

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
MARCH 8, 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, Dennis Martin and Tim Bucher

Absent: William Flanagan, Sam Matthews and ex-officio member Greg Allen

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

Minutes: Mr. Kalemjian noted that the motion made for Freddy's in the minutes of February 6, 2018 stated that Mr. Jordan seconded. The correction should list another member seconding the motion. Correction will be made.

Mr. Kalemjian made a motion to approve the minutes of February 6, 2018 with correction shown above and Mr. Martin seconded. The motion was carried.

McIntyre – Dan's Lane: Lot Line Change (Minor Subdivision)

This lot line change is for two properties, one property owned by Kenneth McIntyre which fronts on Woodland Dr. and another property owned by Scott McIntyre that fronts on Dan's Lane, a private street. Scott McIntyre proposes to revise the contiguous property line by moving it approximately 25 feet to the West. The Scott McIntyre parcel will be increased in size to 1.383 acres and the Kenneth McIntyre parcel will decrease in size to 2.774 acres. The revised lots will comply with the requirements of the R-1 Zoning District.

The Applicant has received a review letter from E.B. Walsh dated March 6, 2018 and has agreed to comply with the items noted in the review.

No motion was required.

General Ecology – 151 Sheree Blvd.: Sketch Plan

Matt Adams, one of the Equitable owners of 151 Sheree Boulevard Partners, LLC, presented the sketch plan for 151 Sheree Boulevard for the construction of a 37,938 s.f. flex office/warehouse building behind the existing 65,000 s.f. building that is occupied by General Ecology, Inc. The Land Development Plan approved for General Ecology in 1990 included a future building to be constructed. Parking with the additional building will be more than adequate.

The Applicant has received a review letter from E.B. Walsh dated March 7, 2018 and, although this is a sketch plan, Mr. Adams does not anticipate any issue with complying with any of the items noted in the review. There was a brief discussion regarding the requirement of a sidewalk from the building to the

constructed trail along Sheree Blvd., amount of impervious coverage, as well as how trucks will make deliveries.

Applicants will submit a Preliminary Plan incorporating all items that were discussed.

No motion was required.

Hankin Group – Lot #58: Sketch Plan

Neal Fisher presented the sketch plan to construct a 3-story, 50,000 s.f. building with related parking spaces on Lot #58 in the Eagleview Corporate Center. Access is from a common driveway that services the existing development on Lot #57 and future development on Lot #59. The common driveway enters Eagleview Blvd. at the intersection of Eagleview Blvd./Pennsylvania Dr. which is a signalized intersection. A secondary access to Eagleview Blvd. is available through Lot #50. Mr. Fisher requested that this plan be permitted to move forward as a Preliminary/Final Plan since the Conditional Use process was completed in Dec. 2006 when the Master Plan for Lot #51 was modified.

Applicant has received review letters from E.B. Walsh dated March 6, 2018; McMahon Transportation Engineers dated March 5, 2018; Tom Brown dated February 26, 2018 and Fire Marshal dated March 6, 2018 and Applicant has agreed to address these comments with the submission of the Preliminary/Final Plan.

Since the Planning Commission members saw no problem with this plan moving forward as a Preliminary/Final Plan, Mr. Martin made a motion stating same and Mr. Jordan seconded. The motion was carried.

ANNOUNCEMENTS:

1. 3/12 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENTS

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:00 p.m. Mr. Jordan seconded and the motion was carried.

Respectfully submitted,

Tara Giordano

/jc