

**EASTTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**APPROVED**  
**APRIL 06, 2021**

**Call to Order:**

The regular meeting was called to order at 7:01 p.m. by Chairperson Mary Hashemi. Other members present: Vice-chairperson Ann Rothmann, Mark Stanish, Nik Kharva, and Paul Salvaggio. Also attending: Eugene Briggs, AICP, CZO, Township Manager; Don Curley, Assistant Township Manager, Sharon Norris, Administrative Assistant to the Township Manager; Tom Oeste, Esquire, Planning Commission Solicitor; Bryan Kulakowsky, Township Engineer; Lisa Thomas, RLA, AICP, LEED AP, Township Planner; and Chris Williams, Township Traffic Engineer. Chairperson Hashemi announced that the Planning Commission meetings are now being recorded and will be available to the public on the Township website.

**March 02, 2021 Regular Meeting Minutes:**

Ms. Hashemi asked the Planning Commission members if they had any edits to the draft minutes. Mr. Stanish made a motion to approve the minutes as distributed. The motion was seconded by Vice Chair Rothmann. Ms. Hashemi called for the vote. The motion passed 5-0.

**Subdivision and Land Development Plan Applications:**

**SD 533 – 578 Lancaster, 4 Midland and 5 Woodside Avenues – Preliminary Subdivision and Land Development Plan for Mixed Use Building** – Commissioner Stanish recused himself from this discussion. Mr. Briggs gave a brief summary of this mixed use development plan for the property known as the “Berwyn Square” property. This project proposes to consolidate three existing lots and redevelop the consolidated lot with a 129,000 Sq. Ft. multi-story mixed use building consisting of 112 multi-family units and 3 commercial units. Mr. George Broseman, representing the applicant, gave a brief history of the plan and acknowledged there is risk associated with submitting this plan as the height variance is currently being appealed by some residents. This mixed use plan provides for retail along Lancaster Avenue and the plaza provides open space for the community to enjoy. The applicant, Mr. Todd Pohlig, noted that the plan incorporated feedback from neighbors, the Planning Commission and the Township consultants, including architectural changes. Mr. Pohlig showed a visual comparison between this mixed use building plan and the multifamily building plan which will be considered later in the meeting. The Planning Commission discussed the plan and asked questions of the Applicant. They thanked Mr. Pohlig for this new design and his efforts to integrate the Planning Commission comments and residents’ feedback into the plan.

Ms. Hashemi called for public comment on the mixed use plan only. Mark Ward, 208 Dorset Road, commented on zoning being consistent with the Comprehensive Plan. Additionally, he commented on the validity of the approved plan if the property is sold. Cheryl Harper, 214 Pheasant Run Drive, commented positively on this new plan and also commented on building materials. Scott Carpenter, 539 Woodside Avenue, commented on density and the similarity of this plan and the plan under review in Court. Michael Cappelletti, 606 Midland Circle, commented positively on the project. Michael DeFlavia, 125 Bartholomew, commented on scale and density and asked for clarification on the status of the plan and whether the height variance applies to this plan. Joe Kohn, 240 Sugartown Road, commented on the plan currently in Court, density, the status of the various plans and

reducing the number of units. Avis Yuni, 231 Waterloo Avenue, thanked the applicant for listening to the residents and including the plaza in the multifamily building. Kevin Marks, 537 Midland Avenue, commented on whether approval stays with the property if it changes ownership. John Leone, 17 Woodside Avenue, commented on density, traffic, the scale of the building and emergency services.

After discussing the consultant review letters, the applicant asked the Planning Commission to make a recommendation to the Board of Supervisors for approval. The Commission's consensus was that the applicant should revise the plan based on the items in the consultant review letters and come back to them in May.

**SD 537 – 578 Lancaster, 4 Midland and 5 Woodside Avenues – Preliminary Subdivision and Land Development Plan for Multifamily Building** – Mr. Briggs summarized the project which proposes to consolidate three lots and redevelop the consolidated lot with a 62,821 Sq. Ft. multi-family building consisting of 116 units. This is a new plan, and is a revised version of the plan that went before the Board of Supervisors and was denied. Mr. Broseman provided renderings of all sides of the building as requested and the members were appreciative of these visuals. The applicant and the Planning Commission discussed the consultant review letters. Before making any decisions, the Commissioners asked the Solicitor to summarize the Board of Supervisors denial of this plan. Ms. Hashemi called for public comment. Mark Ward commented on lot consolidation. Joe Kohn commented on the renderings and the status of the plan. Cheryl Harper questioned why the Planning Commission is reviewing the plan.

With Mr. Oeste's guidance, the Planning Commission determined that the applicant should clean up their plans and return in May with both plans. Mr. Broseman noted that they will not be able to meet the Open Space requirement that the BOS is seeking and will return seeking the Planning Commission's recommendation for approval of both plans.

**Conditional Use Application:**

**CU 108 – 119 Lancaster Avenue – Automobile Sales Use** – Mr. Eli Kahn, owner of this property, the former Studebaker building, explained that due to the zoning changes the Township had been considering, he did not want to lose the automobile use for this property. The only way to ensure this was to file a Conditional Use application. At this time, Mr. Oeste recognized that his firm has represented the Applicant and got approval from the applicant and the Planning Commission that he could continue representing the Planning Commission during this discussion. Ms. Alyson Zarro, representing Mr. Kahn, went through the project, plan and review letters. There was discussion on the parking spaces and the need to find a plan that shows them as existing. Planning Commissioners questioned specifics about applying criteria to the Conditional Use recommendation. Ms. Hashemi called for public comment. Mark Ward commented on the parking spaces. Joe Kohn commented on requiring a rendering of what the property would look like before approving the Conditional Use. Cheryl Harper commented on the mid-century modern façade and the appearance of the building.

Mr. Kahn will be submitting a sketch plan which proposes to demolish a portion of the existing 22,708 Sq. Ft. commercial building to total a 15,491 Sq. Ft. commercial building and add 58 off-street parking spaces in time for the next Planning Commission.

## **Zoning Hearing Board Applications**

**ZHB 614 – 534 Annadale Drive** – The Planning Commissioners discussed this plan which seeks a variance from Section 455-48.A(7) of the Zoning Ordinance to permit the installation of an in-ground swimming pool that will encroach approximately 7 feet into the required 20-foot rear yard setback. The applicant gave a brief summary of the project. The Planning Commission acknowledged that they, as a rule, they do not support these types of variances since they are in conflict with what the Ordinance states. Ms. Hashemi called for a motion. Mr. Stanish made a motion that the Zoning Hearing Board not approve this application as it is not good planning to allow the pool to encroach so far into the rear yard and so close to the adjacent homes. Mr. Salvaggio seconded the motion. Ms. Hashemi called for public comment. There was no public comment. Mr. Oeste added the following to the motion, “and the pool is too close to the existing house and stairwell.” The motion carried 5-0.

**ZHB 615 – 935 Pinecroft Road** – Mr. Briggs summarized that the Applicants seek a variance from Section 455-14.A and Table 3.2 of the Zoning Ordinance to permit the construction of a home addition that will encroach approximately 19 feet into the required 40 foot rear yard setback for the purpose of a sun room. The applicant was not in attendance. Ms. Hashemi made a motion that the Zoning Hearing Board not support this application because encroaching into the rear yard would make the structure too close to the adjacent property. The motion was seconded by Mr. Stanish. Ms. Hashemi called for public comment. There was no public comment. The motion carried 5-0.

## **Other Business:**

**Village of Berwyn/Library Parking Study Recommendations** – Mr. Kharva gave a presentation on the concepts of complete streets and road diets. The term “road diet” is used to describe reallocating street space for turning lanes, improved pedestrian facilities, and public on-street parking by repurposing the second travel lane in each direction. The concept of complete streets refers to streets designed and operated to enable safe use and support mobility for all users which includes people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. Due to the late hour, the Planning Commission decided to hold additional discussion and questions on this topic at a future meeting to be scheduled. Mrs. Hashemi called for public comment. There was no public comment.

**Bee Hive Code Amendment Request** – Ms. Hashemi explained that a resident has asked the Township to consider changing the Ordinance to allow for smaller parcels to be able to keep bees. The PC will add this to their Omnibus Code Amendment Project list. This project will begin in early summer.

**Procedures for Public Comment at Planning Commission Meetings** – Ms. Hashemi presented a revised draft of this document updating how correspondence gets into the Planning Commission packet. She also adjusted the language on the public comment time limits, noting that these procedures are meant to be guidelines and are flexible. The Planning Commission briefly discussed the revisions. Ms. Hashemi made a motion to adopt the Procedures for Public Comment at Planning Commission Meetings. The motion was seconded by Mr. Salvaggio. Mrs. Hashemi called for public comment. Avis Yuni commented on the length of time people are permitted to speak, getting permission in advance to speak longer, and the signup sheet. The motion was tabled.

**Public Comment:**

Mrs. Hashemi called for public comment. John Leone commented on the Berwyn Square plans and the size of the project.

**Announcements:**

The next regularly scheduled meeting is Tuesday, May 04, 2021, at 7:00 p.m. preceded by a Workshop meeting at 6:30 p.m.

**Adjournment:**

The meeting was adjourned at 11:34 p.m.

Respectfully submitted,

*/s/Sharon Norris*

Sharon Norris

Administrative Assistant to the Township Manager