

**EASTTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 01, 2022**

**Call to Order:**

The Planning Commission 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, Tom Comitta, Township Planner, and Tom Oeste, Planning Commission Solicitor.

**January 04, 2022 Regular Meeting Minutes**

Chair Ann Rothmann called for any corrections to the minutes. Mr. Stanish noted a change to the Public Comment section of the minutes. Mr. Stanish made a motion to approve the January 04, 2022 minutes with that change. Vice Chair Kharva 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.

**Subdivision and Land Development**

**62-72 Central Avenue**

The Applicant Engineer was in attendance to present the plan for this property which currently contains two homes. The Applicant proposes to build two additional townhomes with two shared driveways to serve all four units (two new and two existing). The Planning Commission discussed the plan with the Applicant and the Township Consultants including widening the road and how this connects with the Berwyn Parking Study. Although the Applicant has made updates to the Plan in response to the Consultant review letters, this updated plan was not submitted to the PC prior to tonight's meeting. Mr. Oeste advised that to save time and money, the Plan could next be submitted as a Preliminary/Final. Mr. Lubitz confirmed that no waiver would be required to submit a Preliminary/Final Plan. Mrs. Rothmann called for public comment. There was no public comment. Mr. Oeste noted that an extension of time would be needed and the Applicant agreed to provide a 90-day extension.

**Zoning Hearing Board Applications**

**ZHB 635 – 1532 Sugartown Road** – The Applicant and their attorney were in attendance to present the plan which requests a variance from the minimum front yard setback in order to construct an in-ground swimming pool, pool deck and pool utilities within the minimum required setback of 60 feet. The pool deck and pool utilities would be set back 38.1 feet and 29.3 feet respectively from the right-of-way line of Sugartown Road. Mrs. Rothmann called for a motion. Mr. Salvaggio made a motion that the PC recommend that the ZHB deny the variance request as proposed since the variance would permit an active recreational use in the front yard and the request is a significant encroachment into the front yard open space, both of which are contrary to the intent of the Zoning Ordinance. The PC also noted that the pool could be reduced in area, reoriented or relocated as could the pool utilities to avoid or reduce the front yard encroachment. The motion was seconded by Mrs. Hashemi. Mrs. Rothmann called for public comment. There was no public comment. Mrs. Rothmann called for the vote. The motion carried 5-0.

### **ZHB 636 – 416 Green Hill Lane**

The property owners and their architect were in attendance to present their plan to construct a detached one and one-half car garage to house a handicapped accessible van used to transport the owners' son. The Applicants request a variance from the minimum side yard setback of 20 feet in order to construct the garage which would be set back 12 feet from the side lot line. The Planning Commission discussed the plan and asked questions of the applicant. Mrs. Rothmann called for a motion. Mrs. Hashemi made a motion that the PC recommends that the ZHB deny the variance from the minimum side yard setback. Mr. Stanish seconded the motion. The PC was appreciative of the applicants' care for their son and their desire to garage the van. They noted that the garage could be relocated toward the rear of the property and out of the side yard and still meet the needs of the applicants. The PC does not favor encroachment into the required yard open space, which is contrary to the intent of the Zoning Ordinance. Mrs. Rothmann called for public comment. Mark Ward, 208 Dorset Road commented on the recommendation. Mrs. Rothmann called for the vote. The motion carried 4-1 with Mrs. Rothmann voting nay.

### **Historic Asset Demolition Applications**

**226 Exeter Road** – The Planning Commission discussed the merits of the demolition permit. The property is improved with an historic carriage house structure which is used as a residence. The owner proposes to demolish an existing small porch and construct a new covered porch and a garage addition on the south side of the building which will be accessed from Fairfield Road. The renovation also includes demolition of small areas of the existing building walls to enlarge window and door openings. Kathleen Weiss, Historical Commission (HC) PC liaison, noted that the HC reviewed the plans and recommends approval as proposed. Mrs. Hashemi made a motion that the PC recommend that the Board of Supervisors support this application. Mr. Stanish 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.

### **422 W. Waterloo Road**

Ted Babiy, the Applicant, was in attendance to present the plan. The property was previously subdivided into three lots. Lot 1 is improved with an historic single-family detached dwelling. The core of the dwelling consists of two structures, one approximately 200 years old and the other approximately 100 years old. The dwelling was improved over the years with several additions. The owner proposes to demolish several building additions that were constructed in 2008 around the existing core historic structures. The Applicant proposes to construct an addition which will be architecturally consistent with the core structures that will remain. Kathleen Weiss noted that the HC supports the demolition. Mrs. Rothmann made a motion that the PC recommend that the Board of Supervisors approve this demolition permit application. Mrs. Hashemi 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.

### **439 Beaumont Road**

The Applicant was in attendance to present their plan which proposes to demolish the existing roof and reconstruct it at a greater height to provide additional, functional living space. The renovation will also include the construction of a vestibule and new façade treatments consistent with the historic character of the building. The HC reviewed the plans and recommended approval as proposed. The PC discussed the plan and asked questions of the applicant. Mr. Stanish made a

motion that the PC recommend that the Board of Supervisors approve this demolition application. Mr. Kharva seconded the motion. Mrs. Rothmann called for public comment. Cheryl Harper, 214 Pheasant Hill Drive and HC Member, commented on the demolition. Mrs. Rothmann called for the vote. The motion carried 5-0.

**Conditional Use Application:**

**CU 111 – 119 Lancaster Avenue**

Mr. Oeste recused himself and Michael Crotty, Township Conflict Solicitor took over. The Applicant was in attendance to present their plan to place nine (9) parking spaces within the front yard of 119 Lancaster Avenue. This application was a continuation of a project that the PC has reviewed on several prior instances. The Applicant indicated that four (4) of the parking spaces are existing, while five (5) new parking spaces in the front yard will be provided as part of their larger effort to use and rehabilitate the building on the property for commercial use. Mrs. Hashemi made a motion that the Planning Commission recommend that the BOS approve the conditional use relief sought under Section 455-74.B(2) subject to the applicant addressing the review comments of Thomas Comitta and Associates dated January 20, 2022 to the satisfaction of the Township (with the exception of TCA comments 3.3 and 3.5 which are not applicable). Mr. Salvaggio seconded the motion. Mrs. Rothmann called for public comment. Cheryl Harper commented on landscaping from the 1950s. Mrs. Rothmann called for the vote. The motion carried 5-0.

**Other Business:**

Mrs. Hashemi announced that the Environmental Advisory Council (EAC) will be discussing tree canopy at their meeting on February 24<sup>th</sup>.

**Public Comment:**

Mrs. Rothmann called for public comment. There was no public comment. Mrs. Rothmann welcomed Supervisor Unger as the PC liaison and Supervisor Fadem as the PC Alternate Liaison.

**Announcement:**

The next regularly scheduled meeting is March 01, 2022 at 7:00 p.m. with a workshop at 6:30 p.m.

**Adjournment:**

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

*/s/Sharon Norris*

Sharon Norris  
Administrative Assistant to the Township Manager