



**LOWER POTTS GROVE PLANNING COMMISSION
MEETING AGENDA**

Monday, April 17, 2023 • 6:30 p.m.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – March 20, 2023
- III. ACCEPTANCE OF NEW APPLICATIONS –
2021-09 Royal Farms 300 Armand Hammer Blvd, *Preliminary/Final*
- IV. SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW --
#2021-09 Royal Farms, 300 Armand Hammer Blvd., *Preliminary/Final*, proposal to construct a 5,380 SF convenience store with 8 fueling stations and a 1,248 SF carwash located in the IN (Interchange) District. Plans prepared by Robert E. Blue Consulting Engineering 1149 Skippack Pike Blue Bell, PA dated 07-01-2021 revised 03-31-2023 consisting of 44 sheets.
 1. Township Engineer Letter of April 12, 2023
 2. Sewer Engineer Letter of April 12, 2023
 3. Fire Marshal Letter of April 6, 2023
 4. Traffic Engineer Letter of April 12, 2023
 5. MCPC Letter of March 6, 2023
 6. Waiver Letter of January 30, 2023
- V. PLANNING & ZONING
Motion to execute the Component 4A of the Sewage Facilities Planning Module for 300 Armand Hammer Blvd. aka Royal Farms
- VI. ANNOUNCEMENTS
- VII. NEXT MEETING: *Monday, May 15, 2023, at 6:30 p.m.*
- VIII. ADJOURNMENT