

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

July 07, 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; Kristin Camp, Esq., Planning Commission Solicitor; Bryan Kulakowsky, PE, Township Engineer; and Chris Williams, PE, Township Transportation Engineer.

May 05, 2020 Regular Meeting Minutes

On a motion by Ms. Rothmann and seconded by Mr. Stanish, the Planning Commission unanimously approved the meeting minutes from May 05, 2020.

Consider Board of Supervisors Request on Devon Center Master Planning/Zoning Amendment Project.

The Planning Commission last held a Special Meeting on February 24, 2020 to discuss this project. Due to COVID-19 and the Governor's Stay-at-Home Executive Order necessitating virtual meetings, the Planning Commission previously decided to not schedule its next Special Meeting for this project. At the Board of Supervisors June 01, 2020 meeting, it requested that the Planning Commission consider making this project a priority proceeding with a recommendation on final zoning amendments or that the project be terminated. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public. Michael DeFlavia, of 125 Bartholomew Road and Mark Ward, of 208 Dorset Road, commented on the available project options, Vision Partnership Program grant, public participation, and Planning Commission minutes.

On a motion by Mr. Stanish and seconded by Mr. Salvaggio, the Planning Commission unanimously voted to proceed with making a recommendation on zoning amendments and holding its next special meeting in September.

SD 528 – 601/631 Lancaster Avenue – Final 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; and Jason Dempsey were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public. Mark Ward, of 208 Dorset Road, 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. Kharva, the Planning Commission voted with four votes in favor and Ms. Rothmann abstaining to recommend approval conditioned upon compliance with the ARRO review letter dated June 22, 2020 and McMahon Associates, Inc. review letter dated June 26, 2020.

ZHB 603 – 260 Blackburn Drive

The Applicant seeks a variance from Section 455-14, Figure 3-2 Dimensional Requirements Table to increase the existing nonconforming impervious surface by 1,358 square feet. Debra Shulski, Esq., and Neeraj Chopra were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Ms. Hashemi, and seconded by Mr. Stanish, the Planning Commission, with at four to one vote, recommended that the requested variance be granted.

ZHB 604 – 228 Chester Road

The Applicant proposes to construct a 430 square foot driveway addition. A variance is requested from Section 455-14.A. to increase the existing nonconforming impervious surface from 19.15% to 19.87% where the maximum allowable impervious surface is 18.5%. Greg Garabedian and Michele Garabedian were in attendance representing the Applicant. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public and there was no comment.

On a motion by Ms. Hashemi, and seconded by Mr. Salvaggio, the Planning Commission, with at four to one vote, decided to not take a position on the Application.

Discuss the Status of Pending Planning Commission Projects

Ms. Hashemi introduced the following projects: Village of Berwyn/Library Parking Study, sidewalk installations, and code amendments, which were put on hold due to COVID-19 and the Governor's Stay-at-Home Executive Order necessitating virtual meetings. Ms. Hashemi opened the floor to the Planning Commission for discussion. After discussion, Ms. Hashemi opened the floor to the public. Mark Ward, of 208 Dorset Road, and Peter Wacey, of 1049 Beaumont Road, commented on public comment time limits and desired code amendments.

The Planning Commission agreed to move forward with the projects as follows: to discuss the Village of Berwyn/Library Parking Study recommendation at its August 4th meeting, to bring recommendations on sidewalk installations to the Board of Supervisors in the fall, and to work on the code amendments after the Devon Center Zoning Amendment project is completed.

Public Comment

Michael DeFlavia, of 125 Bartholomew Road, commented on the public comment portion of the agenda and the Vision Partnership Program grant reimbursement parameters.

Peter Wacey, of 1049 Beaumont Road, commented on his desired code amendment.

Announcement

The next tentatively scheduled Regular Meeting is Tuesday, August 04, 2020 at 7:00 p.m.

Adjournment

The meeting adjourned at 10:13 p.m.

Respectfully submitted,



Eugene C. Briggs
Recording Secretary