

The **Upper Pottsgrove Planning Commission Meeting** was held on **Thursday August 7, 2025**, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Wayne Weaver, Manny Cartagena, Earl Wagner and Chris Mullen present. Also present were the Township Solicitor, E. Frey & T. Galanos, Township Engineer, M. Brothwick, and Township Manager Michelle Reddick. The meeting was called to order by solicitor E. Frey.

APPROVAL OF MINUTES – Motion by C. Mullen, second by W. Wagner and unanimously carried to approve the June 5, 2025, minutes as presented.

NEW BUSINESS –

- A. **Gambone Land Development:** No action necessary as applicant asked to be removed from the agenda for this month in order to address comments on traffic study that was received.

- B. **Coolidge Commons:** Chris Falencki, from McCarthy Engineering introduced himself as the design engineer for the project. He also had 2 project developers with him. He is hoping to have the review letter from LTL Consultants within a week or so to be able to move the project along. This project is on Wilson Street, Farmington Avenue & Coolidge. The property has some acreage in the Boro and the rest in Upper Pottsgrove Twp. It's composed of 4 parcels that are going to combine together & be a land development at the same time. It proposes a private development with a Homeowners Association with 64 (2 story) Townhouses. The main access is coming off Wilson St., in the Boro. The plans have been submitted to the Boro also. Upper Pottsgrove will be governing the main process. The water & sewer will be reviewed with the Boro, along with traffic impact. A traffic impact study is being done. The property is about 16 acres and will have public water & sewer. Each unit will have a one car garage and one car in driveway to meet the 2 cars per unit. There will be additional parking spaces throughout the site for visits etc. This project started a year ago, before this board was convened. They met with staff and gave good reviews on zoning impact and took that and made the changes and resubmitted so they can comply with zoning matters on the project. The roads will be private so the HOA will be taking care of the roads, cutting the grass, and all the maintenance in common area. The Fire trucks can turn safely & get through the development in 2 ways. All the current buildings onsite will be removed prior to the start of building. They meet the minimum requirements for landscaping. They are planning on preserving many of the trees in certain areas. The engineer for applicant asked Township Engineer if he had any high-level issues. Mark's concerns were school bus stop, mailbox & trash location, and one parking area may be mislabeled. Both engineers discussed utility item concerns and the concern of available EDU'S. Mark asked if plans were submitted for NPDES permit, they answered no, waiting for first review. Discussions were made between board and audience about emergency access. A picture and layout

design of the buildings were given out. W. Weaver asked if there were sidewalks, they responded no but they will need to look into it now.

OLD BUSINESS – None

PUBLIC COMMENT –

Eric Mendolan ~1183 N. State St., mentioned that the emergency access needs to be widened. He feels that a culvert should be bigger or have a bridge.

BOARD COMMENT – None

ADJOURNMENT – Motion by C. Mullen, seconded by M. Cartagena and unanimously carried to adjourn the meeting at 6:45 p.m.

Respectfully submitted,

Sherri Griffith

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Planning & Zoning Administrative Assistant