

**EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 08, 2021**

Call to Order:

The regular meeting was called to order at 7:00 p.m. by Chairperson Mary Hashemi. Other members present: Vice Chairperson Ann Rothman, Mark Stanish, and Nik Kharva. 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; Mike Crotty, Esquire, Township Alternate Solicitor; Bryan Kulakowsky, Township Engineer; and Chris Williams, Township Traffic Engineer. Mrs. Hashemi reviewed the recently adopted Public Comment Procedures and reviewed meeting protocol.

June 01, 2021 Regular Meeting Minutes:

Chairperson Hashemi asked the Planning Commission members if they had any edits to the draft minutes. Mrs. Hashemi noted a revision to page 4 under "Sidewalk Map" to delete "the PC discussed" and replace with "The BOS asked the PC to evaluate...". Mr. Kharva had a change to the first paragraph under SD 533, the entire sentence starting with "Mr. Kharva discussed incorporating..." should be deleted. Mrs. Hashemi called for a motion to approve the amended minutes. Mrs. Rothman made the motion to approve the minutes as revised. Mr. Kharva seconded the motion. Mrs. Hashemi called for public comment. Michael DeFlavia, 125 Bartholomew Road, commented on the Public Comment Policy. Ms. Hashemi called for the vote. The motion passed 4-0.

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 – Mr. Stanish recused himself from this discussion. Mr. George Broseman, Mr. Rob Lambert and the property owner, Mr. Todd Pohlig, were in attendance to present the revised plan which eliminated one story of the building to comply with the height requirement and has fewer units. The Planning Commission discussed the plan with the Applicant and the consultants. Mrs. Hashemi called for public comment. Buck Buchanan, 683 Wetherby Lane, thanked the PC for their review. Michael DeFlavia commented on reduction in units and unit density. Scott Carpenter, 539 Woodside Avenue, commented on traffic flow. Francine Danenhower, 557 Woodside Avenue, commented on changes to the plan, density, and traffic. Cheryl Harper, representing the Historic Commission, commented on the architectural design and features, density and the removal of the tree. John Leone, 117 Woodside Avenue, commented on recusals, density, open space, traffic, and trees. Debbie Dooling, 736 Berwyn Avenue, commented on traffic, bedroom units, number of students living in the building. Francine Danenhower commented on traffic engineering studies. John Leone commented on the name of the applicant and submitting financial information. Joe Kohn, 240 Sugartown Road, commented on the Plan, the height variance being appealed in court, traffic, and cleanup of the site. Mrs. Hashemi made a motion that the Planning Commission recommend to the Board of Supervisors that they grant approval of SD 533, Preliminary Land Development and Lot Consolidation Plan Berwyn Square Mixed Use Building, 578 Lancaster, 4 Midland and 5 Woodside Avenue consisting of 15 plan sheets dated October 05, 2020; last revised June 16, 2021 (the revised plan) prepared by Site Engineering

Concepts, LLC, Stuart Landscape Architects and Bernardon Architects – Applicant/Equitable Owner: Berwyn Owner, LLC, subject to the following conditions:

1. The Applicant and the application shall comply with all outstanding comments and recommendations in the following Township review memorandum and correspondence:
 - a. Eugene C. Briggs Zoning Officer’s review memorandum dated July 02, 2021;
 - b. ARRO, Township Engineer, review letter dated June 21, 2021;
 - c. McMahon Associates, Township Traffic Engineer review letter dated June 23, 2021;
2. The Applicant and the design and construction of the proposed mixed-use building and exterior spaces depicted on the Revised Plan shall substantially comply with the following: a) Architectural Renderings, Drawings ASK-01 through 08, and the Street Wall and Building Height Diagrams, Drawings ASK-09 and ASK-10 all dated June 15, 2021; b) the plan titled “Berwyn Square Mixed Use Illustrative Plan With Use Overlay” dated June 16, 2021; which were all submitted with the application;
3. The Applicant shall evaluate the future traffic conditions of the intersection of Woodside Avenue and Lancaster Avenue in cooperation with McMahon Associates and implement any changes approved by and satisfactory to the Township subject to PennDOT approval which may include prohibition of the left turn movement and/or designation of Woodside Avenue as one-way southbound;
4. The Applicant shall confirm in writing that the Application (SD 533) is amended to request approval of the Revised Plan as defined hereinabove and the Revised Plan is substituted and replaces the Prior Plan as defined.

The Planning Commission also recommended that the BOS approve the following waivers:

- 1) Section 388-17.A which regulates post-construction stormwater runoff, provided the Applicant receives NPDES permit approval;
- 2) Section 388-18 which regulates stormwater infiltration, provided the applicant receives NPDES permit approval;

Mr. Kharva seconded the motion. Mrs. Hashemi asked for public comment. Cheryl Harper commented on having all Planning Commission members present for the vote. John Leone commented on the decision. Michael DeFlavia commented on the appeal in Court. Mrs. Hashemi called for the vote. The motion carried 3-0.

Zoning Hearing Board Application:

ZHB 622 – 311 Lancaster Avenue – Mr. Andrew Stoll was in attendance representing the applicant, the Lamborghini dealership. Dan Matson, Applicant Engineer, Frank Tucci, General Manager and President, Robert D’Stanislo were also in attendance on behalf of this application. Mr. Stoll gave a brief history of the property and the reason for requesting the variance. The Planning Commissioners discussed this application with the Applicant. Mr. Stanish made a motion that the Planning Commission recommend that the Zoning Hearing Board not approve this variance and noted that the Applicant has access to a larger sign through Section 455-82-A.2(d) of the Zoning. Mrs. Rothman seconded the motion. Mrs. Hashemi called for public comment. Michael Wacey, 1049 Beaumont, commented on hardship. Cheryl Harper commented on consistency. Mrs. Hashemi called for the vote. The motion carried 4-0.

ZHB 623 – 119 Lancaster Avenue – Mr. Oeste recused himself and Mr. Michael Crotty, Alternate PC Solicitor, was in attendance to assist the Planning Commission with this agenda topic. The Applicant Eli Kahn and his attorney, Alison Zarro, were in attendance to present the plan. The Planning

Commissioners reviewed the plan and asked questions of the Applicant and the staff. Upon further discussion, the Applicant will revise the plan to address the loading area issues and return to the PC before going before the ZHB. The PC noted they would like to support the project in any way they can within the confines of the zoning. Mrs. Hashemi called for public comment. Buck Buchanan, commented on permeable material in the loading area. Mark Ward, 208 Dorset, commented on impervious surface and variances. Cheryl Harper commented on input from the HC, historic resources, historic designation and appropriateness of the plan. Joe Kohn, 240 Sugartown Road, commented on the project. The Applicant will return to a future meeting.

Other Business:

Omnibus Zoning Amendment Update – Mr. Curley updated the Planning Commission that the Draft Code Amendments will be posted on the Township website by July 20 and will appear on the August PC agenda. The PC and staff discussed some of the proposed amendments. Mrs. Hashemi called for public comment and there was no public comment.

Update from the Planning Commission’s Liaison to the Historic Commission – Mrs. Rothman gave a brief summary of the June 09, 2021 Historic Commission meeting.

Mr. Kharva gave the PC an update from the recent Board of Supervisors meeting where the Board discussed the PC’s Parking Study Recommendations. The BOS will review the 14 items at their next meeting and will provide the PC with direction after that.

MapLink Update – Ms. Jeanie Sanders, from General Code, gave a presentation on MapLink, the Township’s newest interactive zoning tool.

Mrs. Hashemi announced that the Environmental Advisory Council (EAC) is going to begin their project of identifying public open space and recreation space. As part of that project, they will be attending the next Parks and Recreation Board meeting on August 17th. Two members of the Planning Commission were invited to attend.

Public Comment:

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

Announcements:

The next regularly scheduled meeting is Tuesday, August 3rd at 7:00 p.m.

Adjournment:

The meeting was adjourned at 10:16 p.m.

Respectfully submitted,

/s/Sharon Norris

Sharon Norris

Administrative Assistant to the Township Manager