

**EASTTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
MEETING MINUTES**

**JUNE 7, 2016**

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: John McCarty, Mary Hashemi, and Mike Cappelletti. Also attending: Eugene C. Briggs, Jr., AICP, Assistant Township Manager/Zoning Officer, Kevin McAgdon, Township Engineer, and Joseph Brion, Esq., Solicitor.

**Approval of Minutes from the May 3, 2016 Meeting**

Motion by Mr. Cappelletti and second by Ms. Hashemi to approve the meeting minutes from May 3, 2016; unanimously approved with one correction by Ms. Hashemi.

**LD 109 – 4 Midland Avenue – Preliminary/Final Land Development Plan**

The land development plans propose to construct 16 residential townhouse condominium type units on an existing lot within the VB Village Business Zoning District. The plans propose the removal of an existing commercial building, underground stormwater management detention, public sewer, and public water. George Broseman, Esquire, made a presentation to the Planning Commission and explained the differences in this plan from the land development plan presented to the Commission on April 5, 2016. Mr. Cappelletti expressed dissatisfaction with the proposed entrance, which has been moved from Berwyn Avenue to the northern border of the property on Midland Avenue. He recommended that the Applicant move the entrance to the center of the development, if it is to remain on Midland Avenue. Mr. McCarty also made this recommendation. In addition, he addressed his concerns with the Applicant's definition of "story" as it pertains to the Applicant's interpretation of Township Code. After discussion, it was determined that the Applicant will submit a detailed elevation plan to the Township's Zoning Officer for review. Ms. Hashemi agreed that she would also like the Applicant to provide clarification regarding the height of the proposed structure and expressed privacy concerns with rooftop design. Chairman Stanish expressed concerns with automobile parking stall lengths and the ability for drivers to navigate within the driveway.

Buck Buchanan, the owner of Handel's, which is the adjacent commercial property, stated that, while he believes that the proposed improvements will provide attractiveness to the property, he is concerned about the proposed entrance and subsequent traffic. Nick Kennedy from Berwyn Avenue is concerned over traffic and indicates that students walk on this road. The Applicant will revise the plans to address the consultants' and commissioners' comments and appear before the Planning Commission at a future meeting. Sandy Concannon, of 37 Midland Avenue,

requested that the neighbors receive another notification regarding this application. Justin Buchanan, of 20 Midland Avenue, asked the Planning Commission to take a long-term and comprehensive approach to development in this immediate area.

The Applicant requested an extension for this application. Motion by Mr. Cappelletti and second by Ms. Hashemi to recommend an extension of 30 days from Monday, July 4, 2016 to the Board of Supervisors for approval.

### **Announcements**

Next tentatively scheduled Workshop is Wednesday, July 6, 2016 at 6:30 p.m.

Next regularly scheduled Regular Meeting is Wednesday, July 6, 2016 at 7:00 p.m.

A Comprehensive Plan Task Force Open House will take place on Wednesday, June 15, 7 to 9 p.m. at Beaumont Elementary School (575 Beaumont Road).

Respectfully submitted,

Kate Jones  
Recording Secretary