

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

January 07, 2020

The regular meeting was called to order at 7:00 p.m. by Chair Mark Stanish. Other members present: Mary Hashemi, John McCarty, and Ann Rothmann. Also attending: Eugene C. Briggs, Jr., AICP, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer; Kate Jones, Administrative Coordinator; Kristin Camp, Esq., Planning Commission Solicitor; and Bryan Kulakowsky, PE, Township Engineer.

Election of Chairperson

On a motion by Mr. Stanish and seconded by Ms. Rothmann, the Planning Commission unanimously elected Mary Hashemi as the Chair of the Planning Commission. There were no comments from the public.

Election of Vice-chairperson

On a motion by Ms. Hashemi and seconded by Mr. McCarty, the Planning Commission unanimously elected Ann Rothmann as the Vice Chair of the Planning Commission. There were no comments from the public.

Appointment of Solicitor

On a motion by Mr. Stanish and seconded by Ms. Rothmann, the Planning Commission unanimously appointed Kristin Camp, Esq. as the Planning Commission Solicitor. There were no comments from the public.

December 03, 2019 Meeting Minutes

On a motion by Mr. Stanish and seconded by Ms. Rothmann, the Planning Commission unanimously approved the meeting minutes from December 03, 2019. There were no comments from the public.

SD 526 – 422 Waterloo and 205 Exeter Roads – Preliminary/Final Subdivision and Land Development Plan

This is the third time that the Commission is reviewing this Application. The Applicant proposes to subdivide two residential lots into four residential lots for the construction of two new single-family dwellings. The plan has received the following review letters: Township Engineer review letter dated December 19, 2019; Township Transportation Engineer review letter dated December 18, 2019; Township

Landscape Architect review letter dated December 05, 2019; and Township Zoning Officer review memorandum dated December 20, 2019.

William Brennan, Esq., David Fiorello, PE, Ted Babiy, and Anne Marie Quinn were in attendance representing the Applicant. Ms. Quinn presented new information regarding US Army Corps wetland justification, which was given to the Planning Commission Solicitor for review and comment. Ms. Hashemi opened the floor to the Commission. After discussion, Ms. Hashemi opened the floor to the public and there were no comments.

Mr. Briggs then asked the Applicant for an extension to February 19, 2020 and the Applicant agreed to the extension. No action was taken on this item by the Planning Commission.

SD 528 – 601/631 Lancaster Avenue – Preliminary Subdivision and Land Development Plan

This is the first time that the Planning Commission is reviewing this Plan. The Applicant proposes the demolition of all site improvements and construction of a multifamily building with a total of 71 dwelling units. The Plan has received the following review letters: Township Engineer review letter dated December 31, 2019; Township Transportation Engineer review letter dated December 31, 2019; and Township Zoning Officer review memorandum dated Monday, January 06, 2020.

Denise Yarnoff, Esq., Charles Dobson, PE, Matt Hammond, PE, Jason Dempsey, and Marc Pellicciotta were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public and Avis Yuni, of 231 Waterloo Avenue, Joe Quici, of 604 Lancaster Avenue, and Nik Kharva, of 227 Warren Avenue, asked the Applicant for clarification on various aspects of the Plan.

No action was taken on this item by the Planning Commission.

ZHB 594 – 410 Lancaster Avenue

The Planning Commission first reviewed this Application in December 2019 and recommended denial of all relief requested. Mark Thompson, Esq., was in attendance representing the Applicant. The Applicant has revised its Application to now only request a variance from Section 455-81.B.5.(e) to allow the proposed sign to be located less than 10 feet from the public right-of-way and 15 feet from the neighboring property line. Ms. Hashemi opened the floor to the Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public. Ms. Yuni and Ann Luebbert, of 560 Kromer Avenue, sought clarification regarding the process of animated sign approval.

No action was taken on this item by the Planning Commission.

Devon Train Station Multimodal Access Study Update

Regional Transportation Planners from the Delaware Valley Regional Planning Commission (DVRPC) were in attendance to present DVRPC's progress with its Devon Train Station Multimodal Access Study. The presentation focused on the background work that DVRPC staff has completed thus far and to outline the remaining steps to complete the Study by June of 2019. After discussion, Ms. Hashemi opened the floor to the public and there were no comments. Mr. Briggs stated the presentation will be posted to the Township website and that there will be contact information should members of the public want to comment.

Introduction of Candidates for Planning Commission Vacancy

On October 17, 2019, Tim Brennan resigned from the Planning Commission and left a vacancy for a term expiring December 31, 2021. The Township advertised this vacancy from November 18 to December 13, 2019, and received applications from six interested residents. Jon Donlevie, Mike Dwyer, Nik Kharva, Manny Menendez, and Fred Pioggia were in attendance and introduced themselves to the Board. The sixth candidate previously withdrew from consideration. The Planning Commission will consider these candidates and make a recommendation to Board of Supervisors regarding appointment.

Public Comment

Peter Wacey, of 1049 Beaumont Road, requested that the Commission look into amending its ordinance for animal regulation, so that it is less restrictive regarding the housing of farm animals as pets. After discussion, the Commissioners asked him to return to them at a later meeting with more details of the proposed amendments.

Announcements

The next tentatively scheduled Workshop is Tuesday, February 04, 2020 at 6:30 p.m. and the next regularly scheduled Regular Meeting is Tuesday, February 04, 2020 at 7:00 p.m.

Adjournment

The meeting adjourned at 09:35 p.m.

Respectfully submitted,

Kate Jones
Recording Secretary