

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
MEETING AGENDA  
October 19, 2016  
Public Meeting**

1. Call To Order

**7:00 p.m.**

2. Review Minutes for Approval from August 17, 2016

3. Subdivisions/Land Developments:

a. 300 Brookside Commercial LLC.  
Ambler Yards

#16-01LD  
Land Development

b. 590 N. Bethlehem Pike  
Chapel Steel Corp.

#16-04LD  
Parking Lot Expansion

4. New Business:

a. Conditional Use Application:  
537-601 N. Bethlehem Pike  
PFP Property Management

#16-06CU  
Conditional Use

5. Old Business:

6. Adjournment

2016 Planning Commission Members:

Craig Melograno  
Herb Levy  
Patricia Latimer  
Rich Valiga  
Joel Mayor  
Rusty Beardsley  
Michael Twersky

LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of August 17, 2016

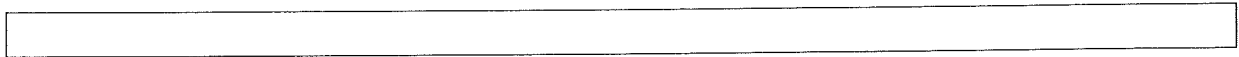
**Present:** Craig Melograno, Chairman  
Herb Levy, Vice-Chairman  
Rich Valiga  
Michael Twersky  
Rusty Beardsley

**Staff:** Jamie Worman, Asst. Township Mgr.  
Ken Amey, Zoning Officer  
Craig Kennard, Gilmore & Associates  
Patty Furber, B&Z Administrator

**Absent:** Joel Mayor, Patricia Latimer

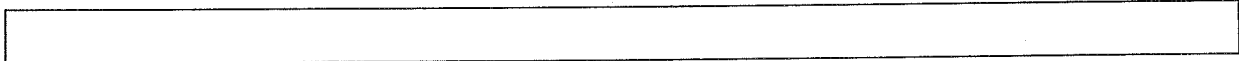
**Call to Order:**

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM in the Township Building.



**Approval of Minutes: July 20, 2016**

A motion was made by Mr. Valiga seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of July 20, 2016. The motion carried unanimously.



**New Business:**

- a. **300 Brookside Commercial LLC.  
Ambler Yards**

**Conditional Use  
#16-03 CU**

Present for the Conditional Use application for Ambler Yards was General Partner, Mr. Matt Policarpo, Mr. Joe Catuzzi from Hamburg Rubin and Mr. Michael Minervini from R.L. Showalter. Mr. Catuzzi explained to the board in more detail about their master plan and the difference in the shaded areas. Peach, Building Use A, would be for commercial retail, personal service, office and lab uses; Dark Purple, Building Use B, would be office, lab industrial and manufacturing uses; Light Purple, Building Use C, is a hybrid of office, industrial and lab uses with commercial, retail and personal service uses. The dotted area (with red X's) would be for their special events. Mr. Policarpo informed the board that they already have signed leases with an architecture firm, a crossfit studio, an advertising firm and a farm based manufacturer. Mr. Melograno brought up the school district using the parking lot for some of their buses and wanted to know if that would still continue? Mr. Policarpo said yes, because they still have a 3-4 year lease with the school district.

Mr. Twersky inquired about the live music in the special event area. Mr. Policarpo said they have had one compliant from a resident nearby and that they would put in buffer trees to reduce the noise.

Mr. Melograno asked about how they came up with their parking calculations? Mr. Matt Sigel, General Partner of Ambler Yards, was sitting in the audience and stated that they followed the code. Mr. Amey explained to the board that he would go over the parking calculations with Mr. McAnally to ensure that parking would be accommodated with each new client. Mr. Amey then explained to the board that the ordinance was designed to produce this kind of master plan because the Supervisors and staff had concerns about the mix of uses and to be sure that the uses are spelled out clear enough that they could be separated but not so rigid when leasing space.

A motion was made by Mr. Levy, seconded by Mr. Beardsley, with a 5-0 vote to recommend this Conditional Use application to the Board of Supervisors.

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**b. Discussion: Waiver Request Letter from R.L. Showalter for 300 Brookside Commercial LLC Ambler Yards:**

Present for the discussion of the Waiver Request Letter, dated August 17, 2016 from R.L. Showalter for Ambler Yards was General Partner, Mr. Matt Policarpo, Mr. Joe Catuzzi from Hamburg Rubin and Mr. Michael Minervini from RL Showalter. Mr. Policarpo informed the board that they have received Mr. Al Comly's comments via email on August 15th and those will be addressed at the next P.C. meeting. Gilmore & Associates review letter was received by the township on August 5, 2016. Mr. Catuzzi went through each waiver and discussed in detail to the board.

Mr. Melograno informed Mr. Catuzzi that all the waivers, Gilmore's comments and Al Comly's comments will have to be addressed with revised letters and plans to be submitted before coming back to the P.C. next month.

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**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 P.M. until the next regularly scheduled meeting on Wednesday, September 21, 2016 at 7:00 p.m.

Respectfully submitted,  
Patty Furber,  
Secretary