

PLANNING COMMISSION

MINUTES OF REGULAR MEETING

DECEMBER 1, 2010

The meeting was called to order at 7:31 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Bill Flanagan, Sam Matthews, Nancy Kane, John Marbach and ex-officio member Alice Johnson.

Also Present: Township Manager Doug Hanley, Building Inspector/Zoning Officer Tom Cooke and Township Engineer Ted Gacomis.

Absent: Richard Jordan and Frank Hogan.

Minutes: Mrs. Kane made a motion to approve the minutes of November 3, 2010. Mr. Marbach seconded and the motion was carried.

Hankin Group - Regency Dr. Lots 19 & 40: Final Land Development

Neal Fisher presented the Final Land Development Plan for a 170,000 s.f. 3-story building with 553 parking spaces, which will be built for lease by West Pharmaceutical Co. and will be a combination of labs and office space.

The Applicant has received review letters from E.B. Walsh dated November 29, 2010; Orth-Rodgers dated November 24, 2010; Tom Brown dated November 23, 2010; Stubbe Consulting dated November 22, 2010; Uwchlan Township Police Department dated November 24, 2010 and Fire Marshal; and has no problem complying with all of the items.

The Commission members discussed the following:

1. Possibility of a left turn signal at Eagleview Blvd. & Sheree Blvd. intersection.
2. Buffer between this building and the Claremont Apartments - There is a stream, a pond and approximately 520 feet between the actual building through the parking lot to the property line. There will also be saplings planted outside of the wetlands area.
3. Pedestrian walkways? There will be a pedestrian walkway along Regency Dr. out to Eagleview Blvd. but none currently planned toward the Town Center.
4. Timing of lighting of parking lot - According to Township Ordinances, the pole mounted lights are to be extinguished by 11:00 p.m.
5. Call boxes in the parking lot - There currently are no plans to have the boxes in the parking area.

Mr. Fisher noted that the Applicant has agreed to the various impact fees related to the development of this property.

Mr. Flanagan made a motion to recommend approval of the Final Land Development plan subject to the review letters listed above and the agreement to pay the impact fees. Mr. Matthews seconded and the motion was carried.

Mr. Cooke noted that since this property is located on a roadway that could be missed as one travels along Eagleview Blvd., the Applicant must place a monument sign similar to the one erected when the XL Insurance building was built. The monument sign will list all the addresses of buildings on the street and will be located at the top of Regency Blvd. This issue was discussed at the Conditional Use Hearing and is listed as a Condition of the Decision.

ANNOUNCEMENTS:

1. 12/13 - Board of Supervisors - 7:30 p.m.

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 7:57 p.m. Mr. Marbach seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper

