

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
April 6, 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 being called on via zoom.

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin and the Pledge of Allegiance was recited.

PRESENT: Dennis Martin, Richard Jordan, Charles Kalemjian, Tim Bucher, Greg Allen, Nick Kurtz, and ex-officio members Lindsay Lebresco and David Lemons.

ABSENT: Steve Hessler

ALSO PRESENT: Township Manager Scott Greenly; Building & Zoning Official Tara Giordano; and Township Solicitor Mark Freed.

MINUTES: Mr. Kalemjian made a motion to approve the minutes of March 2, 2022, Mr. Jordan seconded, and the motion was carried.

Gray Farm – Preliminary Land Development Plan –

Alyson Zarro, attorney for Worthington Partners provided an update to the Commission noting that the Applicant received DEP approval of the Remedial Investigation Report/Clean Up plan on March 10, 2022 as well as Chester County Conservation District approval on March 30, 2022. Ms. Zarro noted that Township Engineer Dan Daley issued a follow-up review letter dated February 26, 2022 and that the Applicant has agreed to comply with all items listed in the review letters by the Township Consultants.

Tom Kessler, Applicant explained the reason for requesting the waivers is primarily a timing issue so that they can concurrently remediate the site while doing grading, site work and perform the installation of underground utilities when the site is being excavated. The remediation is estimated to take 3 to 4 months from commencement. After a final clean up report is submitted to DEP for review, approval should be received 60 to 90 days later which, once received, is when the Applicant can apply for construction permits and installation of above ground components of the plan. The projected completion of the entire project is roughly 2.5 to 3 years.

Mr. Allen inquired if the reason for the waiver request is due to funding and financing. Mr. Kessler indicated that it is another reason for the request. Mr. Allen also questioned the current status of the existing structures, which one building is currently occupied on a monthly lease. Once the plan is approved, the structures will be demolished and the new development will follow the existing topography. No new dirt will be brought into the site since the site will be balanced with the remediation work. The Applicant also received approval from pipeline company to cross the pipeline with utilities. The monitoring wells will be removed once the site remediation is approved by DEP.

Ms. Lebresco noted that there was a lot of health concerns from the public and wanted to know if the Applicant has reached out to the residents with any further communication regarding the project. The Applicant indicated that all communications went through the Township.

In addition to the potential health risks, the Applicant also indicated that there will be dust control with water trucks on site and tire scrubbers so that no dirt leaves the site. All monitoring will be done by a third-party agency on site. The construction entrance will be on Worthington Rd. and the only projected noise will be from backhoes and trucks on site. The Applicant will adhere to the Noise Ordinance.

A few residents questioned the plan elements pertaining to tree removal and the entrance drive across from Pembroke Ct. The landscaping plan was reviewed by the Township Engineer and will be reviewed by the new Township Landscaping Consultant upon the next plan submission. There will continue to be a buffer between the development and Rhondda along Bausman Rd. The second access point was relocated from the potential Century Oaks connection to Bausman Rd at Pembroke Ct. at the request of the Township in an effort for there to be less of an impact to existing site features.

The Applicant indicated that they would continue with the plan if the waiver was denied. Their next step would be an appeal on the decision and it was encouraged that they consider all options moving forward.

The following residents participated in the discussions:

1. Margaret Quinn - Rhondda
2. Kathy Cook - Rhondda
3. Ben Greisler - Rhondda
4. Sean Buckley – Woodlark Farm
5. Peter Cherna – Woodlark Farm
6. Linsday Hartman - Rhondda
7. Erin Gange – Pine Creek
8. John Zaparella - Rhondda
8. SS
9. Toni Gorkin - Rhondda
10. Alexa Manning – Whitebriar

After public comments, Mr. Jordan made a motion to recommend granting the waivers from Sections 511 and 406.1.h.6 and a motion to approve the Preliminary Land Development Plan with compliance with the following: E.B. Walsh review letters dated August 11, 2021 and February 26, 2022, McMahon review letter dated August 2, 2021, Hydraterra review letter dated July 13, 2021, Michael Holmes memo dated September 28, 2020, Police Department memo dated May 28, 2020, EAC review letter dated November 1, 2021; including the addition of the turn lanes on Worthington Rd., addition of trail system/sidewalks, tot lot or other playground equipment; compliance with the DEP Act 2 Approval letter dated March 10, 2022, CCCD approval dated March 30, 2022 and any other conditions set forth by the Board of Supervisors. Mr. Kalemjian seconded the motion carried unanimously.

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. 04/11 – Board of Supervisors – 7:30 pm
2. 04/20 – Zoning Hearing Board – 7:00 pm
3. 04/21 – Environmental Advisory Council – 7:00 pm

PUBLIC QUESTIONS AND COMMENTS:

There being no other business Mr. Kalemjian made a motion to adjourn at 9:10 p.m. Mr. Bucher seconded and the motion was carried.

Respectfully Submitted,

Kate Gillen
/tlg