

**Upper Merion Township Planning Commission  
Regularly Scheduled Meeting for October 27, 2021**

The Upper Merion Township Planning Commission met for its regularly scheduled meeting on October 27, 2021, in-person at the Upper Merion Municipal Building Board Room and via Zoom. The meeting was called to order at 7:05 PM followed by the Pledge of Allegiance.

**IN ATTENDANCE:**

Matt Popek, Chair  
Martin Trumpler, Secretary  
Jaquelin Camp  
Kenneth Brown  
Anthony Hamaday, Township Manager  
Patrick Foley, on behalf of Leanna Colubriale, Township Engineer (Remington & Vernick)

**Not present:**

Mark McKee, Vice-Chair  
William Jenaway, Board Liaison

**Approval of Meeting Minutes:**

Minutes for prior meetings on September 8, September 22, and October 13 had previously been distributed. There were no further comments or edits. Mr. Popek made a motion to adopt the September 8 and October 13 minutes as distributed with Ms. Camp seconding. The motion carried 4-0. Ms. Camp made a motion to adopt the September 22 minutes as distributed with Mr. Brown seconding. The motion carried 3-0 with Mr. Popek abstaining because he had not been present at the meeting.

**Mancill Mill Road Company, LLC., Preliminary Land Development Plan – 850 Mancill Mill Road.**  
Proposed 119 lot Townhouse development. 22.8 Ac. Zoning District: SM-I Suburban Metropolitan.

*Discussion:*

Mr. Hamaday reviewed the location of the property, adjacent to the township's water treatment plant, a hotel property, the Schuylkill River West trail, the Norfolk Southern railroad tracks, and the Schuylkill River. The Board of Supervisors had amended the zoning ordinance to allow a residential development in an SM-1 district as long as certain conditions (proximity to a trail or proximity to a body of water or river) were met.

This proposal is for 119 townhouses. The access is from Mancill Mill Road. There will be a boulevard-type access to this property with a sidewalk, 16-foot-wide cartway, grass medial, another 16-foot-wide cartway, and then plantings to buffer from the water treatment plant. The applicant has approached the sewer authority for two easements, one a permanent easement to allow for a 52-foot-total-width easement for the boulevard plus another temporary easement parallel to the boulevard for emergency access. Eventually a current gravel access road from the Valley Forge Towers leading behind the extended-stay hotel could be upgraded into a permanent easement owned by the township and paved to allow emergency access to or from the applicant's property, Mancill Mill Road, and the Valley Forge Towers. The easement would need to be voted on at the Towers.

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*Commission Comments:*

In response to a question from Ms. Camp, the applicant stated that no flooding was created during the recent Ida hurricane event in September. In response to a question from Mr. Popek, the applicant stated that there would be an HOA or condo association, with details still being worked out. All roads, open spaces and landscaping would be maintained by the community. In response to a question from Mr. Trumpler, the applicant stated that footings would not be drilled through the "cap," which covers a previous dump underneath this property. Instead the construction method is to layer the affected areas with dirt that is compacted to contain the weight of the structures built above them, so that breaching the cap will not take place. In response to a question from Ms. Camp, the applicant stated that rainwater was being managed with piping and stormwater basins, and land was being graded to avoid flooded basements and properties. The applicant described the landscape design for the property with utilizes a diverse arrangement of trees, shrubs and flowers.

In response to a question from Mr. Popek, the applicant's traffic consultant stated that the applicant has agreed to contribute to the temporary improvement of the Mancill Mill Road/Route 23 intersection, but in 3 years the intersection is likely to be completely reconstructed along with a new Trout Creek bridge and other road alignments. Discussions among the various interested parties are ongoing.

In response to a question from Mr. Popek, the applicant stated that there have been no discussions about an extension by Amtrak of passenger service along the rail line adjacent to this property. The general view is that a new passenger station in the immediate area of this property is possible but unlikely to happen soon.

*No Public Comments.*

*There was no motion at this time.*

**ADJOURNMENT:**

With no further business to discuss, the meeting adjourned at 8:32 PM.

Respectfully Submitted,

  
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Martin Trumpler, Secretary