

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

May 27, 2015

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

Absent: None

Also Present: Mark Harman, Township Engineer 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 April 22, 2015 with the correction that Sue Drummond was in attendance. The motion was seconded by Brian Taylor and the vote was unanimously approved as corrected.

VILLA MARIA ACADEMY CONDITIONAL USE APPLICATION – Parking Lot improvements and pedestrian walkway in areas of steep slopes at 1140 King Road – INS – Institutional Zoning District. Represented by Christos Dinoulis, Sister Susan Joseph, Principal

The main entrance into the Academy is on the west side of King Road with the current lot on the southeast side. Therefore, they are proposing to provide parking lot improvements and a walkway closer to the building. This would provide for a safer and more convenient access into the academy for activities associated with the ball fields and other school functions. The Zoning Ordinance Section 257-F permits a parking lot in an area steep slope where no other areas exist by applying for a Conditional Use. These improvements will add 58 parking spaces. The applicant expects a disturbance in the slopes of less than 25%. Mr. Dinoulis advised that the slopes are manmade and was the result of prior grading for field improvements. The King Road driveway is a circular drive with only one way in through a driveway east of the school.

The applicant is requesting six waivers: Sections 175-21C(7), 175-22C(7) for tract boundaries with bearings and distances; 175-22C(11) provide information on all straight lines, chords and radii of curved lot lines; 175-22C(15) location and elevation of all proposed street monuments; 175-23C environmental impact assessment; 175-23B existing features within 300 ft of tract boundaries; and 175-27H prohibit areas of cut/fill in excess of 5 ft. Arro, Township Engineer's letter dated, May 21, 2015 suggests that several of these waivers be denied. Mr. Harman, Township Engineer, stated that they are requesting all applicants to provide the boundary information so that they their records are up to date. Mr. Dinoulis mentioned stated there is a minimum development of only 2.5 acres. This survey would require that Villa Maria do full boundary survey for the 80 acre campus in order to comply with the denials. Discussion ensued relative to the burden on the applicant for such a minimum disturbance.

ACTION:

Greg Davis made a motion to recommend to the Board of Supervisors the Conditional Use Application for Villa Maria Academy parking lot improvements and pedestrian walkway in areas of steep slopes at 1140 King Road – INS – Institutional Zoning District. The motion was seconded by Todd Asousa and the vote was approved unanimously.

RLD/ATWATER JV –RE-SUBMISSION PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR COMMERCIAL PROPERTIES - in O/BPS – Turnpike Interchange Overlay Zoning District
Represented by Lou Colagreco, Esquire

Mr. Colagreco stated that this is the same plan as approved by the Planning Commission in the Master Plan approval. The site is located in an O/BP Office Business Park and O/BPS Turnpike Interchange Overlay zoning districts. There will be four commercial buildings totaling 85,111 sq. ft. and 369 parking spaces at this location on four lots. The only change to this is that the re-submission of the Wawa building size has decreased by 700 sq. ft. There is one waiver needed under the Township’s Section 175-31 and 175-39B(4)(c) which requires a 32 ft. wide non-residential private driveway/street. Vehicle traffic on South Atwater Drive will be a right-in/right-out only onto Route 29. Therefore, they have designed this street to be 24 feet in width which will provide traffic calming. They are withdrawing their waiver request in having to provide clear site triangles at street intersections. Remaining waiver request is under Section 175-35(a) to allow for Belgian block curbing which would be consisted with the other areas of the development.

ACTION:

Mr. Asousa made a motion to recommend to the Board of Supervisors the Re-submission Preliminary Subdivision and Land Development Plan for Commercial Properties in O/BPS – Turnpike Interchange Overlay Zoning District at Atwater Village to include a gas station, bank, hotel and restaurant/retail with 369 parking spaced for all commercial uses at Route 29 & Atwater Drive. Mr. Laumer seconded and the vote was unanimous.

Resident, John Whitelock, asked if the members were aware of a height restriction on buildings that border Wilburdale Road. He stated that when the corporate center was being developed in the 1978 that there was imposed a 22 foot height limit place on structures bordering this road. Discussion ensued.

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ADJOURNMENT:

Hearing no new business, the meeting adjourned at 8:30 pm.

Respectfully submitted:

Greg Davis, Chairman

Maureen G. Perri, Secretary