

EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 05, 2022

Call to Order:

The Planning Commission (PC) meeting was called to order at 7:00 p.m. by Planning Commission Chair, Ann Rothmann. Other members present: Nik Kharva, Vice Chair, Mary Hashemi, Mark Stanish and Paul Salvaggio. Also attending: Don Curley, Assistant Township Manager, Matt Lubitz, Planning and Zoning Officer and Tom Oeste, Planning Commission Solicitor. Additionally, Bryan Kulakowsky, Township Engineer, Chris Williams, Township Traffic Engineer, and Tom Comitta, Township Planning Consultant were in attendance.

March 01, 2022 Regular Meeting Minutes:

Chair Ann Rothmann made a motion to approve the March 01, 2022 minutes. Planning Commissioner, Mary Hashemi seconded the motion. Mrs. Rothmann called for any revisions to the minutes. Mrs. Rothmann called for public comment. There was no public comment. Mrs. Rothmann called for the vote. The motion carried 5-0.

Subdivision and Land Development:

SD 541 – 62 and 72 Central Avenue – The Applicant, Andrew Knoll, presented the revised Plan which proposes to consolidate five existing lots, subdivide the consolidated property into four lots and construct a twin dwelling on new Lots 2 and 3 containing two dwelling units. The Planning Commission discussed the Plan and asked questions of the Applicant, Staff and Consultants. Mr. Stanish made a motion that the Planning Commission recommend that the Board of Supervisors grant approval of the Preliminary/Final Subdivision Plan for SD 541 62-72 Central Avenue last revised March 15, 2022 with the following conditions:

1. The Applicant shall comply with all outstanding comments and recommendations in the following Township review correspondence:
 - McMahon Associates correspondence dated March 30, 2022
 - ARRO correspondence dated March 30, 2022
 - Thomas Comitta Associates memo dated March 28, 2022
 - Matt Lubitz, Township Planning and Zoning Officer, memo dated March 28, 2022
2. The Applicant will mill and overlay Central Avenue to its full width along the entire frontage of the four new lots.
3. The architectural elevations of the new twin dwelling shall substantially comply with the conceptual elevations prepared by McIntyre Capron & Associates, PC (undated) and presented to the PC.

The motion was seconded by Planning Commissioner Paul Salvaggio. Mrs. Rothmann called for public comment. There was no public comment. Mrs. Rothmann called for the vote. The motion carried 5-0.

SD 539 & CU 110 – 215 and 219 West Lancaster Avenue – Mr. Andrew Stohl, Applicant Attorney, was in attendance on behalf of the owner, Maserati of the Main Line, to present the Plan which proposes to consolidate three lots and construct an asphalt surfaced vehicle inventory storage lot to be used in conjunction with an existing automobile dealership located on the consolidated property. The Applicant is also requesting approval of the expansion of an existing automobile sales use, which is permitted by Conditional Use in the Planned Business Office District by Ordinance section 455-16.B(5). Also in attendance on behalf of the applicant were Mark Stanislaw, Chairman and Owner of Maserati of the Main Line, Frank Tucci, General Manager, and Dan Matsen, Engineer. The PC asked questions of the Applicants, Township Consultants and Staff. Mrs. Rothmann made a motion that the PC recommend that the Board of

Supervisors grant approval of the Preliminary/Final Subdivision Plan and CU 110 with the following conditions:

1. The Applicant shall comply with all outstanding comments and recommendations in the following Township review correspondence:
 - McMahan Associates, Inc. correspondence dated March 30, 2022
 - ARRO correspondence dated March 28, 2022
 - Thomas Comitta Associate (TCA) memo dated March 28, 2022
 - Matt Lubitz, Planning and Zoning Officer memo dated March 29, 2022
2. In addition, to comply with the TCA memo dated March 28, 2022, the Applicant shall generally comply with the landscaping sketch prepared by TCA for the south side of the storage lot as presented to the PC; and shall supplement the landscaping with a hedge or other landscape buffer, satisfactory to TCA, on the southern side of the vehicle storage lot to obscure the view of the stored vehicles from Lancaster Avenue.
3. The Applicant shall continuously maintain the required landscaping and replace diseased, dying or dead landscaping on the consolidated property, as necessary. A note shall be added to the Plan.
4. Loading and unloading vehicles from trucks parked on Lancaster Avenue shall be prohibited. A note shall be added to the Plan.
5. The existing driveway on the western side of the consolidated property shall be permanently closed and a note shall be added to the Plan.

The curb proposed for the western side of the vehicle storage lot shall be designed and installed to assure stability and prevent collapse due to lateral pressure. This design and installation shall be satisfactory to the Township Engineer and the plan shall be amended.

The PC had no objection to the requested waivers subject to compliance with recommendations and conditions of the Township Engineer. And, during the CU hearing, the Applicant must show that the expansion to the auto sales use complies with the relevant standards for review set forth in Section 45-104 of the Township Ordinance.

The motion was seconded by Planning Commissioner Nik Kharva. Mrs. Rothmann called for public comment. Kate Doms, 1230 Leopard Road, commented on grading and drainage. Mrs. Rothmann called for the vote. The motion carried 5-0.

Conditional Use:

CU 112 – 277 Blackburn Drive – Mr. Stanish recused himself from this agenda item. The Applicant is seeking Conditional Use approval to permit certain grading and stormwater management and sanitary sewer lines within the riparian buffer zone as permitted by the Zoning Hearing Board (ZHB) in their February 17, 2022 Decision. The Planning Commission asked questions of the Applicant, Consultants and Staff. Mrs. Rothmann called for public comment. Jill Summer, a member of the Saybrook HOA Board, commented on the ZHB's decision and the process. Tim Connors, 271 Blackburn Drive, commented on the riparian buffer. Mrs. Rothmann made a motion to recommend to the Board of Supervisors to allow for the temporary disturbance of the riparian buffer for installation of the sanitary sewer lines and stormwater management with the condition that the applicant submit the riparian buffer and conservation plans, the work must comply with all other Township rules and regulations and that the area must be maintained as it is today. Mrs. Hashemi seconded the motion. Mrs. Rothmann called for public comment. Stephanie Connors commented on the stormwater plan and water issues. Mrs. Rothmann called for the vote. The motion carried 4-0.

Other Business:

Consideration of Prospective Traffic Control Interventions (for Pedestrians and Bicyclists) – Mr. Kharva summarized this agenda item. The Planning Commission discussed prospective improvements for pedestrians and bicyclists in the Township and asked questions of the Staff. Mrs. Hashemi made a motion to recommend to the Board of Supervisors that the Township proceed with an analysis of prospective interventions on Newtown Road (from Waterloo Avenue to Tenby Lane) and on the U-shaped corridor (in Berwyn). The analysis should evaluate the feasibility and provide planning level cost estimates for the interventions as described in Don Curley’s memo dated March 22, 2022 entitled, “Prospective Traffic Control Interventions” and that the U-shaped corridor is identified in the Comprehensive Plan as an area for prospective improvement. Mrs. Rothman seconded the motion. Mrs. Rothmann called for public comment. There was no public comment. Mrs. Rothmann called for the vote. The motion carried 5-0.

Consideration of Planning Commission Responsibilities

1. The PC evaluated the prospective substitution of review of applications (for demolition of historic assets) by the Historic Commission instead of by the PC. The PC agreed, by unanimous consent, that it believes that its review and recommendations provide value to the process of protecting historic assets and that that value is complementary to the value of review provided by the HC, not a substitute to the value of review by the HC.
2. Additionally, the PC evaluated the prospective benefit of being relieved of the assignment to review Zoning Hearing Board (ZHB) applications in order to provide the PC more time to concentrate on planning considerations. The PC agreed, by unanimous consent, that it believes that its review and recommendations provide value to the ZHB application process.

Public Comment:

Mrs. Rothmann called for public comment. There was no public comment.

Announcement:

The next regularly scheduled meeting is May 03, 2022 at 7:00 p.m. with a workshop at 6:30 p.m.

Adjournment:

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Susan Greene
Administrative Assistant to the Township Manager