

PLANNING COMMISSION  
MINUTES OF REORGANIZATION & REGULAR MEETING  
JANUARY 8, 2020

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

Present: Charles Kalemjian, Richard Jordan, Sam Matthews, Nancy Kane, Dennis Martin, Tim Bucher, Bill Flanagan and ex officio member Greg Allen.

Also Present: Township Manager Scott Greenly; Building & Zoning Official Tara Giordano; Building Inspector Lee Ruth and Township Engineer Ted Gacomis.

Minutes: Mrs. Kane made a motion to approve the minutes of December 4, 2019. Mr. Kalemjian seconded and the motion was carried.

Re-Organization: Mr. Jordan made a motion to nominate Dennis Martin as Chairman, Mr. Matthews seconded; Mr. Jordan made a motion to nominate Tim Bucher as Vice-Chairman, Mr. Flanagan seconded; Mr. Kalemjian made a motion to nominate Nancy Kane as Secretary, Mr. Martin seconded and the motions were carried.

Hankin Group – Eagleview Apartments at Town Center – Conditional Use: Recommendation for Approval

Mr. Fisher presented an overview of Eagleview Town Center describing the proposed plan to construct a four-story building which includes an underground parking level with 44 apartment units, a 10,000 sq ft addition to the existing ACAC building and a 25,000 sq ft outdoor recreational area adjacent to the ACAC building. The apartments will be priced at market rate with no age restrictions and will mirror the existing Wellington Condominium building across the square.

The Applicant is currently scheduled for a Conditional Use Hearing on January 13, 2020 to request the following:

1. **Section 508.6.f** – Town Center as defined in Section 508.11 is a use permitted by Conditional Use and therefore any revision to the existing Town Center plan requires an amendment to the original Conditional Use Order.
2. **Section 508.6.d(1)** – Conditional Use approval is required for the construction of the new 44- unit apartment building to be at a height of 51 ft.
3. **Section 611.c** – Conditional Use approval is required when the total combined parking space count is over 200. Hankin Group is proposing 100 new spaces which brings the total to 1,322 parking spaces. Even though the parking count exceeds the required number of spaces which is 1,310, Hankin Group is also requesting approval of a 20% reduction which is allowed per Section 607.2.e(2).

Mr. Allen questioned if the underground parking would be assigned and Mr. Fisher explained that there would be one space designated for each apartment unit within the building.

There were a few residents in attendance and the following questions and comments were raised:

1. How many bedrooms would the apartments contain?  
*Mr. Fisher stated there will be 26 one bedroom and 18 two bedrooms apartments.*

2. The residents were concerned that the construction of the apartment building will block visibility to the square from Wharton Blvd. and wanted to know why there were more residential units proposed rather than commercial uses. Will the Live/Work units be impacted?  
*Mr. Fisher explained that there was always a plan to build all four sides of the square. A 30,000 sq ft office building was previously approved for location though being that Hankin owns a few of the Live/Work units they don't feel that more commercial space is necessary.*
3. There was a lengthy conversation regarding parking. Residents feel that there is a parking issue especially during events and that adding more residential will make parking worse. One of the residents stated that the construction of the apartment building will produce the need for the parking garage to be constructed and was adamantly against having a parking garage in Eagleview.  
*Mr. Fisher explained that the amount of parking that is proposed exceeds the requirements of the Township Ordinance. Ms. Giordano stated that the requirement for the parking garage was a condition from a Conditional Use decision from 2007 which is still in effect. Should the Board of Supervisors determine that there has become a parking problem within Eagleview Town Center, then the parking garage will need to be constructed. Ms. Giordano also requested that the Parking Allocation plan for the Town Center be revised and resubmitted.*
4. Residents inquired about the access around the proposed apartment building and that entering the Town Center off of Wharton Blvd where the garage entrance is proposed could become an issue.  
*Currently, there is a yield sign which will be made a stop sign as agreed by the Applicant and Traffic Consultant. Traffic calming measures will be looked at as well.*

The Applicant has received review letters from E.B. Walsh dated January 7, 2020; McMahon Associates dated January 3, 2020; Joe Boldaz dated December 23, 2019; Tom Fortmann dated December 19, 2019 and Mike Holmes dated December 19, 2019. Hankin Group has agreed to comply with all of the comments in the letters including the impact fee requirements which are to be calculated.

Mr. Matthews made a motion to recommend Conditional Use approval for the Town Center Apartments on the Square plan. Mrs. Kane seconded and the motion was carried.

#### ANNOUNCEMENTS :

1. 01/15 – Environmental Advisory Council – Re-Organization & Regular Meeting – 6:30 pm
2. 01/15 – Zoning Hearing Board – Re-Organization – Hearing for 826 Williamsburg Blvd – Side Yard Variance – 7:00 pm

#### OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:50 p.m. Mrs. Kane seconded and the motion was carried.

Respectfully submitted,

Tara Giordano

/tlg