

**Upper Merion Township Planning Commission  
Regularly Scheduled Meeting for December 14, 2022**

The Upper Merion Township Planning Commission met for its regularly scheduled meeting on December 14, 2022, in-person in the Henderson Room, located in the Township Building, and via Zoom. The meeting information was fully advertised and a meeting agenda placed on the township website. The meeting was called to order at 7:00 PM followed by the Pledge of Allegiance.

**IN ATTENDANCE:**

Matt Popek, Chair  
Mark McKee, Vice-Chair  
Martin Trumpler, Secretary  
Jaquelin Camp  
Kenneth Brown  
Patrick Foley, on behalf of Leanna Colubriale, Township Engineer (Remington & Vernick)  
Ashton Jones, Township Planner

**ABSENT:**

William Jenaway, Board Liaison

**APPROVAL OF MEETING MINUTES:**

Minutes for the September 14th and 28th, 2022 meetings had previously been distributed. Mr. McKee made a motion to adopt the Minutes from September 14th with Mr. Brown seconding. The motion carried 5-0. Ms. Camp made a motion to adopt the Minutes from September 28th with Mr. Brown seconding. The motion carried 5-0.

**230 Mall Blvd. – Land Development**

*Proposed 55,150 sf research and testing building.*

Mr. Popek stated that this item on the agenda has been pulled and moved to next year.

Mr. Jones mentioned that they are scheduled to present on January 11th, 2023.

**800 and 870 River Road – Land Development**

*Subdivision and lot consolidation*

Mr. Jones gave a brief project overview regarding the subdivision; the subdivision proposal goal is to eliminate an old railroad parcel, which will then be consolidated into the lot across the street.

Zachary Ho, applicant's representative, provided a project overview describing the two properties and purpose of the subdivision – to consolidate the parcels. Mr. Ho gave a background story of the two properties stating that the owner had recently sold 800 River Road in July of 2022 and around the same time bought 870 River Road.

Mr. Ho listed off the waivers being requested for the subdivision application, including: Section 145-27A number 10 – soil types, number 11 – existing contours, number 12- vertical data, Number 13 – existing features including a tree survey, number 14 – existing utilities, and number 23 – geologic hazards and environmental constraints. Mr. Ho continued that they will also be requesting a waiver from 145-27 for a traffic study and 145-27C for steep slopes.

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Mr. Jones clarified that Township records indicate that this is a split parcel and part of the parcel is on the other side of the road, and that it might get brought up when this is taken to the county.

The applicant stated that they have a recorded map from 1979 that shows the subdivision of 870 River Rd.

Mr. Jones stated that the county records do not reflect that, but it is something that happens all the time.

Mr. Brown made a motion to recommend approval the subdivision, with Mr. McKee seconding. The motion carried 5-0.

**ADJOURNMENT:**

With no other business to discuss, Mr. Trumpler moved to adjourn the meeting with Mr. Brown seconding. All were in favor and the meeting adjourned at 7:30PM.

Respectfully Submitted:

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Martin Trumpler, Secretary