

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
March 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, Nick Kurtz, Steve Hessler and ex-officio members Lindsay Lebresco and David Lemons.

ABSENT: Greg Allen

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 February 2, 2022, Mr. Jordan seconded, and the motion was carried.

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

Neal Fisher, from Hankin Group explained that he was at the February 2, 2022 Planning Commission meeting where the Commission voted to recommend the waiver for the plan to proceed as Preliminary/Final. Hankin Group is requesting two additional waivers and Mr. Fisher explained that the waivers requested are for plan scale due to the size of the project, which the plans are currently 1 inch = 100ft rather than the 1 inch=50ft. The second waiver is to allow pipe sizes for less than 18 inches, for stormwater controls.

Mr. Kurtz asked what the Township Engineer recommended around stormwater control and Mr. Daley noted that his recommendation for approval is in the review letter. Mr. Daley also explained that after his review he determined that the 15-inch pipe will be sufficient. In addition, the pipe will be privately owned and maintained by the occupant.

Ms. Giordano noted that the applicant is aware that sewer capacity is being reviewed by the sewer engineer to confirm that there is enough capacity. This review will be available by the March 14, 2022 Board of Supervisors meeting.

Mr. Jordan noted that Commission recommended at the last meeting that the waiver from Section 301.5 be granted and that the plan proceed as Preliminary/Final. Mr. Jordan moved to recommend Preliminary/Final Land Development Plan approval for Eagleview Town Center II-Phase II contingent on compliance with the review letters and the granting of the requested waivers from Section 402.1.a and 214-25.A.4. This included review letters of EB Walsh dated January 31, 2022 and February 24, 2022. McMahon review letter dated February 21, 2022, Gannett Fleming letter dated February 17, 2022, Theurkauf letter dated February 18, 2022, Stubbe letter dated February 16, 2022. As well as Holmes Memo dated February 23, 2022, Police Department letter dated Jan14, 2022. No comments were made by the EAC. Mr. Bucher seconded and the motion carried.

Gray Farm – Preliminary Land Development Plan –

Alyson Zarro, attorney for Worthington Partners gave a brief overview of the February 2, 2022 Planning Commission meeting where they provided the Commission with an update. This update was primarily in regards to the DEP review that is still in process. The applicant had requested an extension from the Board until April in accordance with the expected DEP timeline to receive the review letter. The applicant expects to have the DEP review letter when they return for the April Planning Commission meeting. Ms. Zarro noted that Township Engineer Dan Daley issued a follow-up review letter dated February 26, 2022.

Mr. Jordan asked the Township Engineer for an update. Mr. Daley explained that there was not revised plan change submitted though the applicant issued a reply letter stating that they would comply with certain items and provided their willingness to comply with other items as requested.

Mr. Jordan inquired about the comments made by the Chester County Conservation District in their letter. Denny Howell, engineer for the applicant, explained that the information has been resubmitted and they are awaiting the Chester County Conservation District approval.

Mr. Kurtz asked if any engineering controls be required for the houses being built. Mr. Kessler explained that that will be determined with the cleanup plan as well as testing while remediating the site.

Ms. Lebresco asked about the air quality and if it is currently being tested as a control during and after cleanup. Mr. Kessler explained that it is a soil issue and that an environmental expert will be on scene during all excavation activities. Mr. Kessler agreed to talk to the environmental consultant about the possibility of air quality testing.

No motion was required as the applicant will return next month.

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.

Mr. Martin took a moment to welcome Ms. Lebresco and Mr. Lemons as new ex-officio members.

1. 03/07 – Park & Recreation Committee – 7:30 pm
2. 03/10 – Historical Commission – 7:30 pm – Cadwalader House
3. 03/14 – Board of Supervisors – 7:30 pm
4. 03/16 – Zoning Hearing Board – 7:00 pm

PUBLIC QUESTIONS AND COMMENTS:

There being no other business Mr. Jordan made a motion to adjourn at 8:03p.m. Mr. Kalemjian seconded and the motion was carried.

Respectfully Submitted,
Kate Gillen