

**Upper Merion Township Planning Commission  
Regularly Scheduled Meeting for March 23, 2022**

The Upper Merion Township Planning Commission met for its regularly scheduled meeting on March 23, 2022, in-person in the Henderson Room, located in the Township Building, and via Zoom. The meeting information was fully advertised and a meeting agenda placed on the township website. The meeting was called to order at 7:00 PM followed by the Pledge of Allegiance.

**IN ATTENDANCE:**

Matt Popek, Chair  
Mark McKee, Vice-Chair  
Martin Trumpler, Secretary  
Jaquelin Camp  
Kenneth Brown  
Patrick Foley, on behalf of Leanna Colubriale, Township Engineer (Remington & Vernick)  
Ashton Jones, Township Planner

**ABSENT:**

William Jenaway, Board Liaison

**APPROVAL OF MEETING MINUTES:**

Minutes for the February 23 and March 9 meetings had previously been distributed. Mr. McKee made a motion to adopt the Minutes from February 23 with Mr. Brown seconding. The motion carried 4-0-1 (Mr. Trumpler abstained). Ms. Camp made a motion to adopt the Minutes from March 9 with Mr. Brown seconding. The motion carried 5-0.

**333 South Henderson Road**

*2-Lot Subdivision*

Mr. Jones gave a brief project overview regarding the subdivision of property and cross access agreements.

David Zepp, applicant's representative, provided a project overview describing the two properties and purpose of the subdivision - to better accommodate the two uses that are currently on the site, as each use will now be on fully separate lots). Mr. Zepp indicated that no physical improvements are proposed with this subdivision, and that they are seeking a waiver regarding subdivision submission requirements which require an indication of existing sewers, utility lines, fire hydrants and other significant manmade features. Mr. Zepp indicated that utilities are shown for their property but that they do not extend to the 200 ft. limit. Mr. Zepp indicated that they would comply with all other comments in the review letters.

Mr. McKee sought clarification regarding the subdivision and the intent of the application, clarity regarding the current dog wash and dog park, site parking and cross access. David Amsterdam, property owner, indicated that it was his intent to keep the dog park open to the public. Mr. Zepp indicated that, if necessary, the applicant would move the fence on the dog park to match the property line. Mr. Amsterdam indicated that the parking spaces on site will be split between the properties and that each use is compliant with onsite parking requirements and will have a shared access easement.

Mr. McKee sought clarification regarding the asphalt milling use on site. Mr. Amsterdam explained that the current user, a landscaping/firewood business, will be relocating starting in April. Mr. Zepp indicated that any project in the future will require submission and review to the Township.

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Mr. Brown questioned the addressing of the site being 333 and 337 South Henderson Road. Mr. Amsterdam indicated that the site's addressing will remain as previously assigned.

Mr. Foley indicated a request for new deeds (for review) prior to recording and a note on the plans indicating any land to be dedicated for Henderson Road (PennDOT). Mr. Zepp indicated that he would also provide a legal description for the land contained within the ultimate right of way.

Mr. Jones indicated the issue regarding property lines (subdivision vs. line adjustment), and indicated that an easement for the dog park seemed like an unnecessary additional step, considering the unknown future potential of the properties. He also indicated concern regarding the parking lot layout and access to/from parking spaces outside of access easement. The applicant's team reiterated that they will meet the parking requirements for each use on site and that it is currently indicated on site.

Mr. McKee moved to recommend the subdivision plan for approval with additional notes on the plan regarding shared access and dedication of additional right of way on Henderson Road, with Mr. Trumpler seconding and all in favor.

**ADJOURNMENT:**

Mr. Brown indicated that the historical commission has been discussing the idea that road names utilize historically significant and locally relevant subject matter/names and may seek the Planning Commission's recommendation.

Mr. Trumpler moved to adjourn the meeting with Mr. McKee seconding and all in favor at 7:41 PM.

Respectfully Submitted:

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Martin Trumpler, Secretary