

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
MAY 6, 2021 WORKSHOP MEETING ~ 7:30 PM

AGENDA

1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Chairman's Comments:
5. Discussions:
 - A. DeKalb Street Sidewalk Project Update and Contract Payment Request in the amount of \$20,429.36 to the Marino Corporation.
 - B. Preliminary/Final Development Plan Review – Shreiner Tree Service, 334 S. Henderson Road. Construction of 2 metal pole barns and associated site improvements. 2 acres, HI District Resolution 2021-18
 - C. JP Morgan Chase Bank Development Plan. 677 W. DeKalb St. Demolish existing 19,820 SF building and construct 2 buildings (5,979 SF) CL Commercial Limited, 1.03 acres
 - D. Mancill Mill Road Company Land Development Plan Review, 850 Mancill Mill Road. Residential-Oriented Development (ROD) to be located on the SM-1 zoned property.
 - E. May 13, 2021 Business Meeting Agenda Review
6. Adjournment

Application for Land Development/Subdivision Review



Upper Merion
Township
175 West Valley Forge Road
King of Prussia Pa, 19406
www.urmtownship.org

Application Agent	Engineer/Surveyor
Full name: STEVE SHREINER	Full name: Mr. Joseph Estock
Address: 334 S. HENDERSON ROAD	Address: 355 S. HENDERSON ROAD
City/State/Zip: KING of Prussia PA 19406	City/State/Zip: KING of Prussia PA 19406
Phone: 610 265-6004	Phone: 610 265-3035
Mobile Phone: 610 246-6070	Mobile Phone:
Fax: 610 265 6084	Fax: 610 962-9855
E-mail address: Steve@SHREINERTREECARE.COM	E-mail address: joe@josephmestock.com
Property Owner: King's Way Properties	
Equitable Owner: STEVE SHREINER	

Development	
Plan Title:	Location: 356 S. HENDERSON ROAD
Tax Parcel #: 58-00-09997-00-7	Zoning Classification: HI
Site Acreage: 2 Acre	Plan Status: Preliminary <input type="checkbox"/> Final <input type="checkbox"/>
Review Type: Subdivision <input type="checkbox"/> Land Development <input type="checkbox"/> Minor Plan <input checked="" type="checkbox"/> Plan Amendment <input type="checkbox"/>	
Project Description: Erect 2 metal pole barns on an existing asphalt parking area	

Land Use & Site Data					
Type	Lots/Units	Buildings	Existing Building Footage SF.	Proposed Building Footage SF.	Total SF All Floors
Residential					
Commercial					
Office					
Industrial		2	900sf / 1850sf	2880 / 2000	
Other					
Total					

Impervious Coverage
Existing: 80,000+
Proposed: 4880

Building Coverage:
Existing: 2750.00
Proposed: 4890.00

Proposed Tenure

Rental: _____ Single Tenant: _____ Multi-Tenant _____ Condo _____ Owner Occupied

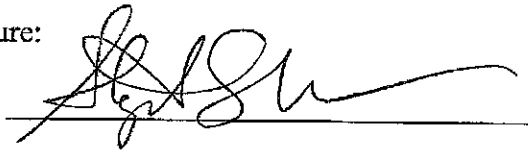
Waivers Requested:

Owner or Agent

Printed Name:

STEVE SHREWER

Signature:



Upper Merion Township Only

Date Received: 1/11/06

File # DR-2001-04

Twp Fee: \$ 100

Review Escrow: \$

County Fee: \$

Upper Merion Township
Public Works Dept./ Planning Div.
P: 610-265-2606
F: 610-265-8467

Application for Land Development/Subdivision Review



Upper Merion
Township
175 West Valley Forge Road
King of Prussia Pa, 19406
www.umtowntship.org

Application Agent		Engineer/Surveyor	
Full name: Jalil Bami, JM Real Estate Holdings, LP	Address: 677 W. DeKalb Pike, Suite 330	Full name: Francis Greene, P.E., Core States Inc.	Address: 201 S. Maple Avenue
City/State/Zip: King of Prussia, PA 19406	Phone: 610-718-6285	City/State/Zip: Ambler, PA 19002	Phone: 267-529-3660
Mobile Phone: N/A	Fax: N/A	Mobile Phone: N/A	Fax: 267-529-3660
E-mail address: Jalilhambi@hotmail.com	E-mail address: FGreene@core-states.com		
Property Owner: JM Real Estate Holdings, LP			
Equitable Owner: Jalil Bami			

Development	
Plan Title: JPMorgan Chase Bank King of Prussia, PA	Location: 677 W. DeKalb Pike, King of Prussia, PA 19406
Tax Parcel #: 58-009-012, 58-009-019, 58-009-043, 58-009-068	Zoning Classification: CL - Limited Commercial
Site Acreage: 1.03 Acres (45,000 S.F.)	Plan Status: Preliminary <input type="checkbox"/> Final <input checked="" type="checkbox"/>
Review Type: Subdivision <input type="checkbox"/> Land Development <input checked="" type="checkbox"/> Minor Plan <input type="checkbox"/> Plan Amendment <input type="checkbox"/>	
Project Description: Proposed redevelopment of the existing parcel at 677 W. DeKalb Pike, King of Prussia, PA 19406 including the demolition of the existing multi-story structure to construct two (2) new commercial one-story buildings. One tenant is to be JPMorgan Chase Bank, N.A. and the other tenant is to be determined commercial use. The property is proposed to include a remote drive-up ATM for the JPMorgan Chase Bank Branch, as well as associated site parking, landscaping, lighting, and utilities in accordance with Upper Merion Township Codes. Stormwater Management is also proposed to meet Upper Merion Township Codes and to satisfy the NPDES Permit requirements.	

Land Use & Site Data					
Type	Lots/Units	Buildings	Existing Building Footage SF.	Proposed Building Footage SF.	Total SF All Floors
Residential					
Commercial	1	1 Existing 2 Proposed	5,102 S.F.	3,379 S.F. Chase 2,600 S.F. TBD	19,820 S.F. (3 Stories + Basement) Existing 5,979 S.F. Proposed (Two Buildings)
Office					
Industrial					
Other					
Total					

Impervious Coverage

Existing: 35,417 S.F. (78.7 %)

Proposed: 31,405 S.F. (69.8 %)

= 8.9% Reduction

Building Coverage:

Existing: 5,102 S.F. (11.34 %)

Proposed: 5,979 S.F. (13.29%)

Proposed Tenure

Rental: _____

Single Tennant: _____

Multi-Tennant _____

Condo _____

Owner Occupied X

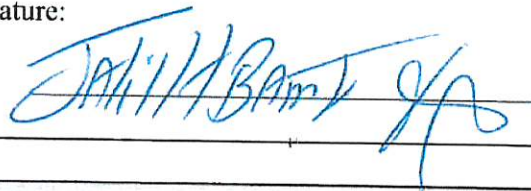
Waivers Requested:

Owner or Agent

Printed Name:

Signature:

Jalil Bami, JM Real Estate Holdings, LP



Upper Merion Township Only

Date Received: _____

File #: _____

Twp Fee: \$ _____

Review Escrow: \$ _____

County Fee: \$ _____

Upper Merion Township
Public Works Dept./ Planning Div.
P: 610-265-2606
F: 610-265-8467

March 01, 2021

Upper Merion Township, Montgomery County
Planning and Development
175 W. Valley Forge Road
King of Prussia PA, 19406

Attn: Robert M. Loeper, AICP, Township Planner

RE: Application for Subdivision and Land Development
JM Real Estate Holdings
677 W. DeKalb Pike
King of Prussia, PA 19406

Dear Mr. Loeper,

On behalf of JM Real Estate Holdings, LP, Core States Group is submitting the following items for consideration:

1. One (1) Signed Copy of the Upper Merion Township Application for Land Development Approval
2. One (1) \$1,750 Land Development Fee Check
3. One (1) \$4,500 Land Development Escrow Fund Check
4. Six (6) 24"x36" Copies of Preliminary / Final Land Development Plans
5. Three (3) Copies of Stormwater Management Report
6. Three (3) Copies of Erosion and Sediment Control Report
7. Three (3) Copies of Traffic Impact Study Report prepared by Traffic Planning & Design, Inc (TP&D)
8. Three (3) Copies of PennDOT Scoping Response Letter
9. Three (3) Copies of Township Traffic Engineer Response Letter
10. One (1) Digital CD of Traffic Impact Study Synchro Files

The proposed project includes redevelopment of the existing parcel at 677 W. DeKalb Pike, King of Prussia, PA 19406 including the demolition of the existing multi-story structure to construct two (2) new commercial one-story buildings. One tenant is to be JPMorgan Chase Bank, N.A. and the other tenant is to-be-determined commercial use. The property is proposed to include a remote drive-up ATM for the JPMorgan Chase Bank Branch, as well as associated site parking, landscaping, lighting, and utilities in accordance with Upper Merion Township Codes. Stormwater Management is also proposed to meet Upper Merion Township Codes and to satisfy the NPDES Permit requirements.

Two (2) waivers are being requested from Upper Merion Township's Codes:

1. §140B-13-B (b) [1] - Underground stormwater storage - underground stormwater storage is permitted in pipes or tanks but is not permitted in stone-filled underground storage pits.
 - Due to the site being located in a sinkhole prone area and site constraints a waiver is being requested to allow for storage volume of 40% void ratio to be modeled in the stone surrounding the pipes in both underground stormwater basins.
2. §145-24.1-E (2) (d) - Street trees - trees shall be planted at a rate of at least one tree per 40 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.
 - Due to existing and proposed underground and above ground utilities along the West DeKalb Pike frontage, three street trees are proposed along DeKalb Pike. A waiver is being requested for the remaining five street trees that are required.

If you should have any questions or require additional information, please do not hesitate to contact me by phone at (267) 529-3660, or by email at FGreene@core-states.com

Sincerely,

Francis Greene, P.E.
Senior Project Manager



