

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

July 27, 2016

Members Present: Deb Abel, Chairman, John Laumer, Jeff Broadbelt, Peter Fixler and Michael Chain

Also Present: Maureen Turley, Secretary, and Scott Greenly, Director Planning, Darrell Becker, Township Engineer

Absent: Greg Davis and Todd Asousa,

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

APPROVAL OF MINUTES:

Jeff Broadbelt made a motion to approve the minutes of June 22, 2016 as written. Peter Fixler seconded and the vote was unanimous.

99 CHURCH ROAD- APG – PRELIMINARY/FINAL PLAN – FOR 43 SINGLE FAMILY UNITS

Represented by Alyson Zarro, Esquire, Mike Ryan and Mike Bowker

Ms. Zarro advised that the development will be consist of 43 single family units at 99 Church Road. It was formerly known as the Willits property. There exists a historic structure which will be preserved.

A review of Arro's letter, dated July 22, 2016, was presented. Ms. Zarro brought to the members attention item #27 which stated that there should be 20 foot wide drainage easement over all stormwater management systems. She stated that her applicant has 10 feet on either side thereby equaling the required 20 feet. Mr. Becker, Township Engineer, stated that this waiver should be granted since they can comply with the ordinance. The applicant is requesting nine waivers from the SLDO and four from the stormwater ordinance. Mr. Broadbelt felt that there was a marked improvement in addressing the outstanding issues.

ACTION:

Mr. Broadbelt made a motion to recommend to the Board of Supervisors for the Preliminary/Final Plan of APG 99 Church Road to construction 43 new single family residential units and to restore one existing historic home on the east and west side of Church Road. The property is zoned R-1 Residential on approximately 41.5 acres. Approval is subject to complying with the Township Engineer's letter, dated July 22, 2016. Mr. Chain seconded and the vote was unanimous.

SEPTA FRAZER YARD EXPANSION – STORMWATER IMPROVEMENTS – 32 Sproul Road

Represented by Michael Gill, Esquire

The purpose of the project is to service the new double-decker railcars coming on line in 2018. This requires an expansion of maintenance and repair facilities amounting to 50,000 sq. ft. of additional floor area at this location.

The applicant appeared before the Zoning Hearing Board for a parking variance, so instead of 260 parking spaces required, they will provide only 99 parking spaces. Mr. Gill stated that since this project is part of Amtrak's regional system, they felt that it should be exempt from local land use ordinances. A township compromise was reached to have the Township Engineer review the project for compliance with the stormwater ordinance. He mentioned that in the Township Engineer's letter, dated July 26, 2016, there are two items that they are unable to comply with. There are four conditions which are already in the Post Construction Stormwater Management plan and the applicant wishes to just reference those items. Also, three waivers being requested as follows: 1) Section 170-310A(3)(e); Section 170-310B(6); and Section 170-310B(12) which are outlined in the Arro's letter of July 26, 2016. Further review has resulted in the need for seven additional waivers. The two issues which they are unable to comply with are No. 1 (posting Financial Security) and No. 58 (performance guarantees). This is due to the way SEPTA funding works because every dollar has to be tied to an invoice.

The additional waivers fall into two categories: 1) SEPTA's standard operating procedures and 2) the township regulations which are more restrictive than Conservation District and PADEP. Mr. Gill outlined the additional waivers which will be requested based on Arro's letter, dated July 26, 2016 as follows: No. 4, 5, 6, 18, 24, 35, 47. Discussion ensued.

Ms. Abel asked whether there is any consideration to be given to the underpass on Route 352. Mr. Gill advised that SEPTA is unable to allocate funds to other areas except for identified projects. He advised that the tracks are owned by Norfolk Southern and Amtrak. Mr. Sheridan, President of the Volunteer Fire Company, reiterated the issues of vehicle accidents, stuck vehicles under the bridge and the inability to get certain fire apparatus through this tunnel.

ACTION:

Mr. Broadbelt made a motion to recommend to the Board of Supervisors the Stormwater Management Plan design of SEPTA Frazer Yard at 32 Sproul Road which is zoned Industrial on 43 acres. Contingent upon the satisfactory approval of the Township Engineer's letter, dated July 26, 2016. Also, we agree to the waivers requested in that letter specifically, Nos. 60, 61, and 62. As well as the additional waivers presented at this meeting as follows: Nos. 1, 4, 5, 6, 18, 24, 47, and 58 with a special notation to No. 35 that it is contingent upon the satisfactory approval of the Township Engineer. Mr. Chain seconded and the vote was unanimous.

ADJOURNMENT: The meeting adjourned at 9 pm

Respectfully submitted:

Deb Abel, Chairman

Maureen G. Turley, Secretary