

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
December 15, 2021
Public Meeting**

1. Call To Order

7:00 p.m.

2. Review Minutes for Approval from October 20, 2021

1. **Subdivision/Land Development:**

a. 1612 N. Bethlehem Pike
Precision Watches

#21-03LD

b. 1325 Sumneytown Pike
GMU - St. Charles Seminary

#21-04LD

2. **Lower Gwynedd Township:**

Property Maintenance Code

b. **Adjournment**

2021 Planning Commission Members:

Craig Melograno
Michael Twersky
Joel Mayor
Rusty Beardsley
Danielle Porreca
Rich Valiga
Stephen Paccione
Maureen Nunn

based on the discussions with the club, he intends on making improvements to the basin but still needs to work this out with the Williams Pipeline.

Mary Ann Knight spoke for the country club. She said that their engineer had recently received the plans and had not finished his review, but she noted the following significant issues: Landscaping, potential damage to the sod farm, screening at the common property line, and problems with the discharge from the existing basin. A concern with the location of new parking areas has been resolved with the latest revision.

Both parties agreed to work toward resolution of the remaining issues, and Mr. Amey asked that the township and Gilmore be copied on any correspondence between ACTS and the club.

The Planning Commission reviewed the waiver requests with ACTS, and reviewed the Gilmore and McMahon letters. On behalf of ACTS, Mr. Hanna agreed that they would comply with all review comments but would like an opportunity to discuss fees and contributions with the Board of Supervisors. Mr. Comly confirmed that he was satisfied with the emergency access and noted that the access driveway would be gated.

Mr. Melograno asked that ACTS work out the remaining issues with OYRCC before returning.



1612 N. Bethlehem Pike
Precision Watches

#21-03LD

Present for the applicant was Carl Weiner from HRMM&L and Tim Woodrow from Woodrow & Associates. Mr. Weiner explained to the board that the applicant is currently located at the Willow Grove Mall and would like to have a retail store at the corner of Bethlehem Pike and Welsh Rds. The retail store would sell primarily high-end watches such as Rolex and Cartier. He explained that the applicant recently received several variances from the Zoning Hearing Board and was now proceeding through the land development process. Mr. Woodrow explained that there would be a new curb cut on Bethlehem Pike for a right turn access only; all exiting traffic would travel through the Gwynedd Gate parking lot. The access to Gwynedd Gate will require removal of four parking spaces, and they will be replaced elsewhere on-site. A cross-easement between Precision Watches and Gwynedd Gate is being finalized. Mr. Dixon said that

the right-in access will not need a deceleration lane, but it will need to go through the HOP process with PennDOT. Mr. Melograno noted that customers may have difficulty navigating the parking lot, and Mr. Woodrow said that McMahon has recommended signage. Mr. Dixon agreed that with this low volume use, signage should be enough to provide direction. Mr. Melograno asked to see renderings of the proposed building, and Mr. Woodrow will bring them to the next meeting.

Mr. Melograno asked about the requested tree waiver. Mr. Woodrow stated that the location is already well-vegetated, but the applicant would be willing to plant or make a tree donation if required. There was a brief discussion regarding the MCPC suggestion regarding sidewalks, and the consensus was that, although the planning commission should look at expanding trail and sidewalk links on every project, sidewalks are probably not advisable in this location.

Mr. Woodrow said that he was going to start the PennDOT permitting process, add an underground basin for stormwater control, and return at a later time. Mr. Melograno suggested that Mr. Woodrow send the rendering of the proposed building in advance.

[Redacted]

Lower Gwynedd Township:
Property Maintenance Ordinance

The board members discussed the proposed adoption of the International Property Maintenance Code. Some members felt that the code was too restrictive and would be too expensive to implement. Others felt that some standards should be adopted but those standards should be tailored to the community as a local ordinance, not as part of an international code series. After a discussion among the members, it was suggested that all members read through the IPMC and continue the conversation at the next meeting. There was a request that staff put together a list of calls received by the township so the PC would know how extensive the complaints are. Mr. Melograno suggested that everyone make a list of their likes and dislikes, read the IPMC, and come back next month to compare notes.

[Redacted]

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 P.M.
Respectfully submitted,
Patty Furber, Secretary



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 10, 2021

File No. 21-03004

Craig McAnally, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O.Box 625
Spring House, PA 19477

Reference: Preliminary Land Development – Review 2
Precision Watches & Jewelry (Rolex)
TMP #39-00-00292-00-2

Dear Mr. McAnally:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary submission for land development for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary Land Development Plans, consisting of 1 through 16 of 16, dated July 23, 2021, last revised November 18, 2021, as prepared by Woodrow & Associates, Inc.
- B. Post Construction Stormwater Management Report, dated November 2021, as prepared by Woodrow & Associates, Inc.

II. Project Description

The subject tract (TMP# 39-00-00292-00-2) is located at 1612 N. Bethlehem Pike in the D-3 Special Business District. The site is currently vacant with a few trees on the property. The previous development was demolished in 2011, which included a gas station with several zoning non-conformities. These previous non-conformities have been preserved to run with the property until the new development is completed, as noted in the Existing Non-Conformities Agreement with Lower Gwynedd Township.

The Applicant proposes to construct a retail store with twenty-five (25) parking spaces. The plans propose two (2) separate access points to the site, including a one-way entrance from Bethlehem Pike (PA-309) and a two-way entrance and exit utilizing existing office development (Gwynedd Gate). The two-way access from the existing development will include the removal of five (5) parking spaces. The plans propose to replace the five (5) parking stalls elsewhere within the existing site. Additional improvements include landscaping, parking lot lighting and site grading. Lastly, the Applicant proposes the installation of an underground stormwater basin under the parking lot to control the additional runoff.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

B. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The following waiver requests are noted on the Record Plan, Sheet 2:

1. §1230.42(f)(2) – A partial waiver to provide 34 shrubs and 27 perennials, in lieu of the required 18 trees for interior landscaping.
2. §1230.42(f)(3) – A partial waiver to provide four (4) parking area shade trees in lieu of the required five (5) shade trees.
3. §1230.45(a) – A waiver from providing the required sidewalks along both sides of existing and new streets.
4. §1230.46(e)(7) – A waiver to allow a parking area to be a minimum of eight (8) feet from the nearest building, in lieu of the required fifteen (15) feet.
5. §1230.47(a) – A waiver from providing a dedicated off-street loading facility.
6. §1241 – A waiver from the stormwater volume storage requirement, since the net impervious surface area has been reduced from the previous gas station development.

We note that the size of the proposed seepage bed appears to meet the volume storage requirement and a waiver may not be necessary. The Applicant shall provide the volume calculations in the Stormwater Report to confirm the requirement is met.

A. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.)
2. §1230.16(b) – The Applicant shall address the following general plan issues:
 - a. The plan sheet index on Sheet 1 shall be revised to note the drainage area plans, Sheets 14 through 16.
 - b. The name of the Bethlehem Pike Paving Restoration detail shall be revised to include Welsh Road.
 - c. The Applicant shall provide a detail of the proposed monument sign located on the corner of Bethlehem Pike and Welsh Road for the Board's consideration.
3. §1230.33 – We note that the total earth disturbance is 0.76 acres. In the event additional earth disturbance is needed and the plans propose more than one (1) acre of disturbance, the Applicant will be required to obtain an NPDES permit and Erosion & Sediment Control permit from the Montgomery County Conservation District.

4. §1230.37 – The Applicant shall obtain a Highway Occupancy Permit from PennDOT for all improvements within the Bethlehem Pike and Welsh Road right-of-way. All correspondence with PennDOT regarding the HOP permit shall be provided to our office for review. Lastly, we defer the review of the HOP plans to the Township Traffic Engineer.
5. §1230.40(a)(2) – We defer review of the Traffic Impact Study and calculation of any applicable Act 209 fees to the Township Traffic Engineer.
6. §1230.41 – The following comments are related to all Landscaping and Lighting requirements.
 - a. §1230.41(g) – If a vehicle parking area contains space allocation for more than 10 vehicles, a landscape strip having a width of at least 10 feet shall be required for at least every 10 vehicle spaces. We note that the parking area in front of the building proposes 12 parking spaces in a row prior to the proposed landscape island. The plans shall be revised, or a partial waiver would be required. In addition, a minimum of 10% of any parking area in excess of 2,000 square feet in gross area shall be devoted to landscaping. The proposed parking area is greater than 2,000 square feet; however, there is no designation of the required 10% landscaped area. All required plantings and areas shall be clearly marked on the Site Landscaping and Lighting Plan, Sheet 6.
 - b. §1230.41(i) – The plans indicate that no trees are proposed to be removed as part of the development. However, we note that the existing features plans shows an 8-inch tree to be removed in the area of the proposed access drive from the existing development. As such, the landscape schedule shall be revised to provide the necessary replacement trees based on the removal of the 8” tree or a waiver would be required.
 - c. §1230.58 – This section requires the developer to install streetlights along Bethlehem Pike and Welsh Road at the discretion of the Board. We defer to the Board of Supervisors to determine whether additional street lights are warranted for this project.
 - d. In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native. We recommend that the Planting Schedule be revised to denote species that are native, so that compliance with this Ordinance can be demonstrated.
7. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
8. §1230.63 – The Applicant shall address the following issues regarding the proposed sanitary sewer design:
 - a. The sanitary sewer lateral has changed from gravity on the previous submission to a grinder pump. The proposed connection point for this low pressure sanitary sewer (LPSS) lateral is into an existing gravity cleanout. This connection should be shown in a detail or if a different connection point is proposed, such as a manhole. The Plans should be revised accordingly. Further, if the “Manhole Force Main Connection Detail” on Plan Sheet 9 will not be used, it should be removed from the Plan for clarity.
 - b. Plan Sheet 5 should note the material of the LPSS lateral, and the 58 LF of LPSS should be shown in a different linetype than the gravity sewer.
 - c. The grinder pump is located within a parking area. The plans should demonstrate that the grinder pump is H2O traffic rated.

- d. Plan Sheet 5 indicates that there is conflict between the gravity sanitary sewer lateral from the proposed building and the storm pipe (roof leaders). The plans should include a profile of the conflict. Further the plan should note the Top of Pipe for the sanitary sewer and the Bottom of Pipe for the storm sewer.
 - e. Plan Sheet 9, “Construction Details – Sheet ‘C’” contains a detail for a “Stainless Steel Lateral Kit – 1-1/4” SDR 11 HDPE Pipe”. The plans do not show where this is to be installed and should be revised accordingly.
 - f. Plan Sheet 9, “Construction Details – Sheet ‘C’” should include all appropriate details from Lower Gwynedd Township Standards, specifically, the Typical Building Sewer installation (S-17) detail and the Stone Backfill in Traffic Areas (S-29A) detail.
 - g. The Applicant shall acquire PA DEP sewage planning approval in accordance with PA DEP letter dated January 10, 2007 (Code No. 1-46934-149-3J).
9. §1236.12(b) – In accordance with this section of the ordinance, the Applicant is required to pay a Recreation Impact Fee for non-residential developments. The required fee is to be calculated as \$500 per 1000 square feet being constructed. As such we calculated the fee based off the building footprint of 4,760 square feet to be \$2,380.00.

B. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance (SWMO):

1. §1241.401(j) – Storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. We note stormwater report does not reference any infiltration testing or soil reports. The Applicant shall perform the appropriate testing to ensure the proposed basin will infiltrate and meet the drainage time requirements as noted in this section of the ordinance. In the event the area of the proposed basin does not contain favorable infiltration rates, the Applicant may need to explore additional stormwater management alternatives.
2. §1241.408 – We note that the Applicant has requested a waiver from the volume storage requirement in this section of the ordinance. However, upon review of the plans, the size of the proposed seepage bed appears to meet the volume storage requirement and a waiver may not be necessary. The Applicant shall provide the volume calculations in the Stormwater Report to confirm the requirement is met.
3. §704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and shall be executed prior to the plans being recorded.
4. The Applicant will be required to obtain a utility HOP for the proposed connection to the storm sewer within Bethlehem Pike, if required by PennDOT.
5. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP’s. We calculate the fee based on 2,230 CF of proposed storage, to be \$1,115.00.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission

If you have any questions regarding the above, please contact this office.

Sincerely,



James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/eb/sl

cc: Kenneth Amey, Township Zoning Officer
Neil A. Stein, Esq., Kaplin Stewart
James Jacquette, Timoney Knox, LLP
Jamie Worman Assistant Township Manager
Al Comly, Township Fire Marshal
Chad Dixon, AICP, PP, McMahan Associates, Inc.
Township Planning Commission
Timothy Woodrow, P.E., Woodrow & Associates, Inc.
Thomas Figaniak, P.E., Gilmore & Associates, Inc.
Edward Brown, P.E., Gilmore & Associates, Inc.

December 7, 2021

Mr. Craig McAnally
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

RE: **Traffic Review #2 – Preliminary Land Development Plans**
Proposed Rolex Watch Store
Lower Gwynedd Township, Montgomery County, PA
McMahon Project No. 821541.11

Dear Craig,

McMahon Associates, Inc. has completed our second (2nd) traffic review for the proposed retail development to be located in the northeastern corner of the intersection of Bethlehem Pike (S.R. 0309) and Welsh Road (S.R. 0063) in Lower Gwynedd Township, Montgomery County, PA. The proposed development will consist of an 8,900 square-foot Rolex watch store with 2,595 square feet of the total building space dedicated to sales floor area. Access to the proposed development will be provided via a right-in only driveway along Bethlehem Pike (S.R. 0309), a right-in/right-out only driveway to Bethlehem Pike (S.R. 0309) via an access easement through the adjacent office development, a left-in/right-in/right-out only driveway to Welsh Road (S.R. 0063) via an access easement through the adjacent office development, and a left-out only driveway to Lower State Road (S.R. 9401) via an access easement through the adjacent office development.

The following documents were reviewed in preparation of our comments:

- Preliminary Land Development Plans – 1612 Bethlehem Pike, prepared by Woodrow & Associates, Inc., last revised November 18, 2021.
- Response to Comments Letter – Proposed Rolex Watch Store, prepared by Woodrow & Associates, Inc., dated November 18, 2021.

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and action by the applicant. Please note that the comments in this letter pertain to only the land development plans referenced above, as no responses, nor updates to the transportation impact assessment, have been provided in the resubmission. The applicant and applicant's engineer must still address our comments pertaining to the transportation impact assessment from our October 11, 2021 review letter.

1. The applicant is requesting a waiver from the following ordinance requirements:
 - Section 1230.45(a) – requiring sidewalk to be provided along both sides of existing and new streets.

- Section 1230.46(e)(7) – requiring a minimum of 15 feet between the outside wall of a building and parking areas.
 - Section 1230.47(a) – requiring dedicated off-street loading facilities.
2. Sight distance measurements should be shown on the plans at all proposed driveway locations along Bethlehem Pike (S.R. 0309), Welsh Road (S.R. 0063), and Lower State Road (S.R. 9401) as required in Section 1230.38.(a)(8) of the Subdivision and Land Development Ordinance. The applicant’s engineer has indicated that the sight distances will be verified upon a field visit and provided on the plans prior to final approval.
 3. Truck turning templates should be provided with future submissions demonstrating the ability of emergency vehicles, trash trucks, and the delivery vehicles to maneuver into and out of all site accesses along Bethlehem Pike (S.R. 0309), Welsh Road (S.R. 0063), and Lower State Road (S.R. 9401) and entirely through the site. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. The applicant’s engineer has indicated that the truck turning templates are in progress, along with coordination with the Township Fire Marshal, and will be provided prior to final plan approval.
 4. Since access to this site will be provided through the adjacent office development, the applicant must provide documentation of the access easement between these two properties. The applicant’s engineer has indicated that this information will be provided prior to final plan approval.
 5. The “Begin One Way” signs located on the northern and southern sides of the right-in only site driveway along Bethlehem Pike (S.R. 0309) should be replaced with “One-Way” signs (R6-1). In addition, the sign located along the southern side of this driveway should be relocated further to the north so that it is positioned along the ingress-only driveway opposite the sign on the northern side of the driveway.
 6. The proposed development will be subject to the transportation impact fee of \$2,285 per “new” weekday afternoon peak hour trip, and the applicant will be required to pay a Transportation Impact Fee. Based on information provided in Table 6 of the transportation impact assessment, the proposed development will generate approximately 37 “new” weekday afternoon peak hour trips, resulting in a transportation impact fee of \$84,545.
 7. Since Bethlehem Pike (S.R. 0309), Welsh Road (S.R. 0063), and Lower State Road (S.R. 9401) are State Roadways, a State Highway Occupancy Permit will be required for any modifications to the Bethlehem Pike (S.R. 0309), Welsh Road (S.R. 0063), and Lower State Road (S.R. 9401) site frontages. The Township and our office must be copied on all plan submissions and correspondence between the applicant and PennDOT and invited to any and all meetings between these parties.
 8. In all subsequent submissions, the applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan sheets, or other materials, as opposed to providing general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to the Township's request and addresses our review of the materials related to the proposed development apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Ken Amey, Zoning Officer
Al Comly, Fire Marshal
Tim Woodrow, P.E., Woodrow & Associates, Inc.
Matt Hammond, P.E., Traffic Planning and Design, Inc.
Fran Hanney, PennDOT
Susan LaPenta, PennDOT



Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

MEMORANDUM:

TO: Ken Amey, Patty Furber
FROM: Al Comly
DATE: December 9, 2021

**RE: ST CHARLES BORROMEO SEMINARY
GWYNEDD MERCY UNIVERSITY PROPERTY
SUMNEYTOWN PIKE
LOWER GWYNEDD TOWNSHIP**

I have reviewed the plans for the above as prepared by Bohler Engineer dated 10-08-2021 and consisting of the drawings listed on the cover sheet C-101 (23 drawing sheets in total). I note the following:

1 Address 1325 Sumneytown Pike must be revised to a Assumption Drive address. There will be a number for each building that is separate and distinct. These numbers will be within the Lower Gwynedd Township grid for this area—which will be an odd 1300 series number, based on the street orientation shown on the drawings. These numbers shall be used from the outset of work. Numbers shall be clearly visible from Assumption Drive in minimum 6 inch high $\frac{3}{4}$ inch stroke lettering.

2 Sprinklers All buildings shall be fully sprinklered in accordance with the Building Code and NFPA Standard 13. Final locations for the fire department connections shall be reviewed with this office before construction, and:

- A Existing dorm FDC will be relocated closer to perimeter roadway
- B Proposed Residence & Chapel shall be on the east side at point of water main entry. Proposed future building will be connected to this system.
- C Proposed Student Life building FDC shall be remote from building on the Assumption Drive side in the island at the entry.
- D Proposed Future Gymnasium FDC shall be located on the project north side of the building close to the north-east corner.
- E The proposed maintenance building of 1,500 SF can be exempted from the sprinkler requirement

- 3 Fire Hydrants** Using the order listed in item 2 above:
- A Relocation as noted is acceptable—to be within 75 feet of FDC
 - B Residence & Chapel –add hydrant within 75 feet of FDC
 - C Hydrant proposed in front of Student Life is acceptable with the FDC as noted above
 - D Hydrant shall be added on north side of building within 75 feet of FDC location
 - E Existing hydrant on Assumption Drive at parking lot entrance is acceptable
- 4 Roadways** The geometry shown on Sheet C-907 “Truck Circulation” is acceptable the fire apparatus, noting the following:
- A All roadways are to be appropriately signed with “no parking by order of fire marshal” signage to allow enforcement by Lower Gwynedd Township Police Department.
 - B Turns at the project northwest corner of the proposed gym and turn behind the proposed Student life building, southwest corner of the existing Alexandria Hall will be tight when fire hydrant locations are finalized. Optimally, a widening or pull-out should be located at the hydrant locations to allow vehicle passage. Same for the east side of the proposed residence.
 - C Any supporting structures (bridges, culverts, etc) must be posted if they will not support the 25,000 lb axle rating of apparatus. This should not be a problem with Assumption Drive coming from Evans Road, but access from Sumneytown Pike passes over a small bridge that is not posted.

Please contact me if there are questions remaining regarding this development.

AMC