

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 6, 2018

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

Present: Nancy Kane, Richard Jordan, Charles Kalemjian, Sam Matthews, Dennis Martin and ex-officio member Greg Allen

Absent: William Flanagan and Tim Bucher

Also Present: Township Manager Doug Hanley, Assistant Manager Scott Greenly, Building/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mr. Kalemjian made a motion to approve the minutes of January 3, 2018. Mr. Jordan seconded and the motion was carried.

Hankin Group – 640 Rice Blvd.: Preliminary/Final Land Development Plan

Mr. Fisher presented the Land Development Plan for an existing 25,000 s.f. building located on 640 Rice Blvd., which is on the Northwest corner of Rice Blvd. and Stockton Dr. This building will be converted into a 13,500 s.f. Day Care and 11,680 s.f. office building. Access to the property will remain the same but Rice Blvd. will be realigned with Dickinson Ct.

The Day Care facility will have an outdoor play area in the rear of the building and drop-off area located off the Rice Blvd. entrance.

The Applicant has received review letters from E.B. Walsh dated January 29, 2018; Caruolo Associates dated January 24, 2018; Stubbe Consulting dated January 15, 2018; Tom Brown dated January 25, 2018; Police Department dated January 23, 2018 and Fire Marshal dated January 25, 2018. Mr. Fisher stated that most items contained in the reviews are housekeeping items, although the following were discussed:

1. E.B. Walsh review – inlet grate located in the current parking lot, which will be in the future play area, may be a safety hazard for small children.

Mr. Fisher stated that this can be easily addressed by converting the existing 2' x 4' inlet grate into two 2' x 2' grates. These will have easy to remove lids in case any small toy should drop into the grate.

2. E.B. Walsh review – Environmental Impact Study

A waiver will be granted of this requirement since the lot has already been developed.

3. Tom Brown's review – Request for plan of sewer lateral

Mr. Fisher explained that there was some confusion as to whether there is a 75 foot sewer lateral on the property. There is a force main, no sewer lateral. Therefore, this is a non-issue.

Mr. Allen questioned the safety of the 4-way intersection at Rice Blvd. & Stockton Dr., stating that it is difficult to see all approaches in that area.

Mr. Fisher noted that the Hankin Group has recently replaced all the trees along Rice Blvd., which should help in this regard. He also agreed that, if the Township feels that it is necessary, stop signs could be erected at this intersection. Decision will be worked out in the field.

Mr. Kalemjian made a motion to recommend approval for the Preliminary/Final Land Development Plan contingent on all items being addressed in the above noted review letters as well as the waiver being granted for the Environmental Impact study requirement. Mr. Jordan seconded and the motion was carried.

Freddy's – 221 Eagleview Blvd.: Preliminary/Final Land Development Plan

Tim Townes presented the Land Development Plan for a Freddy's Frozen Custard fast food restaurant to be located at 221 Eagleview Blvd., the current site of the Taco Maya restaurant and the former site of the Swiss Farms store. There will be a two lane drive-thru that will merge into one at the drive-thru window. This will allow for up to 16 cars to stack in this area.

Mr. Townes noted that they are still waiting for a narrative comparing the number of peak hour trips calculated for this plan and he also requested a waiver from the Environmental Impact study.

The Applicant has received review letters from E.B. Walsh dated February 5, 2018; Caruolo Associates dated February 6, 2018; Stubbe Consulting dated February 2, 2018; and Tom Brown dated February 5, 2018. The following items were discussed:

1. E.B. Walsh review – Pedestrian Crosswalk relocation

This crosswalk will be moved closer to the landscaped island area as shown on the Entrance Improvements Plan.

2. Caruolo Associates review – Safe truck and Emergency Vehicle access

Mr. Townes stated that the circulation around the property meets the standards required for safe access.

Mr. Kalemjian asked if the cracked sidewalks on the property will be replaced and asked for clarification on the 3000K LED lights mentioned in the Stubbe Consulting review letter.

Mr. Townes stated that any cracked sidewalks will be replaced. Also noted was that the 3000K lights are softer looking and minimize glare.

Mr. Jordan made a motion to recommend approval for the Preliminary/Final Land Development Plan contingent on all items being addressed in the above noted review letters as well as the waiver being granted for the Environmental Impact study requirement. Mr. Kalemjian seconded and the motion was carried.

ANNOUNCEMENTS:

1. 2/12 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Jordan made a motion to adjourn the meeting at 7:56 p.m. Mr. Kalemjian seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper