

PLANNING COMMISSION MINUTES OF REGULAR MEETING OCTOBER 7, 2009

The meeting was called to order at 7:30 p.m. by Chairman Joe Ferry and the Pledge of Allegiance was recited.

Present: Joe Ferry, Bill Flanagan, Charles Kalemjian, Richard Jordan, Nancy Kane and ex-officio member John Marbach.

Arriving Late: Sam Matthews

Absent: Frank Hogan

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

Minutes: Mr. Flanagan made a motion to approve the minutes of September 2, 2009. Mr. Jordan seconded and the motion was carried.

BUSINESS:

Morphotek - 213, 215, 217 Welsh Pool Rd.: Preliminary Land Development

Brendan Burke, Attorney for the Applicant, presented the preliminary Land Development Plan for a one-story 60,000 s.f. Research & Development facility to be erected on 3 properties across the street from their current building after demolition of the 3 existing buildings.

The Applicant has received Conditional Use approval for the building, which is in excess of 40,000 s.f. They also are in receipt of review letters from E.B. Walsh dated September 30, 2009; Orth-Rodgers dated September 28, 2009; Stanley Stubbe dated September 24, 2009; Sewer System Engineer Tom Brown dated September 23, 2009; the Fire Marshal dated September 29, 2009; and Police Department dated September 29, 2009. The Applicant has no problem complying with any of the items, but they did point out the following:

1. Orth-Rodgers had a concern regarding delivery trucks exiting opposite another drive at the southeast corner of the property. During a short discussion, it was determined that consideration was not given to the fact that the exit does not empty out onto a busy city street or high speed highway, and this item appears to be a non-issue.
2. Tom Brown's concern for additional wastewater flow to be handled by an already impaired system - Morphotek is willing to undertake the project where a hydraulically impaired sewer section will be realigned, but asked that subsequent developers/property owners who connect to the sewer system in this area be required to pay a proportionate share of the cost.

Since they just received the E.B. Walsh letter of September 30, 2009, they have not had a chance to look through it completely.

They will return in November. No motion was required.

Hankin Group: Town Center Senior Housing - Preliminary Land Development

Mr. Fisher presented the Preliminary Land Development Plan for a 3-story, 50 unit subsidized elderly apartment dwelling and a 4-story building with 160 age restricted market rate apartments to be located on the property adjacent to the existing Potter Building.

They have received review letters from E.B. Walsh dated October 2, 2009; Orth-Rodgers dated October 2, 2009; Tom Brown's letter of September 23, 2009; Stanley Stubbe dated September 28, 2009; Mike Holmes dated September 29, 2009 and Police Department dated September 29, 2009; and have no problem complying with all of the items, however, they did discuss the following:

1. Impact fees - These fees were reported to have been verbally agreed upon but will be needed in writing.
2. Orth-Rodgers - Intersection of PA Dr. & Rice Blvd. - If, at a later date, a traffic signal is warranted, the Hankin Group agreed they would put it in.
3. Generator that will run the elevators for the buildings in a power failure or emergency - Some of the Commission members felt they are needed for safety. None are required by Code.
4. How will parking plan be enforced? The Hankin Group will designate a Parking Authority who will strictly enforce the parking at the Town Center area.

Mrs. Kane made a motion to recommend preliminary approval contingent on the above listed reviews. Mr. Matthews seconded and the motion was carried.

ANNOUNCEMENTS:

1. 10/13 - Board of Supervisors - 7:30 p.m.
2. 10/22 - Board of Supervisors Special Meeting - 9:00 a.m.

Mr. Ferry announced his resignation from the Planning Commission. He will be moving out of the Township and will be ineligible to serve.

Mr. Matthews made a motion to reluctantly accept Mr. Ferry's resignation and moved to recommend appointment of John Marbach to fill Mr. Ferry's term as a voting member. Mr. Kalemjian seconded and the motion was carried.

Also, an advertisement will be placed in the Daily Local News for any interested in participating as an ex-officio member of the Commission.

There being no other business, Mr. Flanagan made a motion to adjourn the meeting at 8:09 p.m. Mr. Kalemjian seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper
Administrative Assistant