

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
AUGUST 2, 2017

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

Present: John Marbach, Charles Kalemjian, Richard Jordan, William Flanagan, Nancy Kane, Tim Bucher and ex-officio member Dennis Martin.

Also Present: Building Inspector/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Absent: Sam Matthews

Minutes: Mr. Kalemjian made a motion to approve the minutes of July 5, 2017. Mr. Jordan seconded and the motion was carried.

Hankin – Eagleview Lot #24: Reconfiguration and Phasing Plan

Approximately one year ago, The Hankin Group received Conditional Use approval for a Planned Life Care facility on the corner of Stockton Dr. and Rice Blvd. adjacent to Eagleview Town Center. This facility will contain both independent living apartments as well as assisted living and memory care units. Since that time, they have hired an architect and chosen a management company that will run the facility.

Mr. Fisher was present and requested permission for the project to be reconfigured and built in phases. Of the 288 total units planned, The Hankin Group would like to build all 88 units of the Assisted Living/Memory Care facilities but only 117 of the 200 proposed independent living units, located in Building A and Building B during Phase I. Also, at this time, all underground parking will be built in Building B, which was to have 40 spaces and will now have 65. However, the portion of the second independent living building will only have temporary surface parking until Phase II when all of the units will be built and 74 underground spaces added. The entrance boulevard has also been changed by removal of the center island resulting in more grassy area between the roadway and the buildings.

When asked when Phase II will be built, Mr. Fisher answered that it could be 5 or 10 years depending on the market demands. If it took that long, Mr. Fisher stated that they would be back to ask for an extension.

The Applicant has received review letters from E.B. Walsh dated July 24, 2017 and Caruolo Associates dated August 2, 2017. Neither was discussed in any detail, although Mr. Gacomis did note that the parking issue can be dealt with at the time of Land Development plan submission.

Since Conditional Use approval was granted based on specific conditions including a specific site design and layout and that all units and related facilities be built simultaneously, the Commission was asked to make a recommendation to the Board whether or not the changes discussed tonight are significant enough to warrant re-opening the Conditional Use Hearing.

During discussion, the Commission members noted a concern for the temporary surface parking stating that during construction of Phase II, those living in that building would be adversely affected. The parking would need to be relocated until construction was completed. Some Planning Commission members asked questions that were answered by Mr. Fisher with a statement that “these items will be dealt with during the Land Development process.”

Mrs. Kane made a motion to recommend that the Board approves the site changes and phasing of the plan since there are no substantial changes, and this plan is consistent with the previously submitted plan that was approved during the Conditional Use Hearing. Mr. Jordan seconded and the motion was carried.

ANNOUNCEMENTS:

1. 8/14 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:09 p.m. Mr. Flanagan seconded and the motion was carried unanimously.

Respectfully submitted,

Jeri Cooper