

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
January 23, 2013**

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

Absent: none

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

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

ELECTIONS

A motion was made by Todd Asousa to nominate Greg Davis as Chairman of the Commission for 2013. The motion was seconded by Deb Abel and approved unanimously. Greg Davis made a motion to nominate Deb Abel as Vice Chairman for 2013. Seconded by Sue Drummond the motion carried unanimously.

APPROVAL OF MINUTES

A motion was made by Greg Davis to approve the minutes of November 28, 2012 as written. The motion was seconded by Todd Asousa and was approved unanimously.

KAREN'S K9 CARE – Comment to the Zoning Hearing Board

Represented by: Wendy McLean, Esquire, Mike Rizzo, and Nick Vastardis

Ms. McLean presented the request by Karen's K9 Care at 459 Lancaster Avenue in a VMX – Village Mixed Use zoning district for a recommendation to the Zoning Hearing Board. The applicant is seeking three variances to expand a building he owns adjacent to where he currently runs his business providing animal daycare. He wants to relocate his business to the property he owns and to do that he needs to add additional parking and impervious coverage. The property where he currently operates his business is leased from the Keyes family. On the property he owns, some of the existing structures are non-conforming. He would like to expand the improvements on this property by building an enclosure in the rear yard and develop it as an indoor play area.

The three variances sought by the applicant are: 1) parking – requesting 12 spaces instead of the required 21; 2) side yard building distance to the parking - distance should be 10 feet, and 3) front yard fence distance – 7 feet instead of the required 10 feet.

The special exception is for the expansion of a structure housing of a non-conforming use and expansion of a non-conforming use. Mr. Rizzo feels that these are all improvement needed to compete in his current business. Mr. Rizzo said he was currently housing dogs at this facility overnight, a use that was never approved by the Township and will require a Zoning Ordinance variance.

The members stated that if Mr. Rizzo receives the approvals needed from the Zoning Hearing Board, they strongly encourage the applicant to include sidewalks along his Route 30 frontage.

Ms. Gail Keyes stated that 457 Lancaster is the property that Mr. Rizzo is currently leasing from her family. Her concern is that her home is to the rear (north) of the proposed kennel property. She feels the boarding of dogs will impact her home (455 Lancaster Avenue) because of the noise. She also felt that the business might impact her ability to rent should Mr. Rizzo move from their leased property (457 Lancaster). Since there isn't an actual design of the proposed building improvements, the applicant was asked to consider the issues discussed. Ms. Abel read from the current zoning ordinance which stating that it excludes boarding of animal in this district. It was suggested that the applicant add a variance to their request.

Discussion ensued.

ACTION:

Mr. Davis stated that based on the discussion of the members that the Planning Commission has no issue with the relief requested by the by Karen's K9 Care for 459 Lancaster Avenue in a VMX – Village Mixed Use. It is to be noted that the members have concerns about the impact the barking dogs will have on the residence at 455 Lancaster Avenue.

LINCOLN COURT SHOPPING CENTER – SKETCH PLAN

Represented by Michael Palladino and Phil Hughes

Mr. Palladino stated that his company has purchased the vacant property located at the corner of Malin Road and Route 30 which has housed several restaurants over the years. He is proposing to demolish the existing building and add a 16,000 sq. ft. expansion of the center. He will also create a reverse subdivision of the 1.6 acre parcel to merge its title into the property title of Lincoln Court. Mr. Palladino mentioned that the existing building is in need of major repairs and is the type of building which has been added onto over the years. Much of the original structure was destroyed in a fire two or more decades ago. The 16,000 sq. ft. expansion will

result in 8 additional stores. The stores will connect to the existing shops thereby squaring off the center's look. At some point, he hopes to purchase the Ice Butler property. He stated that the curb cuts on the restaurant parcel will be closed off along Route 30.

Mr. Palladino said that stormwater runoff is a critical issue for the center. The flows generated by this addition will be handled by the current basin on the property. He stated that currently the water flows from this property directly into the stream down Malin Road.

ACTION:

The applicant was told to proceed to Preliminary Land Development and told that the plan should provide sidewalks along Route 30 and an improvement to the southbound leg of the intersection of Malin Road and Rt. 30.

TRAMMELL CROW – ATWATER – Zoning Ordinance Amendment – Signage Regulations

Lou Colagrecio, Esq., Jeff Goggins (T/C), Barry Henry (T/C)

Mr. Colagrecio stated that the applicant is seeking to amend the O/BP Zoning District Section 200-83 to provide standards for development identification signs with areas in excess of 500,000 sq. ft. The existing development sign is located on North Atwater drive which was constructed before the 2007 zoning ordinance was adopted.

The current sign ordinance restricts an off-site identification sign to 16 sq. ft. The current signs at north Atwater drive are about 60 sq. ft. and this amendment will provide consistency to the entrances. Trammell Crow wishes to have signage to provide identification of tenants and another to identify the development at the entrances. The aim is to be consistent with the current sign. The ordinance amendment restricts this change to developments with 500,000 sq. ft. offices in an O/BP district. The ordinance changes are as follows:

- A. Development identification signs:
 - 1. Maximum of two single-faced freestanding signs shall be permitted per road entrance providing access to the development
 - a. Maximum area per sign shall be 60 sq. ft;
 - b. Signs will be indirectly illuminated; and
 - c. Maximum height of 6 feet above finished grade.

- B. Maximum of two additional single-faced freestanding signs per road entrance providing direct access:
- a. Maximum area per sign shall be 20 square feet;
 - b. Signs will be indirectly illuminated; and
 - c. Maximum height shall be 4 feet above finished grade.

Discussion ensued.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors the approval of the Zoning Ordinance Amendment filed by TC Atwater to allow an amendment to signage regulations that govern office developments in excess of 500,000 sq. ft. in the O/BP -Office Business Park Zoning District. The motion was seconded by Todd Asousa and the motion was approved unanimously.

TRAMMELL CROW – ATWATER – PRELIMINARY SUBDIVISION

Represented by Lou Colagreco, Esq., Jeff Goggins (T/C), Barry Henry (T/C)

The applicant seeks to present a preliminary subdivision for lots 1 through 8C and 15 on the south side of Atwater drive. The Trammell Crow Company is in discussions with Shire Pharmaceutical who has expressed an interest in locating their headquarters on the 100± acres on the south side of the quarry. The lots being subdivided will consist of four buildings as part of Phase 1 of 500,000 sq. ft. office space. The proposed plan is consistent with the original submission in that the total developable office square footage will not exceed what was approved in 2003 and roadway (Atwater Drive) will be two way. Ongoing meeting have been conducted with St. Peter's Church to resolve any issues affecting the church.

Pat Cassidy, Sr. Director of Real Estate for Shire Pharmaceutical stated that the company wanted to consolidate its employees to one location. Currently, they are spread over several buildings in the Chesterbrook area. This requires employees to take shuttles to other buildings. The company made a decision to invest in a new east coast campus. Currently, they employ 1500 employees and the Atwater location will provide for future expansion. The products they have developed are for AD/HD and for intestinal issues. They see their employment growth to continue to increase. In 2014, the company will conduct a study to determine, if they will require the other lots for office space.

Planning Commission
January 23, 2013
Page 5

Their buildings will be linked with bridges between the buildings. Shire is evaluating many environmental options in the design of their buildings with a plan to “build green.”

Mr. Goggins reviewed the amenities to be developed within the corporate campus which will include trails with a connection to Valley Creek Park and St. Peters Church. Mr. Cassidy stated that the trail system is important to his company.

Mr. Goggins stated that the difference from the original plan is that this plan provides for a better layout, moving the buildings closer together to enhance pedestrian activity between them. The total building square footage remains the same.

ACTION:

None

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

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary