

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
April 7, 2021**

Due to the Covid-19 pandemic, this meeting was held virtually. Questions and comments from the public were received 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, Sam Matthews, Nancy Kane, Tim Bucher and Greg Allen

ABSENT: none

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

Mr. Martin announced that the Planning Commission will be hearing a Preliminary/ Final Land Development Discussion. The questions and comments will be in stages the first being the Planning Commission Members, the second all other Township Boards and finally all other comments and questions will be addressed.

MINUTES: Mrs. Kane made a motion to approve the minutes of Feb 3, 2021 Mr. Kalemjian seconded, and the motion was carried.

Meeting Audubon Management Corp. – Turnpike Interchange Preliminary/Final Land Development Plan

Ms. Kearney spoke behalf of the Applicant Audubon Management Corp. about the Preliminary/Final Land Development Plan that was revised and submitted in March 2021. She explained that they are still going through the Zoning Hearing process with the next hearing on April 21st. In addition, they will be meeting with the Historical Commission on April 23rd to walk the site. After receiving the review letters from the Township Consultants, they believe they will comply with all of the comments.

Mr. Ostimchuck, Traffic Engineer for the Applicant, received and responded to comments and questions on the prior submission. The Applicant has received a review from PENNDOT regarding the plans and traffic study. They are in the process of working on a final review and traffic study.

Mr. Matthews inquired about the medians along Sheree Blvd an if they were to be removed. The plan is to revise the medians as well as the plantings in order to not block vision of traffic.

DISCUSSION:

- Laura Obenski asked if a bus stop was proposed with this project.
- Steve Buck with JW Pepper asked about the traffic studies and they type of traffic studied.
- Tyrone Baker asked if they had any proposed tenants for the properties being developed.

The Applicant plans to return to the Planning Commission in June for recommendation of approval since the plan is being revised according to the review letters and will also include the park plan.

ANNOUNCEMENTS: All meetings held via “Zoom” platform due to COVID-19

1. 4/12 Board of Supervisors – 7:30 pm

Mr. Kalemjian made a motion to adjourn at 7:54p.m. Jordan seconded and the motion was carried.

Respectfully Submitted,
Kate Gillen