

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES DECEMBER 2006

DECEMBER 6, 2006

The meeting was called to order at 7:30 p.m. by Vice-Chairman Bill MacLaughlin, and the Pledge of Allegiance was recited

Present: Bill MacLaughlin, Sam Matthews, Charles Kalemjian, Bill Flanagan and ex-officio member Richard Jordan

Absent: Joe Ferry, Nancy Kane, Frank Hogan and ex-officio member Jim Osborne.

Also Present: Township Manager Doug Hanley and Building/Zoning Officer Tom Cooke.

Minutes: Mr. Kalemjian made a motion to approve the minutes of November 1, 2006. Mr. Flanagan seconded and the motion was carried.

Hankin - Lot #51 - Eagleview: Preliminary Land Development Plan Discussion

Neal Fisher of the Hankin Group presented the preliminary Land Development plan for Lot #51 that will modify the Master Plan for a 49 acre parcel which lies on Eagleview Blvd. across from Pennsylvania Dr. in the Eagleview Corporate Center. There is a slight modification from the plan submitted last month since they have eliminated the subdivision of the property. Lot #51 is shown as one parcel with a 150,000 s.f. office building and 640 parking spaces, 40 of which are shown as future spaces.

The Applicant has had a Conditional Use Hearing as well as a Zoning Hearing, and is awaiting the Decisions.

The Applicant has also received review letters from E.B. Walsh dated December 5, 2006; Gannett Fleming dated October 24, 2006; Orth-Rodgers dated October 31, 2006; Stanley Stubbe dated October 30, 2006; and Fire Marshal and Police Department comments; and stated that they will comply with all review items.

The Commission members asked the Applicant to go through the E.B. Walsh letter item by item since it was the first time they saw it. Mr. Fisher briefly discussed the proposed trash enclosure, Environmental Impact, MPDES permit and pedestrian walkway. Also, based on the Fire Marshal's review, the Applicant agreed to put down whatever surface will hold the heaviest fire truck to allow for easy access for emergency vehicles.

Mr. Flanagan made a motion to approve the preliminary Land Development plan for Lot #51 contingent on the review letters listed above and final approval from the Fire Marshal and Police Department. Mr. Matthews seconded the motion, which was carried.

ANNOUNCEMENTS:

1. 12/11 - Board of Supervisors Regular Meeting @ Police Building - 7:30 p.m.
2. 12/14 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 12/18 - Zoning Hearing Board @ Police Building - Hankin, - Lot #51 - Decision - 7:00 p.m.

Michelle Mazza, 234 Windham Dr. asked if there was any formal plan submitted to the Township for the proposed Target store on Eagleview Blvd. She is concerned with water runoff that will be created by the site. Mr. Cooke told her that there has been an application submitted but the proposal requires a Hearing, which probably will occur some time in January.

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 8:05 p.m. Mr. Flanagan seconded and the motion was carried.