

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
February 2, 2022**

Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person as well as through typed submission in chat format.

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin.

PRESENT: Dennis Martin, Richard Jordan, Charles Kalemjian, Tim Bucher, Greg Allen, Nick Kurtz and Steve Hessler.

ABSENT: None

ALSO PRESENT: Township Manager Scott Greenly; Building & Zoning Official Tara Giordano; Building Inspector Lee Ruth; Township Engineer Dan Daley and Township Solicitor Mark Freed.

MINUTES: Mr. Kalemjian made a motion to approve the minutes of January 12, 2022, Mr. Bucher seconded, and the motion was carried.

1. Gray Farm – 1025 Worthington Rd – Preliminary Land Development Plan

Alyson Zarro, attorney for Worthington Partners gave a brief update on the Preliminary Land Development Plan including 73 single family detached dwellings. Ms. Zarro explained that they had received review letters in August 2021 and submitted responses to those review letters in January 2022.

Denny Howell, Engineer noted that the Applicant has agreed to install turn lanes on Worthington Rd. as requested by the Township Engineer and Township Traffic Engineer although the proposed development does not warrant the need for improvements on Worthington Rd. The Applicant will also construct sidewalks and trails as requested and will include the proposed pedestrian connections on the next plan resubmission.

Tom Kessler, Developer of the property gave a brief update on the status of the remediation efforts. He explained that in late spring 2021 they submitted the remediation plan to DEP. A response letter was received and an in-person meeting was held with DEP to discuss the response. An amended response was submitted by Worthington Partners to the DEP in December addressing the comments in the response letter from October and they are currently awaiting an updated response from DEP.

There was discussion about the initial DEP response, resubmission and timeline surrounding the Act 2 cleanup with regards the waiver that is being requested. The Commission brought up many questions and concerns that warrant further discussion. In addition, they did not feel they had enough time to review the provided materials, including the documents that were resubmitted to DEP and requested additional time to review. There were many concerns brought up in public comment, via the chat on Zoom, surrounding traffic and environmental concerns.

Comments and questions from the Planning Commission and public include:

- Timeline for DEP Act 2 clearance and the need for a waiver to proceed before the clearance is obtained
- Where are soils being hauled given and safety concerns after the remediation is complete?
- Is the Township able to require an independent test from an outside engineer not hired by Worthington?
- Why is the ground water in the wooded area at lowest level not tested? Previous meeting showed only one test pit there which seemed to be intentional.
- Why isn't a third party doing these follow-up testing?
- Traffic and safety concerns
- Has the Township EAC reviewed the latest responses from the DEP? If so, what are their comments? How can they get a waiver without that feedback?
- **The process if the Township were to grant Preliminary Approval**

Gray Farm agreed to an extension on a decision and plans to be back in front of the Commission at the March meeting to discuss further and address all Commission and public questions and concerns.

2. Eagleview Town Center II – Phase II – Preliminary/Final Land Development Plan

Nick Hartman, from Hankin Group presented the Eagleview Town Center II – Phase II Land Development plan which includes a 4 story, 82-unit apartment building. Based on the Conditional Use decision, the plan includes a reconfiguration of the building that it is located 300ft from the existing pipeline. The plan also includes a future parking structure that would add 38 parking spaces. The plans are being revised based on comments from the Township engineers and consultants and will be resubmitted for review. The Applicant is also requesting a waiver to proceed as a Preliminary/Final Plan and will be back to discuss the plans next month.

Mr. Jordan made a motion to recommend that the waiver be granted so that the Applicant can proceed as Preliminary/Final. Mr. Kalemjian seconded and the motion carried.

3. Chick-Fil-A – 211 Eagleview Blvd – Sketch Plan

Chris Riggle, on behalf of Chick-Fil-A, presented a Sketch Plan and asked the Commission for a recommendation prior to requesting a variance in front of the Zoning Hearing Board for parking. The proposed changes to the site include a 415 sq ft addition of the current structure to accommodate a new kitchen, smaller inside dining capacity, along with changes to the parking lot flow and drive thru process. The plan would also eliminate approximately 14 parking spaces.

Mr. Daley, Township Engineer, explained that when the site was initially approved it was granted a Special Exception from the Zoning Hearing Board that allowed for a shared parking agreement between Chick Fil A and the current Freddy's lot.

No recommendation was given on the Sketch Plan and the Commission had concerns that this proposal will not alleviate any of the current issues on site.

ANNOUNCEMENTS: All meetings are again held at the Township building but may also be accessed via “zoom” platform if applicable. Please check the Township website for updates.

1. 02/14 – Board of Supervisors – 7:30pm
2. 02/16 – Zoning Hearing Board – 7:00pm
3. 02/17 – Environmental Advisory Council – 7:00pm

Mr. Jordan made a motion to adjourn at 9:26p.m. Mr. Kurtz seconded and the motion was carried.

Respectfully Submitted,
Kate Gillen