

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES MARCH 2006

MARCH 1, 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: Vice Chairman Bill MacLaughlin, Bill Flanagan, Sam Matthews, Nancy Kane, Charles Kalemjian, Frank Hogan, and ex-officio member Richard Jordan.

Absent: Chairman Joe Ferry and ex-officio member Jim Osborn.

Also Present: Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke, and Township Engineer Ted Gacomis.

Minutes: Mr. MacLaughlin made a motion to adopt the minutes of February 1, 2006. Mrs. Kane seconded and the motion was carried.

Wawa: Lionville Shopping Center - Preliminary / Final Land Development Plan

Attorney Mike Gill, Civil Engineer John Anderson and Traffic Engineer Matt Hammond presented the redevelopment of the Regal Cinema section of the Lionville Shopping Center on Rte. 113 with the possible demolition of the Regal Cinema. The proposal includes a super Wawa with 6 stations and 12 pumps, 2 restaurants and a fast food restaurant, all of which have a common access off of Rte. 113.

After discussing the review letters from E.B. Walsh, dated February 27, 2006, Gannett Fleming, dated February 22, 2006 and Stan Stubbe, dated February 6, 2006, the Applicant has agreed to the recommended revisions and resubmit in the near future.

Mr. Kalemjian asked if all of the construction would be done at once or done in stages and if the Regal Cinema would come down first. Because of the existing driveway, the project could be phased, however, the Regal could possibly be converted into another use rather than demolished. The final answer is currently undetermined. This issue must be addressed early on to ensure the flow of traffic onto Rte. 113. The existing driveway interior will be rebuilt and the entranceway to Rte. 113 will remain the same. The only work that will be done to Rte. 113 is stormwater tie-ins, widening of the road for accel and decel lanes and creation of a new driveway for Wawa. Traffic will be maintained on Rte. 113.

Mr. Matthews began the discussion of the stormwater. Mr. Gill mentioned that there will be some filling in of the existing above ground basin and supplement it with underground storage to make sure that no existing hampering is done to the drains of the existing facility. Mr. Cooke stated that there must be an in ground basin but they are able to shrink the old basin. The existing impervious coverage is approximately 80 % to the proposed approximately 70-72%.

Mr. Hanley brought up that depending upon the usage that comes next door on the Rossi property that the Township may seek the access point on the lower end of the site to become a joint access point with the Rossi piece. Wawa has agreed to that if the use is acceptable to them. Also, the access easement near the back of the Cinema building, connecting to the Rossi property, will be used at the discretion of the Township.

ANNOUNCEMENTS:

1. 3/06 - Park & Recreation 7:30 p.m.
2. 3/08 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 3/13 - Board of Supervisors - 7:30 p.m.

There being no other business, Mr. MacLaughlin made a motion to adjourn the meeting at 7:55 p.m. Mr. Flanagan seconded and the motion was carried.