

# UWCHLAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES NOVEMBER 2006

### NOVEMBER 1, 2006

The meeting was called to order at 7:30 p.m. by Chairman Joe Ferry, and the Pledge of Allegiance was recited. Present: Joe Ferry, Sam Matthews, Nancy Kane, Charles Kalemjian, Bill MacLaughlin, Frank Hogan, and arriving late, Bill Flanagan.

Absent: Ex-officio members Jim Osborne and Richard Jordan.

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

Minutes: Mr. Hogan made a motion to adopt the minutes from October 4, 2006 and October 11, 2006. Mr. Matthews seconded and the motion was carried.

Hankin Group- Lot # 57 - Eagleview Dr. - Conditional Use Discussion

Rick Guarini presented the preliminary plan for Lot #57 that will modify the master plan for a 45 acre parcel which lies on Eagleview Blvd. across from Pennsylvania Dr. in the Eagleview Corporate Center. The modified Master Plan shows the property is proposed to be subdivided into 5 separate lots containing 5 story buildings which will exceed 40,000 sq. ft. and contain more than 200 parking spaces where a Conditional Use is required. Four of the buildings will be built to a height of 65 ft and one building will be 70 ft. Lot # 57, being the only lot presented for Land Development at this time, will contain a 160,000 sq. ft. office building to be located on 12 of the 45 acres. The landscaping plan was presented for the parking lot that will be elevated off of Eagleview Blvd. and contain approximately 640 spaces.

In order for the plan to move forward, the Hankin Group will be seeking relief from the following:

1. Conditional Use approval for buildings over 35 ft.
2. Conditional Use approval for the square footage of the buildings and the number of parking spaces
3. Variance for the height of the building proposed for Lot #57
4. A possible waiver for the number of loading docks required

Mr. Cooke displayed the Master Plan from 1988 that showed 9 buildings to demonstrate that every time the master plan is changed and the Conditional Use is re-opened a new set of Restrictive Covenants is added to the site. The first draft of the new covenants is being prepared by the Township Solicitor at this time.

Mr. MacLaughlin asked about impervious coverage for the overall plan and for Lot #57. Mr. Cooke noted that impervious coverage has been figured out as requested at the last meeting and it is in compliance.

Mr. Kalemjian asked if any traffic studies were done for the intersection Eagleview Blvd. and Pennsylvania Dr. Mr. Guarini mentioned that they are doing the studies now and will put in a traffic light when one is warranted.

Mr. MacLaughlin made a motion to recommend approval of the Hankin Group's Conditional Use requests pursuant to compliance with the E.B. Walsh letter dated October 24, 2006, the Gannett Fleming letter dated October 30, 2006, and acceptance of the Restrictive Covenants for this new revision.

Mr. MacLaughlin amended his motion for recommendation to include the waiver for the loading dock. The motion was seconded by Mr. Kalemjian and was unanimously carried.

#### ANNOUNCEMENTS:

1. 11/13 - Board of Supervisors - Hankin Group - Conditional Use - 7:30 p.m.
2. 11/16 - Zoning Hearing Board - Hankin Group - 7:00 p.m.
3. 11/27 - Board of Supervisors - 7:30 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:12 p.m. Mr. MacLaughlin seconded and the motion was carried.