

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JUNE 5, 2019

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, William Flanagan, Nancy Kane, Dennis Martin and ex-officio member Greg Allen

Absent: Sam Matthews and Tim Bucher

Also Present: Township Manager Doug Hanley, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mrs. Kane made a motion to approve the Minutes of May 1, 2019 and Mr. Martin seconded. The motion was carried.

Boas Vision Associates – 577 W. Uwchlan Ave.: Preliminary/Final Land Development Plan

Allan Zimmerman, Commonwealth Engineers, presented the Preliminary/Final Land Development Plan for 577 W. Uwchlan Ave., which would increase the size of the existing building of 2,514 s.f. to 5,031 s.f. and add to the number of parking spaces bringing the total to 27. The increase in size is shown as an addition to the rear of the building for eye therapy as well as a front addition where regular eye care patients will be seen.

The plan also shows two-way traffic in front of the building but one-way circulation will occur around the right side to the rear and out the opposite side. An existing well on the property will be abandoned since the building is already hooked up to public water.

Mr. Zimmerman also presented a list of waiver requests, which include relief from submitting an Environmental Impact Assessment, relief from the requirement to install curbs in the parking area and waivers from pipe size requirements for both inlet and outlet pipes for storm water. Township Engineer, Ted Gacomis, noted that these waiver requests are minor and recommended that the waivers be granted.

Mr. Kalemjian asked if there is still an oil tank on the property from when the Ruark's owned the property. Dr. Mark Boas stated that the tank was removed and the area cleaned prior to Boas Vision Associates occupying the building.

The Applicant has received review letters from E.B. Walsh dated June 3, 2019 and Stubbe Consulting dated May 6, 2019 and has agreed to comply with all of the items within.

Mr. Flanagan made a motion to recommend approval for the Preliminary/Final Land Development Plan as well as granting of the waivers contingent on compliance with the above noted review letters and Mr. Jordan seconded. The motion was carried.

ANNOUNCEMENTS:

1. 06/10 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 7:40 p.m. and Mr. Jordan seconded. The motion was carried.

Respectfully submitted,

Jeri Cooper