

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

**May 05, 2020**

The regular meeting was called to order at 7:00 p.m. by Chair Mary Hashemi. Other members present: Ann Rothmann, Mark Stanish, Nik Kharva, and Paul Salvaggio. Also attending: Eugene Briggs, AICP, CZO, Director of Planning and Zoning; Michael Gill, Esq., Acting Planning Commission Solicitor; and Bryan Kulakowsky, PE, Township Engineer.

**February 24, 2020 Special Meeting and March 03, 2020 Regular Minutes**

On a motion by Ms. Rothmann and seconded by Mr. Salvaggio, the Commission unanimously approved the meeting minutes from February 24, 2020 and March 03, 2020.

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

The Applicant proposes the demolition of all site improvements and construction of a multifamily building with a total of 67 dwelling units. Charles Dobson, PE; Matt Hammond, PE; Jason Dempsey; and Mike McCloskey 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 Maurice Weintraub, of 209 Darby Road, Stacey Ballard, of 72 Main Avenue, and Michael DeFlavia, of 125 Bartholomew Road, asked the Applicant for clarification on various aspects of the Plan.

On a motion by Mr. Stanish and seconded by Mr. Salvaggio, the Commission unanimously voted to recommend approval conditioned upon the following:

1. Compliance with the ARRO review letter dated April 20, 2020.
2. Compliance with the McMahon Associates, Inc. review letter dated April 24, 2020.
3. Compliance with the Zoning Officer review memorandum dated April 30, 2020.
4. Re-evaluation of the sufficiency of internal directional signage to the satisfaction of the Township Engineer
5. Revision of the building elevations to ensure consistency between those elevations and the Grading Plan.
6. Payment of the fee-in-lieu required pursuant to Section 400-58 of the Township Code and, accordingly, rejection of the Applicant's request to treat the fitness center which it will construct within the proposed apartment building as a community facility as required pursuant to that Section.
7. Granting waivers from Sections 400-22.B., 400-23.B., and 388-18.K.(2)

**ZHB 601 – 666 Augusta Court**

The Applicant proposes to demolish an existing nonconforming deck and install a new nonconforming deck in the same footprint. Applicant is requesting a variance from Section 455-132, definition of a deck, to either allow a new deck with a height over 30 inches to encroach two feet into the 20-foot rear yard setback or to exceed 30 inches, where decks over 30 inches shall meet all applicable setbacks. David Scaggs, Esq., was 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 there was no comment.

On a motion by Mr. Stanish, and seconded by Ms. Rothmann, the Commission unanimously voted to not take a position on the Application.

**ZHB 602 – 422 Waterloo Road**

The Applicant is proposing a subdivision and land development on a property with a defined watercourse and its associated riparian buffer zone. A variance is requested from Section 274-18, to not impose a riparian buffer zone around the defined watercourse, where a 50-foot riparian buffer zone is required. Ted Babiy was 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 there was no comment.

On a motion by Mr. Stanish, and seconded by Ms. Rothmann, the Commission unanimously voted to deny the variance.

**Public Comment**

There was no comment.

**Announcements**

The next tentatively scheduled Regular Meeting is Tuesday, June 02, 2020 at 7:00 p.m.

**Adjournment**

The meeting adjourned at 9:02 p.m.

Respectfully submitted,



Eugene C. Briggs  
Recording Secretary