

EAST WHITELAND TOWNSHIP
SPECIAL MEETING
SEPTEMBER 29, 2011

Chair, William Holmes called the meeting to order at 6:10 p.m. Virginia McMichael, Vice Chair, John Mott, Member, Vicki Kushto, Township Solicitor, Terry Woodman, Township Manager and Acting Secretary, were present. There were approximately four (4) people in the audience at the onset of the meeting.

Mr. Holmes said that this meeting was being held for only one topic and that was to review a subdivision and land development application that was filed for lot 14 in the Atwater development.

Mr. Lou Colagreco, Esq., representing the applicant, told those present that the East Whiteland Planning Commission had met the prior evening and voted to recommend to the Board of Supervisors approval of the proposed applications. Mr. Colagreco said the Township Engineer had also reviewed revisions made to the plans in response to his earlier review and had issued a subsequent review letter dated today.

Mr. Jeff Goggins, Trammell Crow, reviewed the plan for the Board members and discussed the waivers that were needed. The first waiver request has to do with the number of trees to be planted on the lot. Since lot 14 fronts on the quarry, the developer does not want to obstruct the view from inside the building with trees planted to meet the Township's Ordinance requirement. The required number of trees is 114 and Trammell Crow is proposing to plant 65. Ms. Woodman suggested that the developer consider making the trees that were not going to be planted available to be planted elsewhere on the Atwater site. Ms. McMichael suggested that the developer consider making a contribution equivalent to the value of the trees to the Township's Park Development Fund. Mr. Goggins said he will evaluate both options.

The second waiver request is on the curb reveal. It was explained that the "reveal" is the vertical face of the curb between the road and the top of the curb. The Township standard is eight (8) inches and the applicant is proposing six (6) inches. Ms. Woodman said it is more comfortable to step either up or down from a six inch curb than an eight inch curb.

The third waiver request has to do with the driveway width. Subdivision and Land Development Ordinance requires the paved cartway width for a non-residential private driveway to be 32 feet. The applicant has requested a waiver of this requirement to provide a paved cartway between 24 feet and 28 feet with the larger width at intersections.

Mr. Colagreco said the Township Engineer, in his most recent review letter, supported the granting of the waivers requested by his client. After general discussion, a motion was made by Virginia McMichael, seconded by John Mott and approved unanimously to approve the subdivision plan creating lot "14" from Parcel "A" and to approve the land development plan for lot 14 showing two 150,000 sq. ft. buildings joined by a two story atrium with both on-grade and structure parking.

There being no further business, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Terry Hone Woodman
Township Manager, and
Acting Township Secretary