MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
January 15, 2026

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, January 15, 2026. The members of the Planning Commission in attendance included: Alex Rigney, Jay Glickman, Tom Borghetti, Rutuke Patel, and Leon McGuire. Also present: Candyce Chimera, Board Liaison; Mark Plachta, Township Solicitor; Marianne McConnell, Director of Planning and Zoning/Zoning Officer; and Mary Gambino, Land Development and Project Coordinator.

The meeting was called to order at 7:05 p.m. by Chairman Tom Borghetti.

After Roll Call, and the Pledge of Allegiance, a motion was made by Jay Glickman, and seconded by Alex Rigney, to approve the minutes of the November 20, 2025, meeting. All in favor.

Proposed Land Development Application LDS-25-005 – Costco Building Expansion

Attorney Wendy McKenna, of Robert L. Brant & Associates; Engineer Tom Knab, of Bohler Engineering, and Eric Kramer, of Traffic Design and Planning, Inc., addressed the commission regarding this application. Applicant Nick Tose, of Costco Inc., joined the meeting virtually via Zoom. Ms. McKenna introduced the project and explained that the current square footage at Costco, located at 740 Upper State Road, is approximately 144,000 square feet. The proposed three small additions total 17,800 square feet. The additions would eliminate 24 parking spaces, but the site still provides parking that is more than adequate and more than required. Mr. Knab presented the proposed land development plan and explained that the additions would provide more square footage in the loading, storage, and receiving areas. There would be no additions to the retail area. Mr. Knab then addressed the consultant and staff review letters and stated that most of the responses to the comments are "will comply". Ms. McConnell asked Mr. Knab to address the comments that won't comply. Mr. Knab stated that a waiver request would be submitted to address the Township Engineer's comment regarding Section 205-10(H)(e) which requires separate circulations patterns for truck deliveries or pickups, and automobile parking areas and parking access driveways. Mr. Kramer stated that the existing layout of the site does not separate these areas and the proposed additions do not change the general location of the loading areas. He further stated that major deliveries are coordinated with the warehouse general manager to take place during off-hours. If deliveries must be made during operating hours, they are scheduled during low volume hours. Mr. Knab stated that four loading dock spaces are proposed to address this issue. Mr. Knab then addressed the remaining waiver requests as follows:

1. From Section 205-78.B(1) to provide pertinent features within 400 feet of any part of the land to be developed on the plan:

   A waiver is requested to instead provide an aerial photo depicting pertinent information within 400 feet of the parcel that is not already provided on the plan.

2. From Section 205-78.B(2) to provide pertinent information at street intersections and existing sanitary sewers and storm drains, water courses and drainage flows and recreational areas within the land to be developed.

   A waiver is requested to instead provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plan.
3. From Section 205-78.C(1)(f) to provide tentative grades to an existing street or to a point 400 feet beyond the boundaries of the development.

   A waiver is requested to instead provide an aerial photo depicting pertinent information within 400 feet of the parcel that is not already provided on the plan.

Jay Glickman commented that there are a few punch list items in the Costco fuel facility land development (LDS-712) that are still outstanding. Mr. Knab indicated that these items will be addressed. Tom Borghetti stated that it is good to see a thriving business improving within the township.

Upon motion by Jay Glickman, and second by Rutuke Patel, the Planning Commission recommended approval of the land development application of Costco, for three small additions to the site at 740 Upper State Road, subject to the recommendations of township staff and consultants with waiver requests to be determined by the Board of Supervisors. All in favor.

The Reorganization Meeting was held. The members unanimously elected Tom Borghetti as Chairman of the Planning Commission upon a motion by Jay Glickman and second by Alex Rigney. The members unanimously elected Rutuke Patel as Vice Chairman of the Planning Commission upon a motion by Jay Glickman and second by Alex Rigney. The members unanimously elected Alex Rigney as Secretary, upon a motion by Jay Glickman and second by Rutuke Patel.

There being no further business to come before the Commission, a motion was made by Leon McGruire and seconded by Jay Glickman, to adjourn the meeting at 7:30 p.m.