

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
APRIL 3, 2019

The meeting was called to order at 7:33 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 and ex-officio member Greg Allen

Absent: Bill Flanagan

Also Present: Assistant Township Manager Scott Greenly, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mrs. Kane made a motion to approve the minutes of March 6, 2019 and Mr. Jordan seconded. The motion was carried.

Ducharme – 165 Oak Street: Sketch Plan

Mrs. Giordano gave a brief overview of the sketch plan for 165 Oak Street, which shows a simple subdivision in the R-1 Zoning District. Mr. Ducharme, Owner of the property, would like to create a new lot, approximately 33,700 s.f. in size, to the rear of his property. This lot would front on Woodland Dr. and have access to public water and sewer.

There was a discussion regarding the steepness of the lot as well as removal of trees. Mr. Gacomis has reviewed the sketch plan and noted that it meets all criteria set forth in the Township's Zoning Ordinances.

Mr. Jordan made a motion to recommend the Applicant proceed with the plan and Mr. Kalemjian seconded. The motion was carried.

151 Sheree Blvd. - Preliminary/Final Land Development Plan: Discussion

Matt Adams, one of the Equitable Owners of 151 Sheree Boulevard Partners, LLC, presented the Land Development Plan for 151 Sheree Blvd. 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. In February, the Board of Supervisors granted the Partnership a 120-day extension so as to give them time to address all of the outstanding issues noted in the various engineering reviews.

Mr. Adams specifically wanted to discuss the landscaped island that currently exists on Sheree Blvd. The Applicant, at his expense, would like to either shorten the length of it, modify the height of the plantings or totally remove it due to interference with sight and pulling out of the driveway access to the property. Also, Applicant is proposing to construct a crosswalk that would enable pedestrians to connect to the trail put in by the Township and recommended by the Township Engineer.

The Commission members discussed the various options available that would help alleviate the problem with the island and believe the best option is to remove the island completely and repave the street. They agreed that Township staff and the Applicant will meet on site to make a final decision regarding both the island and the crosswalk.

Applicant has agreed to pay all related impact fees and will be back next month with a modified plan.

ANNOUNCEMENTS:

1. 4/08 – 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 8:05 p.m. Mrs. Kane seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper