

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
OCTOBER 26, 2022, MEETING MINUTES**

**1) Call to Order**

A) Chairman Kuberski called the meeting to order at 7:00 p.m.

**2) Roll Call:**

- A) The following board members were in attendance: Mr. William Brooke, Ms. Ginny Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta, Mr. Frank McDonough, Mr. Patrick Neary, and Ms. Kristina O'Donnell.
- B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Township Engineer; Ms. Lauren Gallagher, Township Solicitor; Casey Moore, Township Transportation Consultant, John Miklos, Montgomery County Planning Commission; and Ms. Cara Coless, Board of Supervisors Liaison.

**3) Approval of Planning Commission Meeting Minutes of May 25, 2022**

**MOTION:** W. Brooke made a motion to move the minutes of May 25, 2022, into the record. Ms. Kricun seconded the motion. The motion *passed* 6-0-1. Ms. LaPenta abstained.

**4) New Business**

- A) Consideration of LD-22-02 Revised Land Development plans for BrightView Companies, 400 N Park Avenue.

A description of the plan revisions for two phases of land development at 400 N Park Avenue, parcel #43-00-10543-00-7, was provided by Len F Bradley III (Supervisor of Engineering) of RGS Associates on behalf of the applicant, BrightView. Representatives from BrightView, Todd Chambers (Executive Vice President) provided information relating to the broader project plans, as well.

The purpose of this presentation was primarily to provide an update on their plans which were rerevised to address concerns of the Zoning Hearing Board and neighboring property owners. There was no request for waivers currently. The applicant has an appeal pending with the Zoning Hearing Board at this time and is seeking guidance on any amendments needed for their appeal.

Questions and comments from the public were entertained following the presentation, including from Brian Jennings, 431 Alexandra Drive and Kevin Donahue, 2003 Tennyson Ct.

The applicant anticipates revising plans and going before the Planning Commission and Zoning Hearing Board in November.

- B) Consideration of LD-22-07 Revised Final Land Development plans for Audubon Square V. S Trooper Road and Eisenhower Boulevard.

Attorney Bernadette Kearney presented changes to the previously approved plans for Audubon Square 5. The plans primarily involve four buildings and are impacted by the applicant's purchase of the former Valley Forge Tavern property on S. Trooper Road,

opposite of Norris Hall Lane. The applicant was also represented by Brian Proska of TPD, Debi Roesener of Bursich Engineers, and Brad Macy of Audubon Land Development. Considerable discussion was about transportation capacity and connections, including possible future development at Shannondell and at Egypt and Rittenhouse. Concern was also raised about the ability of public utilities such as Audubon Water to serve the increased development.

The applicant stated that they will comply with the recommendations within the review letters from the Township Engineer, Township Transportation Consultant, Township Police Department, and Township Fire Marshal.

The Commission considered the waiver requests. The first three requests concerned improvements at Rittenhouse and Egypt:

§123-31 Rights of Ways. A waiver from providing an Ultimate Right of Way on Rittenhouse Road at this time.

§123-32 Curbs and storm sewers. A waiver from providing curbs and storm sewers along Rittenhouse Road and Egypt Road.

§123-33 Sidewalks. A waiver from providing sidewalks along Rittenhouse Road and Egypt Road.

The Commission recommends granting those waivers as the involved improvements will be addressed when that intersection is developed. The vote was 7-0.

§123-36. A.(2)(d) Driveways. A waiver to allow Access Drive C (which will be extended to Eisenhower Road) to be closer than 5' from the property line at its intersection with Norris Hall Road. The Commission voted 6-1 to recommend granting this waiver. Mr. Brooke voted against.

§123-37.C Parking. A waiver regarding the landscaping the parking lot islands. The Commission voted 7-0 to recommend granting this waiver, conditioned on any plants not installed in the islands be planted elsewhere on the site.

§123-37. L(2)(a) Planting Strip. A waiver to not provide a planting strip between Buildings 8 and 9. This area is too narrow to add a landscape median without losing a row of parking spaces which are needed for the businesses. The Commission voted 7-0 to recommend granting this waiver

§123-37.M(2)(b) Driveway Width. A waiver to allow the driveway width for Access Drive D to be 24' wide instead of 28' wide to match the existing width of this driveway. The Commission voted 7-0 to recommend granting this waiver

§123-143 Land use Design Manual, Section 1.1.4 Trails. A waiver to construct the relocated trail along Access Drive C with an 8' width instead of a 10' width to match the

previously constructed trail. The Commission voted 7-0 to recommend granting this waiver.

The Commission voted 7-0 to recommend granting approval to this amended final plan.

C) Comprehensive Plan Update

The latest draft of the first five chapters of the Comprehensive Plan Update had been distributed to the Commission in their packets. Mike Mrozinski explained that this was to give the Commission an opportunity to read and comment on the latest draft ahead of the formal transmission to the Commission in coming months. It was suggested that any questions or concerns be brought up ahead of next meetings. Other draft chapters will be forwarded when available.

**5) Motion to Adjourn:**

- A) **MOTION:** A motion was made for adjournment. The motion *passed* 7-0. The meeting adjourned at 8:59 p.m.

**Next Scheduled Meeting:** November 23, 2022 – 7:00 p.m.