

AGENDA ITEMS

Bharatiya Temple

Giant to Go

DEP Sewer Module – Crystal Road Townhouses

cc:	R. Birch	K. Johnson
	M. Fox	Sewer Authority
	J. McDonnell	F. Bartle
	J. Walsh	B. Shoupe
	C. Chimera	E. Reynolds
	L. McGuire	M. Beatty
	J. Glickman	K. Amey
	J. Goldstein	J. Trump
	J. Rall	S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION

June 20, 2013

The June 20, 2013, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Michael Beatty, Steven Krumenacker, Leon McGuire, James Rall and Ellen Reynolds. Commissioner Jay Glickman was absent. Also present were Bruce Shoupe, Director of Planning and Zoning, and Kenneth Amey, Township Planning Consultant.

The minutes of February 21, 2013, were approved as submitted.

There were no public comments.

The first item on the agenda was a presentation of the plan for the Bharatiya Temple. Richard Mast, Engineer for the project, and Nand Todi, President, Bharatiya Temple, Inc., were present to discuss this project. Mr. Mast explained that this plan was approved by the Township in 2003. At that time two phases were proposed. Phase I had been pretty much completed and they now wish to move forward to complete this phase. Mr. Mast stated that in the ten years that have passed, some minor things have changed with regard to the original plan. The proposal includes revisions to the front portion of the main temple building. This will include removal of the existing steps and structure at the front and reconstruction in a new configuration as shown on the plan. The proposal also includes removal of the Caretakers Cottage, which was not constructed, and the addition of an unenclosed pavilion and breezeway attached to the existing temple. The proposal also includes a shed that was constructed on the property. The amendment to the plan results in relatively minor increases in building coverage and impervious coverage; 2.3% & 1.0%, respectively. Mr. Mast further explained that the original plan had proposed a Phase II which would most likely require a new land

development submission should they ever move forward. Some discussion followed. The consensus of the Planning Commission members was that there did not seem to be any issues with this plan. A motion was made by Mrs. Reynolds, seconded by Mr. Rall, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. Motion carried unanimously.

The next item on the agenda was a presentation of the plan for the Giant To Go. Present to discuss this plan were Tim Diehl, engineer, and Kerry Eck, representative from Giant. Mr. Diehl stated that this proposal had previously been discussed by the Planning Commission with the Conditional Use application. He advised that the Board of Supervisors had granted approval of that application in March. The property is located at 741 Bethlehem Pike, bordering both Route 309 and Horsham Road. The applicants, Giant Food Stores and Horsham Realty Associates, propose to demolish the existing building and construct a Giant To Go facility consisting of a 5,000 square foot convenience store with a gasoline filling station. Mr. Diehl stated that the proposal had been discussed at length during the conditional use process. Nothing had changed on the plan now submitted. He presented a synopsis of the plan. Mr. Diehl further stated that there was currently a shared access easement with the property to the north which is due to expire in 2014. Mr. Rall stated that he had a question regarding the back up of vehicles during the redemption of gasoline coupons. He stated that he works near the Willow Grove location of a Giant To Go and at those times the traffic back up is very heavy. He is concerned about the Bethlehem Pike location. Mr. Eck explained that this was a unique location and that the company has been implementing some changes to alleviate this situation. Mr. Diehl and Mr. Eck explained that the Township's traffic engineers, Traffic Planning and Design, had performed a study at another location which they believed is similar to the Montgomeryville location. It was felt that with some modifications, which have been done to the plan, this location would work out alright. A discussion occurred regarding the easement between the properties. The members of the Planning Commission would like to see a connection between the properties. Mr. Diehl explained that when the Giant To Go property was built, there would be an approximate four foot grading difference between the two properties. After some further discussion, the members felt that the applicant should pursue discussions on the interconnection of the two properties. Mr. Trump noted that there were a number of outstanding issues with regard to landscaping. Mr. Diehl advised that they would be meeting with both the Township Landscaping Architect and Township Engineer to further address any issues they may have. He also advised that there would be numerous waivers requested. A list of the waivers was distributed. It was felt that there would not be any problem with the waivers. A discussion ensued as to whether or not the applicant should return to another Planning Commission meeting to further discuss the interconnection between the two properties. The consensus of the members was that the applicant should investigate the possibility of an interconnection between the two properties and discuss the results with the Board of Supervisors. It would not be necessary to return to the Planning Commission. Mr. McGuire made a motion, seconded by Mr. Beatty, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies. The motion further recommended that the applicant explore a possible interconnection with the adjoining property. The motion carried unanimously.

Next on the agenda was a discussion of the DEP Sewer Facilities Planning Module for the Crystal Road Townhouses project. Mr. Shoupe explained that this development was located next to the Firefox development. He asked for a motion to allow him to sign the application on behalf of the Planning Commission. Motion was made by Mr. McGuire, seconded by Mr. Rall, and carried unanimously.

This meeting was adjourned at 8:35 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary