

The **Upper Pottsgrove Planning Commission Meeting** was held on **Thursday, September 4, 2025**, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Wayne Weaver, Manny Cartagena, Matt Hartzell, Earl Wagner and Chris Mullen present. Also, present were the Township Solicitor, E. Frey & T. Galanos, Township Engineer, M. Borthwick, and Planning & Zoning Admin, Sherri Griffith. Greg Richardson from TPD Inc was present to present the traffic study for Gambone. The meeting was called to order by solicitor E. Frey.

**APPROVAL OF MINUTES** – Motion by C. Mullen, second by M. Cartagena and unanimously carried to approve the August 8, 2025, minutes as presented.

**NEW BUSINESS** –

**A. Gambone Land Development:**

Steve McBrearty ~ Lancore, project manager

John Wichner ~ Bowman, Branch Manager

Both spoke to the Planning Commission and went over the 4 different options. 1. Leaving everything as is and creating a Cul-de-sac. 2. Opening State Street with 2-way traffic North & South Bound. 3. Northbound traffic only. 4. Southbound traffic only. The developer is looking for some feedback from Planning Commission and Board of Commissioners to get this project moving forward. E. Frey explained in more detail of what options are available. Multiple questions were asked by the PC members. Greg Richardson from TPD Inc., presented some clarifications and recommendations from the traffic study and stated they were giving the information & history and that it's a sensitive issue with the neighbors on that street but they need to look at what's best for the township and noted that they won't be able to please everyone with a development of this size & at this location. He said the best & most desirable option for the township is to open up State Street. He also said that PennDOT recommended that also. Other projects in the surrounding areas are a concern with the Planning Commission and asked if other potential plans were included in the traffic study, which was said they believe to be.

**Audience Speakers:**

**Commissioner Don Reed** spoke from the audience and felt that something got lost in translation and stated he wants it to be very clear that the Board of Commissioners discussed this a couple months ago and very clearly communicated that we did not want any traffic one way or the other going through there. He stated that a cul-de-sac was the only option that the Board of Commissioners will approve. He apologized for the information not coming over as it should. He mentioned that the residents on State Street have been contacting the Board of Commissioners professionally, politely and very persistent. He said he's only one commissioner, but he can pretty much speak for the rest of them, and he stated again that the Board will only approve a cul-de-sac.

He realizes that we have to relief some stress at that intersection, but it's not our fault. He asked what advantages Upper Pottsgrove gets out of this. West Pottsgrove is getting all the taxable property. He stated it must be a permanent cul-de-sac. He wants the developers to be successful, but he doesn't want to waste any more of their time.

**John Bush, 1256 N. State St** ~ He said that the residents do not want State Street opened in any fashion. They have been waiting for a cul-de-sac since the 2008 agreement. We've been told that once that side of Upland Square gets developed that would be taken care

of. He asked the Board to go with option one, and stick with the original agreement that the township made.

**Elwood Taylor, 77 Snyder Road** ~ He was so glad that Mr. Reed supported what was done in 2008 when the commissioners realized that State St., residents would be damaged if they opened that road up. He mentioned he agreed with Mr. Reed, there's no tax benefit and no benefit for Upper Pottsgrove to open the road.

**Motion by W. Weaver, second by C. Mullen and unanimously carried to recommend to the Board of Commissioners to go with option 1 (cul-de-sac) on State St.**

**B. Discuss & Provide Recommendation on Connection to Ming Drive for Proposed Development in Douglass/Montgomery Township:**

E. Frey showed the plan on the screen and explained to the Planning Commission that the development has been approved in Douglass Township. He explained the condition of the road currently. The question is how we want to do this. Our first option was to keep it as an emergency exit only, but we were told that's off the table because Douglass Townships' ordinance says they need 2-way access. The second option is to remove the cul-de-sac bulb and make a through traffic road. Two driveways will be affected and will need to be reconfigured. Removing the bulb and making the road a straight through is the best option.

**C. Discuss & Consider Recommendation on Zoning Change in**

**Douglass/Montgomery Township:** E. Frey & W. Weaver discussed a few things regarding this information with the board. E. Frey mentioned it doesn't affect our township; they are just letting us know about their changes.

**D. Discuss & Consider Recommendation on ZHB #06-2025, Aqua Pennsylvania, 1491 Chestnut Grove Road:** Township solicitor, E. Frey announced after the approval of the minutes that this matter was pushed to Octobers Agenda.

**OLD BUSINESS** – None

**PUBLIC COMMENT** – None

**ADJOURNMENT** – Motion by M. Hartzell, seconded by M. Cartagena and unanimously carried to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

*Sherri Griffith*

Sherri Griffith

Planning & Zoning Administrative Assistant