

Mark McLaughlin, Steve Dolan and Jack Garrett appeared for St. Charles Seminary. George Hartman, PE and Steve Freeman from Gwynedd Mercy University. The Seminary was represented by their attorney, Christen Pionzio.

Ms. Pionzio stated that they are returning from their last presentation in front of the board two months ago, they left with a couple of outstanding items to do with their waiver requests. Ms. Pionzio stated that there was interest in the road along the edge of Meetinghouse Rd. concerning the berm. Ms. Pionzio stated that they have met with neighbors, had a presentation for them, and they have requested that the current parking gets reduced. Ms. Pionzio stated they looked at the parking along the houses on Meetinghouse Rd. and could reduce the view by adding a berm and landscaping.

Ms. Pionzio stated that they reduced the parking along the shared property line by eliminating some of the spots from 300 spaces to 276 spaces. They removed the parking along the shared property line and updated the plan to reflect this change. The parking is now on the loop road that goes next to and behind Alexandria Hall. Now with the reduced spaces, they are able to move the development in further, add a berm along the edge and landscaping to add density.

Ms. Pionzio stated since their last visit, they have added 200 shade trees to both the St. C campus and around the GMU campus. They also added 57 Ornamental trees and 390 Shrubs on the St. C campus. Mr. Brown stated that since adding the additional 200 trees, their current tree requirement count is now down to 623 trees.

Board member, Mr. Beardsley, who resides on Meetinghouse Rd., stated that he felt the berm wasn't large enough and could still see through it. Mr. Beardsley stated that he expected the berm to be at least 6' - 10' in height in order to block vision of the building. He stated that they should plant trees on the berm, preferably evergreens, for added height. Ms. Pionzio agreed that they could pull off a larger berm with the plantings.

Mr. Valiga wanted to know why the applicant couldn't find more spaces on the 150-acre campus to plant more trees? Ms. Pionzio explained that GMU looked at the whole campus for possible locations to plant more trees, but considering the ballfields, future campus expansions, there is not a lot of room left to plant. Mr. Hartman stated that there are utility easements on the property as well that they cannot block with plantings. Mr. Valiga suggested that their landscape architect sit down with Gilmore & Associates to review the landscape plan to see if more trees could be added. Mr. Brown noted that Gilmore would then have to involve their landscape architect; he felt satisfied with what was submitted.

Mr. Melograno suggested a cap on the tree replacement requirement at 876, that any trees that get removed as a result of the berm, will not get added to the original number. Mr. Melograno suggested that they explore planting as many trees as possible on the berm.

Mr. Melograno asked if the applicant reviewed Fire Marshal, Al Comly's, comments from his most recent review letter dated February 16, 2022. Ms. Pionzio stated they have reviewed Mr. Comly's letter and they would comply with all comments. Ms. Nunn wanted to know about the impact of stormwater due to the result of the larger berm. She stated that it would be important for the engineers to reexam stormwater for potential run-off.

Mr. Melograno made a motion to recommend Preliminary/Final Land Development approval to the Board of Supervisors subject to the following conditions:

- 1) Recommend approval of all waivers from the Gilmore & McMahon review letters, except the tree waiver;
- 2) Newly added berm to be at least 6' foot in height with a 3:1 ratio with as many evergreens planted on the 5' foot top as possible;
- 3) The board recommends a cap on the tree replacement requirement currently at 876, 3" caliber trees, that any trees that are removed as a result of the 6' foot berm not be added to the original tree number owed;
- 4) Applicant and Gilmore to evaluate the stormwater adjustment due to the added berm;
- 5) Applicant to comply with all of Fire Marshal, Al Comly's comments from his February 16, 2022 email;

The motion was seconded by Mr. Mayor and passed with an 7-0 vote.



812 N. Bethlehem Pike
Harth Builders

#22-01WLD

Present for the applicant was Mr. Robert Lewis from Kaplin Stewart. Mr. Lewis explained to the board that Harth Builders recently acquired the property due to an increase in growth. Currently, Harth has over 71 employees and they need more space. Their current lease with Key Bank ends at the end of the year. Their application will be in two phases. Phase 1 is the waiver of land development for a 1,200 sq. ft addition in order for them to move out at the end of the year. Phase 2 will be their full development application, which will be submitted later in the year with stormwater calculations and parking. Mr. Paccione stated that Harth has been an important member of the Lower Gwynedd community for a long time. Mr. Melograno stated to the board that this really isn't a big concern, that Harth needs this space in order to move out. The board would have plenty of time to review their future land development application once submitted at a later time.

Mr. Melograno asked about Fire Marshal, Al Comly's review letter dated February 8 2022, regarding the ROW, the two security gates and the importance of keeping the vehicle

accessway and access through the site be maintained. Mr. Lewis stated that the applicant would comply. Mr. Melograno stated that if Phase 2 is not completed, that the applicant is to submit an as-build plan to the township. Mr. Lewis agreed.

Mr. Melograno made a motion to recommend the waiver of land development approval to the Board of Supervisors subject to the following conditions:

- 1) Applicant must comply with Fire Marshal, Al Comly’s review letter dated February 8, 2022;
- 2) Applicant to comply with Gilmore and McMahon review letters;
- 3) Applicant to submit an as-built to the township if Phase 2 is not completed

The motion was seconded by Mr. Paccione and passed with an 7-0 vote.



Lower Gwynedd Township:

Ordinance for consideration: Little League Sponsorship Signage

Mr. Paccione explained to the board members that the ordinance would allow signs in the outfield walls to raise money for bathrooms. Mr. Paccione informed the board that the ordinance has been around for many years, while other townships have adopted it, Lower Gwynedd Township has not. Mr. Paccione stated this is a positive way to continue a good relationship with the Little League.

There was a mention of Section 1. 1292.10(2). Mr. Melograno stated that there was no distinction between sidelines and the outfield, but was ok with the board.

Mr. Melograno suggested that Little League notifies the township the approximate start and ending dates of every season to ensure that the signs are taken down.

A motion was made by Mr. Melograno to recommend the ordinance with the above comments to the Board of Supervisors for approval.

The motion was seconded by Ms. Porreca and passed with an 7-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 P.M.
Respectfully submitted,
Patty Furber, Secretary