

# PLANNING COMMISSION

## MINUTES OF REGULAR MEETING

### MAY 5, 2010

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The meeting was called to order at 7:33 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Frank Hogan, Nancy Kane, Richard Jordan, Bill Flanagan, Sam Matthews and ex-officio member Alice Johnson.

Absent: John Marbach

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

Minutes: Mrs. Kane made a motion to approve the minutes once the amount of square footage on the second floor of the proposed addition to St. Paul's church is confirmed and corrected. Mr. Flanagan seconded and the motion was carried.

#### Hikens - 310 Woodland Dr.: Sketch Plan for Recording

Chris Philips, Surveyor for the Applicant, presented the sketch plan that would subdivide an approximately 73,000 s.f. lot located on the southwest corner of Woodland Dr. and Peck Rd. into two lots. Both lots will be served by public water and sewer. The lot with the existing house will be approximately 41,000 s.f. and the remaining lot will be 31,000 s.f. The new lot will be deed restricted to have a similar size and type of house as the existing one.

The Applicant has received review letters from E.B. Walsh dated April 21, 2010 and Tom Brown dated April 12, 2010 and will comply with all of the comments.

The Commission members discussed elevation of the newly created a lot, tree removal and building setbacks. They requested the Applicant return at a later date with drawings which will show how the house is to be placed on the lot as well as showing topography.

#### Eagleview - Lot #52 - Preliminary Plan Subdivision: Discussion

Neal Fisher presented the Preliminary Plan to construct a 30,000 s.f., 2-story building on the 10.63 acre parcel located on the North side of Pennsylvania Ave. with access also to the cul-de-sac on Constitution Dr. There will be 195 parking spaces and additional storm water management. The parcel is oddly shaped but there is enough room for expansion if needed in the future.

The Applicant has received review letters from E.B. Walsh dated May 3, 2010 and Tom Brown dated April 21, 2010 and has agreed to address all items.

Since the parcel is adjacent to wetlands, the issue of potential wildlife impact was discussed. Mr. Fisher stated that they have verification that there is no bog turtle issue.

After a brief discussion regarding time frame and confirming that there is no median in the roadway in the area of this parcel, the Applicant agreed to make revisions to the plan based on the review comments, and return next month.

### 5 S. Village Ave.: Discussion

Ben Horning and his associate discussed the possibility of converting 5 S. Village Ave. into 6 affordable apartments while maintaining the historic exterior of the building. Each apartment unit will be approximately 1,000 s.f. with 2 on each floor. The building is currently up for sale and they are anxious to move forward if the Commission is in favor of their proposal.

Mr. Horning's sketch plan shows 15 parking spaces with the majority of them located to the rear of the building.

In order to move forward with this proposal, the following variances will be required:

1. Use of building
2. Number of parking spaces
3. Setbacks
4. Impervious coverage
5. Driveway isle width

Some Commission members discussed their preference for some sort of business to be located on the first floor with apartments on the 2<sup>nd</sup> & 3<sup>rd</sup> floor, although the Applicants felt there are enough vacant business options available in the area and not enough affordable apartments.

All were receptive to the idea and glad that there is an interest in rehabilitation of this property.

### Comprehensive Plan Discussion:

Bob Smiley, who was contracted by the Township to update the Comprehensive Plan, gave a brief outline of the process and noted key points of the completed draft. Each member has received a draft copy for review. The previous Comprehensive Plan was adopted in 2000.

The following were discussed by the Commission members:

1. Do the agreements that were made with Vanguard for their property "hold" if the property is sold to another entity, ie. slip ramps, bridge over Route 100?  
Mr. Hanley said that the agreements should remain, although he does not expect that the bridge will be built.
2. A 4-lane roadway with median is forecasted for Devon Dr. Members felt that this was not warranted. Those on the Comprehensive Plan Committee did not remember 4 lanes being agreed upon. Mr. Smiley will change to 3 lanes, 2 directional with a center turning lane.
3. An appendix with definitions should be included. Mr. Smiley will define terms in parentheses where needed rather than creating an appendix.

Mrs. Kane made a motion to recommend the Board of Supervisors adopt the draft Comprehensive Plan dated April 19, 2010. Mr. Jordan seconded and the motion was carried.

### ANNOUNCEMENTS:

1. 5/10 - Board of Supervisors - 7:30 p.m.
2. 5/13 - Historical Commission @ Cadwalader House - 7:30 p.m.
3. 5/20 - Supervisor Chat Night - 7:00 p.m.

There being no other business, Mr. Flanagan made a motion to adjourn at 9:05 p.m. Mr. Matthews seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper