

**PLANNING COMMISSION
MINUTES OF REGULAR MEETING
September 8, 2021**

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.

This meeting was originally scheduled from September 1st and was rescheduled due to weather

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 ex-officio members Nick Kurtz and Steve Hessler.

ABSENT: Greg Allen

ALSO PRESENT: Township Manager Scott Greenly; Building & Zoning Official Tara Giordano; and Township Engineer Dan Daley and Township Traffic Engineer Dean Kaiser.

MINUTES: Ms. Kane made a motion to approve the minutes of August 4, 2021, Mr. Bucher seconded, and the motion was carried.

Audubon Development Corp – Preliminary/Final Land Development Plan
– Discussion for Recommendation

Bernadette Kearney spoke on behalf of the Applicant, Audubon Development Corp, and explained that the plan is to construct 1,928,880 sq ft of warehouse space and a 30 acre Township park on the 169.4 acre parcel that is located at Sheree Blvd and Route 100 at the Turnpike Interchange and was previously owned by Vanguard. The Applicant was last before the Zoning Hearing Board at the August 18, 2021 meeting and have received a verbal approval though they will receive the written approval within 45 days. Audubon Development Corp has come to an agreement with the neighbors about concerns raised in meetings which include traffic and installation of traffic control devices for the safety and effectiveness of traffic flow. The Neighbor Agreement was signed by all parties involved including Audubon, JW Pepper and DFT and the Applicant will comply with all items included in the agreement. The Applicant is also still pursuing a direct slip ramp connection from the site with the PA Turnpike Commission.

Audubon Development Corp is requesting the following waivers:

- Historical Impact study – Vanugard has previously completed the study and it is sufficient for the plan as it is outlined that the historic structures are to be preserved.
- Preliminary/Final Plan – the Applicant is asking for the plan to be considered Preliminary/Final and agrees to comply with all of the review letters that have been received.
- Plan scale – the Applicant is asking to use 1’=50ft for scale due to the overall scale of the project and to make the plan more readable
- Stormwater Management – for grading and stabilization within the 50 ft wetland buffer

Mr. Kurtz questioned how this would tie in to the work that was approved per the grant received by the Township for improvements within the jug handle.

As noted, item 5 on pg 7 of the EB Walsh review letter the Applicant will work with the Township in all

improvements to the area after construction is complete to comply with the retro fit grant received.

Laura Obenski asked about the availability and intent to include Bus Stops and access to public transit on the site. It was explained that a permit from PennDot is required and will need to be coordinated with Septa. They do not install stops on spec and will need to document the need before they can be installed. It will continue to be assessed as needed.

Mr. Jordan made a motion to recommend Preliminary/Final Land Development Plan for Audubon Development contingent on compliance with the following:

Review Letters – EB Walsh dated August 30, 2021

McMahon Transportation Engineers dated June 2, 2021 and August 30, 2021

Sewer Engineer Joe Baldaz dated June 2m 2021 and August 13, 2021

Stubbe Consulting dated May 27, 2021

Fire Marshal dated May 27, 2021

EAC dated February 25, 2021

Obtaining all County & State Permits – including NPDES, DEP Chapter 105, Highway Occupancy, TE-160, SFPM approval, etc.

All agreements are submitted for review prior to recording

Final Township Park Amenities shall be Submitted to the Township for review and approval

Motion also includes the granting of requested waivers from the following sections:

304.1.a – for Preliminary/Final Plan procedure

402.1.a – for the scale of the Lot Consolidation Plan to be 1'=150ft

404.a.1- for relief from the requirement to submit a Historic Resource Impact Study

215-15T – for grading and stabilization within the 50ft wetland buffer

Mr. Kalemjian seconded and the motion was carried.

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. 9/13 – Board of Supervisors – 7:30pm
2. 9/15 – Zoning Hearing Board – 7:00pm

Mr. Kalemjian made a motion to adjourn at 7:48 p.m. Ms. Kane seconded and the motion was carried.

Respectfully Submitted,
Kate Gillen