

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of January 18, 2017**

Present: Craig Melograno, Chairman
Herb Levy, Vice-Chair
Patricia Latimer
Rusty Beardsley
Rich Valiga
Joel Mayor

Staff:
Jamie Worman, Asst. Township Mgr.
Ken Amey, Zoning Officer
Jim Hersh, Gilmore & Associates
Patty Furber, B&Z Administrator

Absent: Michael Twersky

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM in the Township Building.

Approval of Minutes: November 16, 2016

A motion was made by Mr. Mayor seconded by Ms. Latimer to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of November 16, 2016. The motion carried unanimously.

Reorganization of Planning Commission:

- **Chairman:** A motion was made by Mr. Levy, seconded by Mr. Beardsley to reelect Mr. Melograno as the Chairman and was unanimously approved.
- **Vice Chair:** A request was made by Mr. Melograno to reelect Mr. Levy as Vice-Chair, seconded by Mr. Beardsley and was unanimously approved.
- **Secretary:** A request was made by Mr. Melograno to reelect Ms. Furber as Secretary; it was unanimously approved.
- **Vice-Secretary:** A request was made by Mr. Melograno to reelect Mr. McAnally and Ms. Worman as Vice-Secretary; it was unanimously approved.

Subdivision/Land Development:

a. 590 N. Bethlehem Pike
Chapel Steel

#16-04LD
Land Development

Present for the introduction of Chapel Steel was Mr. Tim Woodrow from Woodrow and Associates. Mr. Woodrow explained to the board that Chapel Steel is looking to hire more employees and need to expand their parking lot. They are running out of parking spaces and would like to add around 15 more spaces for future employees. Mr. Amey asked Mr. Woodrow if Al Comly's comments were addressed regarding the loading of storage in the underground facility. Mr. Woodrow informed Mr. Amey and the board that they have addressed Mr. Comly's comments. Mr. Amey asked if there were any responses back from the residents on Roberts Rd. Mr. Woodrow's client, Mr. Tocci, stated that he put his name and phone number on the letters that were sent to the residents and he received no responses. Mr. Melograno asked Mr. Woodrow the reasoning for a 2nd curb cut. Mr. Woodrow responded to help with circulation and to make a more efficient parking layout. Mr. Valiga asked about the MCPC letter regarding trash placement. Mr. Woodrow informed the board that the trash enclosure was located far enough from the building and wouldn't affect the traffic. Mr. Melograno asked if there were any other tenants in the building. Mr. Tocci replied that they are the only tenants in the building and that there isn't much traffic flow to cause concern.

A motion was made by Mr. Melograno to recommend the Land Development application to the Board of Supervisors with the following conditions:

- 1) The applicant provide backup for the water infiltration waiver;
- 2) The balance of the waivers be added to the record plans

The motion was seconded by Mr. Mayor, with a 5-0 vote.



**b. 1221 Meetinghouse Rd.
Thomas & Joanne Balshi**

**#16-07SUBD
2-lot Subdivision**

Present for the introduction of 1221 Meetinghouse Rd. was Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained to the board that Mr. Balshi's neighbor, Mr. Danella, is interested in purchasing a piece of his land and that this would be a lot line change with no new construction or new parcel number. Mr. Woodrow is seeking a waiver for any improvements on Meetinghouse Rd. because this is a simple deed consolidation. Mr. Amey asked Mr. Woodrow if there was a note on the plan that this would be combined in common deed and Mr. Woodrow replied that it is not noted on the current plan, but will be noted on the record plan. Mr. Danella currently owns an easement over the land so there would be no separation in the parcels that they will remain attached. Mr. Woodrow explained to

the board that Mr. Danella has a current deed restriction on the property so Mr. Balshi wouldn't build any structures to obstruct his view on that area of land. Mr. Melograno asked if the current deed restriction would still remain or go away and Mr. Woodrow said that he did not know. Next there was a discussion regarding waivers. Mr. Hersh stated that certain waivers wouldn't apply anymore since this is just a consolidation. Mr. Hersh stated that Gilmore will revise their letter when they receive Mr. Woodrow's revised plan.

Mr. Levy asked about the property being currently listed on the historic property list and would it still be listed after the deed consolidation? Mr. Amey informed Mr. Levy that the historic properties are based on address and this would not affect its current listing on the historic list of properties.

A motion was made by Mr. Levy to recommend this Land Development application to the Board of Supervisors based on the following conditions:

- 1) The record plan lists a consolidation of lot 2 with the Danella property;
- 2) Approval of waivers

The motion was seconded by Mr. Valiga, with a 5-0 vote.

New Business:

**a. 513 Penllyn Pike
Job & Lia Luning Prak**

**#16-08CU
Conditional Use**

Present for the Conditional Use application for 513 Penllyn Pike was Mr. Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained to the board that that Mr. Prak has a non-conforming barn on his property that has an apartment above his garage. Mr. Woodrow said that the Prak's need this Conditional Use application to allow this apartment to remain after the subdivision plan is approved. The apartment is currently occupied.

Mr. Melograno asked about the wetlands, if that would be an issue for the 2nd lot. Mr. Woodrow replied that lot 2 has a gross area 70,000 sq. feet which is still sufficient enough to provide a viable structure. Mr. Woodrow informed the board they did a wetland study.

A motion was made by Mr. Melograno to recommend this Conditional Use application to the Board of Supervisors. The motion carried unanimously

**b. 301 Norristown Rd.
ACTS**

**#17-01CU
Conditional Use**

Present for the Conditional Use application for 301 Norristown Rd. was Ms. Bernadette Kearney from Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. and Mr. Joseph Hanna from Chambers & Associates. Ms. Kearney explained to the board that Gwynedd Estates would like to continue the trail extension that would tie into the Berkadia property, but it is through a riparian buffer, which is why they are seeking relief. Mr. Hanna informed the board that a pre-fabricated 15 ft. bridge would be built over the stream. Mr. Valgia asked about the maintenance of the trail, who would be responsible for it? Ms. Kearney replied that Gwynedd Estates would maintain the trail.

A motion was made by Mr. Valgia seconded by Mr. Beardsley, with a 5-0 vote to recommend this Conditional Use application to the Board of Supervisors.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 P.M. until the next regularly scheduled meeting on Wednesday, February 15, 2017 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary