

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
September 26, 2012**

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

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 August 22, 2012 as written. The motion was seconded by Sue Drummond and approved unanimously.

AMENDED LAND DEVELOPMENT PLAN – EDISON PROPERTIES

Represented by Lou Colagrecio, Esquire, Barry Walsh, P.E. and Bill Dougherty, owner

Mr. Colagrecio stated that the plan was approved several years ago which would be developed in phases. The first phase constructed was 20,000 square feet. They are currently seeking to amend the second phase which had been designed for 9,000 square feet. Mr. Dougherty, owner, is applying to amend the approved plan by requesting to build an additional 6,000 square feet. Mr. Dougherty is the third generation in the business. Edison sells industrial machinery and equipment throughout the New England and Mid-Atlantic states. Because of a drop of 8-10 feet, the applicant decided instead of using fill they would take advantage of the space to be used as a warehouse. The applicant is also seeking to reserve 24 parking spaces. The ordinance states that four parking spaces must be provided for every 1,000 square feet being built. They currently have provided 57 spaces and only one-third of the spaces are currently in use.

ACTION:

A motion was made by Greg Davis to recommend to the Board of Supervisors approval of the amended land development plan for Edison Properties for the additional 6,000 sq. ft. on the lower level only and their request to hold 24 parking spaces in reserve at 284 Three Tun Road in an I-Industrial Zoning District. The motion was seconded by Deb Abel and the motion was approved unanimously.

UPTOWN WORTHINGTON – Revised Master Plan & Preliminary Land Development

Represented by Louis Colagreco, Esquire, Guy Wolfington, David Babbitt and Mike Engel, P.E.

Mr. Colagreco said his client is here tonight for the purpose of obtaining a recommendation for the approval of the revised Master Plan and the amended preliminary land development plan now that the the Zoning Ordinance height regulations have been amended to allow the proposed buildings to be built to a higher height. Mr. Colagreco said there are no new changes to the plan from the Commission's August review.

Dave Babbitt spoke to the Fiscal Impact Study he has prepared for the project. He stated that the revised fiscal impact is better than the original report because of the following:

1. Town Center retail rose by 15,000 sq ft;
2. Increase of office development (this has the highest net positive impact);
3. Hotel and theater have decreased slightly;
4. The school district will realize \$2 million plus and approximately 42 new students.

The plan presented showed hotels on the northeast corner of the property along Matthews Road. Members were advised that the hotels have been indicated on the plan merely as a place holder. The hotel layout has yet to be determined but it is estimated to have approximately 250 rooms total. The hotels are not part of the land development but what they would like to do is show them for marketing purposes only. An amendment to the fiscal impact study will be performed in the future to account for the hotels.

The applicant can comply with the letter from Arro Engineering dated, September 20, 2012.

ACTION:

Todd Asousa made a motion to recommend to the Board of Supervisors approval of the revision to the previously approved Uptown Worthington Master Plan and the amended Preliminary Land Development for the property located south of Matthews Road and east of Route 29 in a ROC/R Regionally Oriented Commercial/Residential Zoning District subject to the Township Engineer's items remaining in the letter dated, September 20, 2012. The motion was seconded by Greg Davis and was approved unanimously.

Hearing no other business, the meeting was adjourned at 8:00 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary