

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

July 22, 2015

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

Absent: Brian Taylor

Also Present: Terry Woodman, Zoning Officer, Darrell Becker, Engineer, Tom Comitta, Planner, John Nagel, Township Manager, Stephanie Shields, Acting 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 24, 2015. The motion was seconded by Todd Asousa and the vote was unanimously approved.

**R.H. BENEDIX CONTRACTING – SKETCH PLAN – 75-77 BACTON HILL ROAD -
Lot consolidation of two adjacent parcels & construction of 9,800 sq. ft. office and
warehouse space on 2.9 acres – O/BP zoning district**

Represented by Rich Vishneski

Mr. Vishneski wanted to address questions or concerns regarding factors of the historic farmhouse structure to the rear of this property. The applicant's intent is to keep structure (which is currently rented) as it is. The property is a non-conforming use in an O/BP zoning district. He mentioned that the lot consolidation is to expand the current business which does metal fabrication. Mr. Vishneski stated that he has had a discussion before the Historical Commission and they are in favor of keeping the house. This addition is to the existing warehouse closest to Bacton Hill Road and then to build a new building of approximately 9,800 sq. ft.

Mr. Davis says they want the least amount of impervious coverage as possible and has no problem with plan. The amount of paving is needed due to the trucks which carry the steel.

ACTION:
NONE

**VILLA MARIA ACADEMY --- PRELIMINARY/FINAL LAND DEVELOPMENT –
Parking Lot expansion INS-Institutional District – 1140 King Road**

Represented by Kaitlin Miceli, Esquire and Christos Dinoulis, Project Manager.

Ms. Miceli is here for recommendation on preliminary/final land development approval. Conditional use was approved by Board of Supervisors at their meeting on July 8th. They are seeking a final recommendation on plan. The school is located at 1140 King Road in an INS-Institutional zoning district. The school is proposing to build a parking lot that is more centrally located for better access to school buildings, so hopefully, people will no longer park along internal access. The waivers requested are: Section 175-21C(7), 175-22C(7), 175-22C(11), 175-22C(15) as well as Section 402B(7) are related to lot line boundaries. Arro's letter, dated July 16, 2015, granted these waivers since this property is not in close proximity to adjacent properties. Section 175-23B & C relative to Environmental Impact has been addressed at the Board's Conditional Use hearing.

ACTION:

Mr. Davis made motion to recommend to the Board of Supervisors the Preliminary/Final Development of parking lot expansion in an INS – Institutional zoning district at 1140 King Road. The Commission has taken into account the subject and the information in the July 16, 2015 letter by ARRO. Mr. Laumer seconded and the vote was unanimous.

**RLD/ATWATER VILLAGE COMMERCIAL – FINAL SUBDIVISION AND LAND
DEVELOPMENT PLAN – Turnpike Interchange Overlay district with hotel, gas station,
restaurants – Atwater Drive & Route 29**

Represented by Lou Colagreco, Esquire and Drew Reiser

Mr. Colagreco states that this is the final plan recommendation. The plan is same as they always have seen, with the exception of Wawa gas station being downsizing a bit. The original proposal was around 5,500 square feet, and now it is around 46-4700 square feet. Mr. Davis asks about the green wall erected down by the water. Mr. Reiser answered questions about the wall and its location. He offered that there is 1.6 million yards of dirt brought in and they are down to the last 300,000 cubic yards. Their permitting is allowed under the mining permit. Mr. Reiser explains that the wall that Mr. Davis has been asking about has all been engineered as part of the structured fill to hold up the building. That wall, called MSE2, is a type of soil wall—with a green face—and it is 95% complete. Ms. Woodman requested a copy of these plans which was granted under the Bureau of Mining.

ACTION:

Mr. Asousa made a recommendation to the Board of Supervisors for the approval of the final subdivision and land development plan for RLD/Atwater Village Commercial in a Turnpike Interchange Overlay district with hotel, gas station, restaurants – Atwater Drive & Route 29 subject to Arro's letter, dated June 17, 2015. Deb Abel seconded and the vote was unanimous.

**MALIN ROAD DEVELOPMENT – FORMER BISHOP TUBE SITE – SKETCH PLAN S.
Malin Rd & Route 30 – RRD – Residential Revitalization District – to permit 228
townhouses**

Represented by Lou Colagreco, Esquire, Jon Spergel, and Charles Dobson, PE

Mr. Colagreco provided updates for the development plan. The following are things in the plan that have changed since last meeting:

1. The plan is downsized to 228 units which is a reduction of 14 less than from last month;
2. Meeting with Ken Battin, Fire Marshal, concerning street width and he was in agreement with the proposed modifications;
3. Emergency access road was added for homes to exit onto Rt 30 in an emergency.

Mr. Davis asked about street parking which will cause congestion. Mr. Dobson states that the issue is resolved with modifications by looping the roadway. The speed in area tends to be low and the triangle limits vehicle contact. They had met with Ken Battin and discussed the waiver to allow a 24 ft. cartway. After discussion with Mr. Battin, he was informed that there will be an additional one foot curb, therefore, they felt that this would provide enough room for emergency vehicles.

Mr. Spergel discussed the potential exposure to vapors in groundwater or soils. He states that the site has been constructed with vapor mitigation system which all has been designed and approved by Pennsylvania's DEP. They will be inspecting and monitoring on a regular basis, and any issue will be remedied. A second attempt is being made by using molasses injections, but still waiting to see results as to whether or not is effective. Members expressed concerns regarding building before contamination issue is resolved.

Commission was concerned with:

1. Contamination of brownfield site;
2. The fact that they're building before they know molasses injection will work;
3. How deep they plan to dig (need to dig a certain amount to get all contaminated soil);
4. Do they know of the additional contamination at the site.

Members of Community: Keith Paul Hartman, Rachel Johnson, Peggy Mirrors, Miranda Miller, Bruce Chambers

Keith Paul Hartman, former employee at Bishop Tube, knows where company dumped chemicals. Mr. Hartman expressed huge concerns about chemicals and runoff going into the stream. He expressed concerns about children and teenagers accessing property and how dangerous it is. The property should be fenced or have a private security team hired to patrol. Ms. Johnson shares these concerns and wants to make sure contamination is taken care of properly. Ms. Mirrors does not understand why the site has to be developed. Ms. Miller questioned the company's disclosure of the fact that it was a contaminated site to potential homebuyers. Mr. Chambers discusses what he feels as a "lack of success of Worthington" and wonders, if they are taking that into consideration as a similar project that's failed. Mr. Spergel assures the community that they will be upfront about preexisting conditions on site to buyers and HOA.

ACTION:

None

**LIBERTY PROPERTY – ZONING TEXT & MAP AMENDMENT – Great Valley
Revitalization Overlay District within existing O/BP for properties located on the west side
of Route 29 and south of Flat Road**

Represented by Gary Lorgus and Lou Colagreco, Esquire

Mr. Colagreco stated that the ordinance incorporates design guideline to assist the Township in judging the applications as recommended by Thomas Comitta Associates. Mr. Lorgus met with property owners from Wilburdale, Sidley and Moores Roads to discuss development issues. The residents were interested in what improvements are proposed for Route 29 and Flat Road. There will be three key intersections to the corporate center as follows: 1st intersection would be Great Valley Parkway; 2nd is Atwater Drive; and a new entrance into the Great Valley Corporate Center. The proposed area currently consists of nine vacant buildings on the west side of Route 29 south of Flat Road. This zoning proposal supports an integrated mixed use development.

Mr. Lorgus advised that the proposed mixed use is as follows: offices space 820,000 sq. ft., 800 residential units, 25,000 sq. ft. of retail and 130 room hotel. He stated that the office building could be nine stories or 140 feet at the intersection of Flat Road and Route 29. Members discussed proposing conditional use approval for applications of hotel, motels, inns and conference centers. In addition, the members requested that Green Roofs be removed under Section I, D(4). Discussion ensued.

Several neighbors expressed their displeasure of an office building of 140 feet on Route 29 and Flat Road.

Ms. Boswell representing Glasgow quarry suggested that they consider that this is an active working quarry. The residential component being considered is further encroaching on their business. Her concern also is with the traffic queuing along Route 29 with their truck traffic.

Commission members issues are as follows: 1) any building over 85 feet be subject to Conditional Use Hearing not to exceed 140 feet; 2) uses such as hotels, motels, inns, conference centers be subject to Conditional Use Hearing; 3) Green Roof component be removed; 4) residential notice concerning the quarry operations.

ACTION:

None

EXETER – REVISED PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN – 8 LEE BLVD – O/BP zoning district for 121,575 sq. ft. building addition on 17.9 acres – four waivers are requested

Represented by Denise Yarnoff, Esquire and Neal Camens

Ms. Yarnoff stated that the plan is to construct a 121,575 sq. ft. addition for warehouse/office space located at 8 Lee Boulevard in an O/BP zoning district. Mr. Becker stated that there are five to six technical issues to be addressed but are generally engineering issues as outlined in his letter dated, July 15, 2015. Mr. Camens stated that the applicant is able to comply with the itemized issues listed in Arro's letter.

ACTION:

Mr. Davis made a motion to recommend to the Board of Supervisors the approval Exeter Revised Preliminary/Final Land Development Plan at 8 Lee Boulevard in an O/BP zoning district for 121,575 sq. ft. building addition on 17.9 acres and the four waivers requested subject to Arro's letter dated, July 15, 2015. Deb Abel seconded and the vote was unanimous.

HALY OIL – PARKING LOT EXPANSION – 57 LANCASTER AVENUE – CONDITIONAL USE APPLICATION – STEEP SLOPES

Represented by Jack Robinson, P.E.

The applicant stated that they required relief and received it from the Zoning Hearing Board. Originally, the plan was to be handled as a grading permit application, however, they have discovered that there is a very small patch of steep slopes which guards their access to PECO easement. Therefore, they need a recommendation to proceed to the Board of Supervisors.

Mr. Becker mentioned there is minimal impact to the steep slopes. Mr. Robinson stated that the steep slopes are manmade. The driveway may be about 150 sq. ft. The grade of the slopes is about 25% or less. The area will be flattened and, therefore, will bring the slope to about 12%.

ACTION:

Mr. Davis made motion to recommend to the Board of Supervisors the Haly Oil parking lot expansion at 57 Lancaster Avenue for their Conditional Use Application through a 25% grade steep slopes whereby they will reduce the slope to 12% subject. Ms. Abel seconded and the vote was unanimous.

The meeting adjourned at 10:40 pm.

Greg Davis, Chairman

Maureen Perri, Secretary