

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JULY 10, 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, Nancy Kane, Sam Matthews, Dennis Martin, Tim Bucher and ex-officio member Greg Allen

Absent: William Flanagan

Also Present: Building & Zoning Official Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mrs. Kane made a motion to approve the Minutes of June 5, 2019 and Mr. Martin seconded. The motion was carried.

513/515 N. Whitford Rd. - Lot Line Change – Sketch Plan: Recommendation to Proceed with Final Plan w/Waivers

Teresa Tarquinio, Agent for Maureen Horesh of 513 N. Whitford Rd., presented the Lot Line Change for these two properties. A portion of the driveway, a shed and a small retaining wall owned by 513 N. Whitford Rd. was found to be encroaching on the adjacent property, 515 N. Whitford Rd. The shed has already been removed as it was in a non-compliant location. This plan will adjust the common lot line between both lots to create lots that comply with the Zoning Ordinance. Maureen Horesh and Gloria & James Smuda, Owners of 515 N. Whitford Rd. have agreed to the change.

Mrs. Kane made a motion to recommend approval for the lot line change for 513/515 N. Whitford Rd. and recommended Applicant proceed with Final Plan and that the waivers be granted for some of the required contents for the submission. Mr. Jordan seconded and the motion was carried.

Hankin Group – Stockton Drive Parking Plan: Discussion

Mr. Gacomis explained that the Hankin Group is proposing to reconstruct a portion of Stockton Dr. from its intersection with Rice Blvd. for a distance of approximately 800 feet along Lot #24, the Assisted Living Facility currently being built. The Hankin Group plans to provide approximately 40 parallel parking spaces defined with curb, sidewalk and sidewalk ramps, making the area much more pedestrian friendly. The Hankin Group will be responsible for the maintenance of the parking spaces. Temporary event parking spaces were already approved as part of the land development plan for Lot 24 and this proposal will change the designated event parking spaces to useful parking spaces at all times.

Signalization at this intersection may be warranted at a later date but, for now, Mr. Gacomis has recommended the Township review the warrants for a four-way stop at this intersection.

Mr. Martin made a motion to recommend approval of the improvement to Stockton Dr., as presented, and Mr. Matthews seconded. The motion was carried.

ANNOUNCEMENTS:

1. 7/15 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

Gloria Smuda asked for guidance in how to slow cars down on Whitford Rd. Since Whitford Rd. is a State road, she contacted PennDOT who told her that they could do a study but only if they received a letter from the Township requesting one. Mrs. Giordano suggested Ms. Smuda email the Township with the request and a copy of the PennDOT email.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 7:58 p.m.

Respectfully submitted,

Jeri Cooper