

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
July 25, 2012**

Members Present: Greg Davis, Chairman, Deb Abel, John Laumer and Sue Drummond, Maureen Martinez and Jeff Broadbelt

Absent: Todd Asousa

Also Present: Terry Woodman, Township Manager and Maureen Perri, Secretary

CALL TO ORDER: The regular meeting was called to order at 7:30 pm.

APPROVAL OF MINUTES

A motion was made by Greg Davis to approve the minutes of June 27, 2012. The motion was seconded by Deb Abel and was approved unanimously.

EXETER - 75 VALLEY STREAM PKWY– REVISED LAND DEVELOPMENT PLAN

Represented by Denise Yarnoff, Esquire and Neal Camens, P.E.

Ms. Yarnoff stated the building is occupied by Acme Markets in part and the remainder of the building will be leased out. The owners are in the process of updating the building and are requesting additional parking amounting to 89 new spaces. Some parking had been held in reserve from the 1970s original construction. They will also be straightening out the southernmost driveway from Valley Stream Parkway to provide for right turns into the property. The applicant advised that they can comply with all review items mentioned in Township Engineer's letter dated, July 19, 2012.

The applicant will be working with the Township's engineer to comply with the stormwater management requirements. They are proposing that new stormwater retention be provided underground. They are in negotiations with Liberty Property to sell them a strip of land between this parcel and Chesterfield Parkway. This will consolidate the land and alleviate the zoning issue referenced in the Engineer's letter.

ACTION

Mr. Davis made a motion to recommend to the Board of Supervisors the revised Preliminary/Final Land Development submitted by Exeter Properties, that shows a relocated driveway and 89 new parking spaces at 75 Valley Stream Parkway in an O/BP – Office/Business Park Zoning District condition upon satisfactorily complying with the Township Engineer's letter, dated July 19, 2012. The motion was seconded by Deb Abel and approved unanimously.

UPTOWN WORTHINGTON – REVISED PRELIMINARY PLAN

Represented by Brian O’Neill, Louis Colagrecó, Esquire, Guy Wolfington, and George Wilson, AIA

Mr. Colagrecó stated that the purpose of the meeting is to obtain a recommendation for the revised amendment to the approved plan. Also, they will need a recommendation to the Supervisors for a height amendment to the apartment and office buildings.

Mr. O’Neill reviewed the presentation boards for their new concept of this development. The office building will now be located in the middle of the south end of the development. This office building will be composed of brick and glass. Originally, the office buildings were projected to contain 150,000 to 250,000 square feet and now there will be two 135,000 sq. foot buildings. The two hotel buildings are proposed for the northeast corner of the property along Matthews Rd. and will have 300 guest rooms. An extended stay type hotel with 136 rooms is proposed for over the retail stores which line the main boulevard. The extended stay hotel accommodations will have living rooms, upgraded interiors and underground parking. Their projection is for 436 hotel rooms across three hotel buildings. The apartments will total 753 units within three buildings. A movie theater, restaurants, specialty stores and offices will be built within the property. The commons will provide for special outdoor uses.

The difference from the original plan to the revised plan: 1) reduction in office space; 2) residential is increased with the long term extended stay hotel; 3) reduction in retail space; 4) reduction of parking garages from 5 to 2, however, they have added surface parking and underground parking. The issues to be addressed are the height of the office building which could go from 85 feet to 125 feet and possibly as high as 140 feet. They wish to also increase the maximum height for all other structures from 65 feet to 90 feet. This amendment to the zoning ordinance will require a hearing before the Board of Supervisors at their September meeting. The hill behind the office building is about 160 feet. Discussion ensued. Mr. Colagrecó said a copy of the revised Zoning Ordinance amendment will be provided to the Planning Commission for their August meeting.

ACTION: None

PNC BANK – Comment to Zoning Hearing Board – Variance for Sign Height

Represented by Lou Colagrecó, Esquire, Brian O’Neill, Eric Bohler

Mr. Colagrecó advised the members that the plan has already received approval; however, PNC wishes to construct a temporary sign pylon of about 18 feet high. Their reasoning is the result of their location along Matthews Road and the lack of visibility during construction. When Uptown Worthington reaches 51% occupancy, this sign will be removed and a sign that complies with the

Planning Commission

July 25, 2012

Page 3

Zoning Ordinance requirements will be installed. This location will be a tellerless bank. All typical retail activities such as deposits and withdrawals will be done on ATM machines. Employees will only deal with mortgage and loan applications.

ACTION:

Mr. Davis made a motion to recommend to the Zoning Hearing Board the sign size/height variance request for a new bank building to be built on the corner of Matthews Road and National Avenue in the Uptown Worthington development with the condition that the sign be removed and replaced with a complying sign when the Uptown Worthington development reaches 51% occupancy. The motion was seconded by Sue Drummond and was passed unanimously.

Hearing no other business, the meeting was adjourned at 9:15 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary