

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MAY 4, 2016

The meeting was called to order at 7:30 p.m. by Chairman Richard Jordan and the Pledge of Allegiance was recited.

Present: Richard Jordan, Charles Kalemjian, John Marbach, Bill Flanagan, Sam Matthews, Nancy Kane, Alice Johnson and ex-officio member Don Greenleaf.

Also Present: Township Manager Doug Hanley; Zoning Officer/Building Inspector Tom Cooke; Assistant Zoning Officer Tara Caputo and Township Engineer Ted Gacomis.

Minutes: Mr. Marbach made a motion to approve the minutes of February 3, 2016. Mr. Kalemjian seconded and the motion was carried.

Linskins – 495 Taylor Rd.: Preliminary/Final Land Development Plan

No one was present.

Lionville Hotel Associates II – 98 Unit Tru Hotel/Hampton Inn: Sketch Plan

George Asimos, Attorney, Bill McNamara, Owner, and Colleen O'Shea from the Hilton Corp. presented the sketch plan for the 5 acre property that is adjacent to the Hampton Inn and was previously Hoss's Restaurant, which has been vacant for approximately 5 years. The sketch shows a newer Hilton product, Tru Hotel, which is a mid-scale hotel that appeals to the Millennials. It is more simplistic in design – has smaller rooms, tile floors, no dressers or seating areas, no tubs and no closets. There will be no pool or meeting rooms.

Proposed is a 4-story building with 98 rooms. Amenities include a play zone, which will have items such as pool table and/or ping pong table; a small fitness area and small breakfast area where complimentary breakfast will be served.

Since the current Hampton Inn and the proposed hotel are animal friendly, the Commission members asked if there are ever any problems with fleas in the rooms. Julie Hetzel, Manager of the Hampton Inn, stated that the carpets in the rooms are periodically steam extracted, which would kill any bugs left behind.

Lisa D'Andrea, Engineer, discussed the plans to tear down the Hoss's building, re-configure some of the parking and retain most of the landscaping and lighting that is currently close to the existing building. The current stormwater management system will be used although some of the water will be re-directed and handled under the parking area.

A Conditional Use Hearing is required for this proposal as noted in the E. B. Walsh review letter of May 2, 2016, Item #11 - "This tract along with the adjacent property occupied by the Pizzeria Uno, Residence Inn and Cadwalader House were approved with a Restrictive Covenant and then amended in

1992 limiting the total building square footage to 150,000 s.f. The Covenant must be amended since proposed hotel will increase the total square footage from 145,682 s.f. to 179,499 s.f.”.

Overall, the Planning Commission members felt this proposal will be a good use of the property. No motion was required at this time.

Hankin Group – Eagleview Crossing – Springhill Suites: Conditional Use Plan Recommendation

Neal Fisher along with Andrew Todd, General Manager of the Hilton Gardens Inn, presently located on a portion of the 36 acre tract along Eagleview Blvd., East, presented the plan to build a 128-room Springhill Suites on about 3 acres of the tract adjacent to the Hilton Gardens. The rooms will be slightly larger and appeal to the women business traveler. Landscaping will be similar to that of the Hilton Gardens with parking in front of the building as well as to the rear.

Storm water from the Hilton Gardens site is managed underground and handled by the Wharton Dam near the Town Center. Future storm water management plan utilizes a detention basin, bio-filtration areas, vegetated swales and porous pavement and should be sufficient in handling the increase in volume of run-off from this project.

The Applicant has received review letters from E.B. Walsh dated April 29, 2016; Tom Brown dated April 27, 2016 and the Fire Marshal dated April 29, 2016 and has agreed to comply with all of the items.

A Conditional Use Hearing is scheduled for May 9, 2016.

Mr. Marbach made a motion to recommend Conditional Use approval contingent on compliance with all of the items listed in the above noted review letters. Mr. Flanagan seconded and the motion was carried.

Argus – French Property – 675 Peck Rd.: Sketch Plan

Mike Ryan, Argus Property Group, and a Representative from D.L. Howell, presented the sketch plan to develop a 10 acre parcel of land located on the east side of Peck Rd. in the R-1 Residential Zoning District. The Applicant is proposing to develop the property with 12 single family lots utilizing the Residential Open Space Option. Lot size will be 15,000 s.f. - 25,000 s.f. and houses will be 3,000-3,400 s.f., similar to those Mr. Ryan built off of Newcomen Rd. Lots will be serviced by public sewer and water.

Applicant will also be removing the man made pond located on the front of the property. Steep slope studies are currently underway due to the topography of this property.

The Applicant has received a review letter from E.B. Walsh dated April 29, 2016 and agrees to most of the items but is requesting a waiver from the following

1. Cul-de-sac length
2. Placement of sidewalks on only one side as opposed to both

- PC 5/4/16

The Commission members questioned the removal of the pond and had concerns regarding storm water flow due to the fact that Peck Rd. sits very low in this area. Mr. Jordan asked for an explanation of Section 301 of the Zoning Ordinance dealing with Riparian Buffer.

Mr. Gacomis explained that there is a buffer of 50 feet generally parallel to any permanent or intermittent stream or wetland. Wider buffer areas may be required if the flood plain exceeds the width of the buffer. This needs to be considered since there is a small stream that flows along the front of the property.

The following residents were present and voiced concerns for flooding, rear setbacks are not sufficient, traffic safety, appropriate density and lack of consideration for the natural features of the property:

1. Chris McQuail, 745 Peck Rd.
2. Tom Alba, 621 Peck Rd.
3. Pete Wolf, 855 Peck Rd.
4. Don Harting, 301 Brookwood Dr.
5. Larry Krablin, 433 Brookwood Dr.

Overall, the Commission members agreed that they like the plan but also agree that there are some concerns that need to be looked at. No motion was required.

ANNOUNCEMENTS

1. 5/09 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:45 p.m. Mr. Marbach seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper