

**EASTTOWN TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES**

October 27, 2020

The Special 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, Interim Township Manager, Sharon Norris, Administrative Assistant to the Township Manager, Kristin Camp, Esquire, Planning Commission Solicitor and Lisa Thomas, RLA, AICP, LEED AP, Township Planner.

Mrs. Hashemi announced that the Planning Commission would not be voting on the proposed amendment at tonight's meeting and a second meeting would be scheduled in the near future. The Township will notify the public as soon as that meeting has been scheduled. Ms. Hashemi informed the public of the Planning Commission's intention to try and end the meeting by 9:30 PM and would like to limit public comment to 3 minutes per person where possible.

Mr. Briggs provided background and the meeting was then turned over to Township Planner, Lisa Thomas, to give a brief review of the project and to discuss changes from the previous version of the Devon Center District zoning text. Changes were then discussed and agreed upon by the Planning Commission members.

Review of Devon Center District Zoning Text

Ms. Thomas explained that many of the changes in the text were due to legal consistency and not substantive changes to the text. Changes from the last meeting were noted as follows:

- Removal of commercial parking as a use;
- A private parking garage can only be developed as an accessory use, and structured parking will be limited to 30' in height;
- The changes in impervious surface coverages were discussed, as well as multi-family setbacks, uses in a multi-family building and additional definitions added to the zoning text.

Planning Commission Discussion and Decisions

1. Mixed use should be defined in the zoning text;
2. The 200 foot setback for multi-family buildings from the Berkley Road and South Fairfield Road right-of-way should be revised to be a 200 foot setback from all lots that currently have a residential use;
3. The first 35 feet of ground floor use of a mixed-use multi-family building along Lancaster Avenue must be a non-residential use;
4. The parking structure guidelines shall be included for all facades, not just those facing Lancaster Avenue;

5. A density regulation defined by units per was discussed as a possible option. Units per acre densities used in similar nearby townships was discussed. A units per acre density was not decided upon, but will continue to be discussed at the next meeting;
6. The architectural guidelines were discussed and it was agreed that clarity would be added to the text.

Public Comment

Mr. Joe Kohn, Esq., 240 Sugartown Road and Mr. Tom Comitta, of Tom Comitta Associates, gave a presentation that included information prepared by Mr. Comitta that showed a hypothetical build-out of the Devon Center District.

Mark Ward, 208 Dorset Road, voiced concern that zoning limitations have not stopped developers from submitting proposals in other areas of the Township.

Michael DeFlavia, 125 Bartholomew Road, was concerned that the process has not reached public consensus.

Susan Arnold, 2017 Fox Creek, asked about an environmental and economic impact study for this project; however, this is a zoning change and therefore, the process would not produce that kind of data.

Cassandra Cole, 327 Berkley Road, commented about stormwater. It was noted that stormwater management is part of a different Code and does not relate to this zoning process.

Jay Jennings, 212 Dorset Road spoke regarding the importance of density and something the Task Force did not explicitly spend a lot of time on.

Bruce Norcini, 202 Bella Vista, voiced concern about the parking lot on Dorset being included in the District boundary and does not want to see a parking structure there.

Alessandra Nicolas, 320 Berkley Road, suggested that due to COVID-19, there is cause to push out the process to 2021.

Avis Yuni, 231 Waterloo Avenue, stated that the density discussion was welcomed and asked about accessory uses and the Devon Center overlay.

Cheryl Harper, 214 Pheasant Run Drive and a member of the Historical Commission, discussed the historic nature of the train station and the need for a Historical Architectural Review Board.

Allison Mazzeo, 127 Bartholomew, spoke regarding unit density and stated there will be an impact on the police force, fire department and the Township will get overcrowded.

Joan Bergquist, 217 Devon Blvd, stated she was pleased to see the Planning Commission discussing a units per acre density limitation.

Carmen Wickland, 128 Berkley Road, asked if the 200 foot setback would be from the lot line of the Lehman property, as well as the others on Berkley Road, and it was confirmed that it would be.

Announcements

The next Special Meeting for Devon Center Zoning Amendments will be scheduled in the near future and the next Regular Meeting is scheduled for Thursday, November 05, 2020 at 7:00 p.m.

Adjournment

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager