



**Subdivision/Land Development:**

**541 Station Ln  
Lot Line Change**

**#22-08LL**

Present for the lot line application was Wayne Kiefer from R.L. Showalter. The application consists of the lot line transfer between lots 1 and 2 at 541 Plymouth Rd (mailing address: 541 Station Lane) the transfer would be from Mr. David Doskicz-Ivory & Mrs. Laura Talbot-Ivory to Mr. Joseph & Mrs. Jessica Ward to increase their parcel to 1.1 acres. Mr. Kiefer explained to the board that there were no zoning issues, no variance requests, no proposed improvements, just a transfer of the requested .17 acres from lot 1 to lot 2 to add acreage to the Ward's property. Mr. Kiefer stated they will comply with all the waivers from the Gilmore review letter dated January 6, 2023.

A motion was made by Mr. Mayor and seconded by Mr. Beardsley to recommend this lot line application for final approval to the Board of Supervisors.

The motion passed with a 7-0 vote.



**1345 Sunneytown Pike  
Building Addition  
Gwynedd Mercy Academy High School**

**#22-07LD**

Present for the applicant was Mr. Tim Woodrow from Woodrow & Associates, Ms. Christen Pionzio from HRMM&L, Mr. Eric Gianelle & Ms. Shannon Abraham from KCBA Architects and Gwynedd Mercy Academy High School board member, Del Markward.

Ms. Pionzio explained to the board that Gwynedd Mercy Academy High School proposes a 17,000 sq. foot building addition to the existing high school. The school is in need of additional spaces for learning and meetings. The addition would consist of a renovated kitchen, a large classroom, a counseling area, a separate space for the maintenance staff and a designated place for the students so they don't have to sit on the floor or stage area. There would be no increase in the student population due to the addition. The renovated kitchen area will move the cafeteria seating to the proposed student commons to allow more room for three lunches instead of the current two.

Ms. Pionzio stated that part of building “H” is not currently sprinklered. Ms. Pionzio stated she would like to take time to meet with the Fire Marshal, Mr. Al Comly, to review retrofitting the building and review the fire service need that was in Mr. Comly’s review letter dated January 17, 2023. Ms. Pionzio also stated that they would like to meet with Mr. Dixon and Mr. Brown regarding their review letters as well. Mr. Comly was in attendance and stated that he wanted to get it on record that the school is one of two within the township that is not fully sprinklered. Mr. Comly stated he would like to have the school fully sprinklered in the agreement. Ms. Pionzio stated that she understood and intends on meeting with Mr. Comly separately to address the issue.

Ms. Pionzio stated that they would comply with Gilmore’s review letter dated January 12, 2023 except for the road frontages on Evans Rd. and Sumneytown Pike. They include widening, curbs, sidewalks, and trees along the frontages. Ms. Pionzio stated they would like to keep the frontages looking the way they currently are. Mr. Melograno asked about the waivers regarding the trees, are trees currently along the frontages? Ms. Pionzio stated there are trees along the frontages, but planting trees along the spectator area would be an interference. Mr. Woodrow stated there is a section near Evans Rd. that has a pretty good tree presence, with various pockets that do not have street trees. Ms. Nunn stated that the MCPC review letter dated January 4, 2023, recommends that the applicant examine the health of the existing street trees to determine if replacement trees are needed along the street frontage. Ms. Pionzio didn’t think the expense would be warranted to hire an arborist to go around and check the existing street trees along the frontage. Mr. Melograno wanted to know how many street trees would be required. Mr. Woodrow stated the trees on the campus today are more like a clustered woodland, instead of a traditional tree street alignment. Mr. Woodrow stated that he would come up with the number of trees in the vacant spaces. Mr. Melograno stated it wouldn’t be a bad idea in case anyone is concerned regarding the tree waiver. Mr. Valiga wanted to know if trees could be planted along the ballfield section. Mr. Woodrow stated that there is an underground electric conduit along the edge of Evans Rd. and putting trees along the third baseline would interfere.

Mr. Melograno wanted to know if the ballfield is being relocated. Mr. Woodrow stated that they will have to shift the softball field to turn slightly to be parallel to Evans Rd. Mr. Melograno wanted to know how much thought went into the location. Mr. Woodrow stated they looked into reusing the practice field but ended up having difficulty fitting it around the tennis court and the proposed building addition. The issue is the minimum right-field sight distance. Mr. Woodrow stated that they did spend a lot of time coming up with the location.

Mr. Melograno wanted to know if they ever will come up with a master plan for the high school. Mr. Woodrow stated that private schools are becoming increasingly competitive and everyone is trying to have the best technology and ability for an educational

experience. Mr. Woodrow stated that this was discussed at length with the school board and there is a possibility, if future funds become available, for an expansion of a small buildout for the crew team or additional classrooms.

Mr. Valiga wanted to know if there was any discussion with the residents across from the ballfield? Mr. Valiga wanted to know if there is any way to move the existing foul ball fence closer to the road to make room for trees. Ms. Pionzio stated they would look into that. Mr. Paccione wanted to know if there are many foul balls landing on Evans Rd. Ms. Pionzio stated that they would look into that. Mr. Woodrow stated that they could consider turning the ballfield towards the tennis court, instead of towards Evans Rd. Mr. Gianelle suggested a taller backstop.

Mr. Melograno asked about the construction staging. Mr. Woodrow stated that the separate construction entrance will be located off of Evans Rd. for the job trailers, parking for the contractors, office space, and employees. Mr. Woodrow stated there would be a fence erected to separate student activities from the construction activity. Mr. Woodrow stated that the vast construction will take place off of Evans Rd. without interfering in school activities. Mr. Dixon agreed that it would be best to keep construction parking away from the main parking area where students would be walking.

Mr. Melograno wanted to know how the two neighbors across the street would feel about the construction entrance. Mr. Dixon stated that he is aware that this isn't the best scenario for the two neighbors across the street. Mr. Woodrow stated that they could reach out to the neighbors, but is pretty sure the current President, Ms. Denise Marbach, is aware of the situation.

Ms. Porreca asked about the duration of construction, and what the timeframe would be. Mr. Woodrow stated it would take around 14 months, that they would like to start this fall, and estimate completion by Sept. 2024. Mr. Woodrow stated he would walk the grounds with Mr. Dixon to ensure that they chose the best spot for the construction access. Mr. Dixon stated that PennDOT would also be involved.

Mr. Melograno wanted to know more about Mr. Comly's truck circulation issue, with minimum truck access in the rear of the building, which was addressed in his review letter. Mr. Woodrow stated that they are not changing any of the drives, access points, parking isles and the only question to address is, if they would have suitable access for Mr. Comly. Mr. Woodrow stated this would be addressed with Mr. Comly. Mr. Woodrow stated the current configuration for EMS and truck deliveries will be reviewed with Mr. Dixon and Mr. Comly.

Mr. Melograno wanted to know more about the parking spaces. Mr. Woodrow stated that the code currently calls for 184 required parking spaces, and there are currently 233

spaces available, so parking isn't an issue. Mr. Valiga requested this information be added to the plans.

Mr. Valiga wanted to know if they will be adding any energy efficiency options to the addition. Mr. Gianelle stated they intend on installing LED lighting, he stated they wanted to install a geothermal system but the school cannot afford it. Mr. Gianelle stated they looked at adding as many high-efficiency options as they could afford. Mr. Valiga suggested that they come back with a detailed list of all the energy-efficient add-ons for the addition. Mr. Gianelle stated the proposed addition would be much more energy efficient than the old building, but agreed he would submit a detailed energy-efficient list. Mr. Melograno agreed this would be helpful once they move on to the Board of Supervisors. Ms. Nunn wanted to know if they intend on installing a car charging station. Mr. Gianelle stated there were no plans to install one, but would put it on the agenda to review.

Ms. Pionzio stated that she plans on returning to the P.C. after they meet with Mr. Comly, Mr. Brown and Mr. Dixson and the second set of review letters are issued. Mr. Dixson stated McMahon may not come out with another review letter if the issues are resolved. Ms. Pionzio stated that they are hoping to come back to the P.C. in February, but will extend it to March if needed. Mr. Melograno wanted to know if the plans would be revised. Mr. Woodrow stated that he would revise the plans, if there are any major revisions, prior to coming back to the P.C.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:10 P.M.

Respectfully submitted,  
Patty Furber, Secretary