

UWCHLAN TOWNSHIP PLANNING COMMISSION

MEETING MINUTES JUNE 2007

JUNE 6, 2007

The meeting was called to order at 7:32 p.m. by Vice-Chairman Bill MacLaughlin and the Pledge of Allegiance was recited.

Present: Bill MacLaughlin, Bill Flanagan, Charles Kalemjian, Nancy Kane and ex-officio member Richard Jordan.

Arriving Late: Sam Matthews and Joe Ferry.

Absent: Frank Hogan

Also Present: Township Manager Doug Hanley, Building/Zoning Officer Tom Cooke and Township Engineer Dan Daley.

Minutes: Mr. Kalemjian made a motion to approve the minutes of April 4, 2007. Mr. Flanagan seconded and the motion was carried.

LTK - Lot #4: Preliminary Land Development

Mr. Townes presented the plan showing a 16,000 s.f. addition to the previously approved Lot #4 building which is under construction on Eagleview Blvd., next to Genuardi's Shopping Center. Additional proposed improvements include 35 parking spaces and modification of the existing stormwater conveyance system.

E.B. Walsh has reviewed the plan in their letter of June 4, 2007. The Applicant has not read it in its entirety, but has spoken with Mr. Daley regarding the comments, and agrees to comply with all items. Also, Mr. Townes has no problem complying with any of the comments in Stanley Stubbe's lighting review letter dated May 24, 2007.

This change to the original plan may require reopening the Conditional Use Decision due to the fact that the lot will contain a structure that is more than 40,000 s.f.

Mr. Flanagan made a motion to approve the revised preliminary land development plan contingent on the E.B. Walsh letter of June 4, 2007, the Stubbe letter of May 24, 2007 and decision from the Township Solicitor as to whether or not the Conditional Use Decision will be reopened. Mrs. Kane seconded the motion.

Mr. Hanley asked Mr. Townes if anything will change on the final land development plan submission. Mr. Townes said "no".

Mr. Flanagan amended his motion to approve the final land development plan. Mrs. Kane seconded and the motion was carried.

Hankin Group: Eagleview Condos, Phase II

Rick Guarini and Neal Fisher presented the plan to amend the Town Center plan by eliminating the hotel and adding 80 more condominiums with a 7,500 s.f., 3-story community center, which will have a pool, exercise area, warming kitchen and an all-purpose room. The building will be sprinklered and have elevator access.

The Applicant has had a Hearing and is awaiting a Decision. In the meantime, Mr. Fisher addressed the following comments/concerns made during the Hearing process:

1. Riparian Buffer - Even though the Riparian Buffer Ordinance was adopted in 2001, which is after approval of the Master Plan for the Town Center, the Applicant has adjusted for a corner of the building encroaching the buffer zone whereby reducing the impact.

2. Relationship of building to Wharton Blvd. - The Applicant has added balconies on the side facing Wharton Blvd. and pulled back the edge of the building by 15 feet.

This adjustment changes the setback from Wharton Blvd. from 25 feet to 40 feet.

Bob Hankin addressed the Commission saying that the adjustments discussed above are a "good compromise" to his vision of the Town Center. Any more changes would affect the beauty of the buildings and landscaping. Also, reduction of the number of units would affect the balance of the types of units built.

The Commission members had questions regarding parking, emergency access to the building and run-off into the adjacent wetlands. Mr. Fisher noted that there is more than enough parking, 2.5 spaces per unit, and they do not anticipate any problems with the wetlands. Emergency access will be discussed with the Township Fire Marshal with Applicant willing to do what is necessary.

The Applicant requested a Conditional Use recommendation from the Commission. The Commission members agreed that they were not comfortable making such a recommendation since they did not have final review letters in hand. They chose, instead, to say that they are not opposed to the concept based on the information provided.

Set Date for Next Planning Commission Meeting:

Due to the Holiday on July 4th, the Commission rescheduled their meeting to July 11, 2007.

ANNOUNCEMENTS:

1. 6/11 - Board of Supervisors - 7:30 p.m.
2. 6/13 - Historical Commission - Cadwalader House - 7:30 p.m.
3. 6/27 - Zoning Hearing Board - Decisions for Creeger, DiGiore and Williamsburg Homeowners Association & Variance Hearing for Nujsak, 202 Allen Dr. - 7:00 p.m.

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:38 p.m. Mr. Kalemjian seconded and the motion was carried.