant is to be JPMorgan Chase Bank, N.A. and the other tenant is to be determined commercial use. The property is proposed to include a remote drive-up ATM for the JPMorgan Chase Bank Branch, as well as associated site parking, landscaping, lighting, and utilities in accordance with Upper Merion Township Codes. Stormwater Management is also proposed to meet Upper Merion Township Codes and to satisfy the NPDES Permit requirements.	

Land Use & Site Data					
Type	Lots/Units	Buildings	Existing Building Footage SF.	Proposed Building Footage SF.	Total SF All Floors
Residential					
Commercial	1	1 Existing 2 Proposed	5,102 S.F.	3,379 S.F. Chase 2,600 S.F. TRD	19,820 S.F. (3 Stories + Basement) Existing 5,979 S.F. Proposed (two Buildings)
Office					
Industrial					
Other					
Total					

Impervious Coverage

Existing: 35,417 S.F. (78.7 %)

Proposed: 31,405 S.F. (69.8 %)

= 8.9% Reduction

Building Coverage:

Existing: 5,102 S.F. (11.34 %)

Proposed: 5,979 S.F. (13.29%)

Proposed Tenure

Rental: _____

Single Tenant: _____

Multi-Tenant: _____

Condo: _____

Owner Occupied X

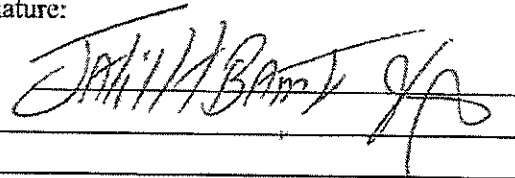
Waivers Requested:

Owner or Agent

Printed Name:

Signature:

Jalil Bami, JM Real Estate Holdings, LP



Upper Merion Township Only

Date Received: _____

File #: _____

Twp Fee: \$ _____

Review Escrow: \$ _____

County Fee: \$ _____

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