

EASTTOWN TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING MINUTES

September 29, 2015; 7:00 p.m. – Beaumont Elementary School

A special meeting of the Planning Commission was called to order at 7:04 p.m. by Chairman Mark Stanish. Also in attendance were Planning Commission members, Mike Cappelletti, Tim Brennan, John McCarty, Dan Fox, Manager, Eugene Briggs, Assistant Manager and Zoning Officer, Lisa Thomas, Planner, and Kristin S. Camp, Esquire, PC Solicitor. The only item on the agenda was the discussion of the application filed by Waterloo Devon, L.P. and Urban Outfitters, Inc. to amend the Easttown Zoning Ordinance and Zoning Map to create a DC – Devon Center Overlay District.

Applicants were represented by Lou Colagreco, Esquire.

Ms. Camp explained the changes that have been made to the draft Ordinance since the Planning Commission's special meeting on April 27, 2015. Township staff and consultants have revised the draft ordinance and met with Applicants and their counsel on several occasions to review the language in the proposed Ordinance. At the request of the property owners, the following parcels have been added to the new overlay district: 55-3J-40, 41 and 42.

Mr. Colegreco introduced Eli Kahn and Dave Ziel who then presented a slide show which showed a panorama view of the proposed development. The presentation used actual photographs of existing conditions of the property with the proposed development superimposed.

Mr. Zeil highlighted the changes they propose to the parking structure.

- 240 spaces in garage
- Height to top of wood trellis – 27 feet along Lancaster Avenue and 19 feet along Dorset Road.
- Elevator shaft at 43 feet tall is the highest point of the structure which has been shifted to the northern side of the property.
- Have added paneling or louvres on garage to shield cars and lights.
- Light poles have now been revised to be lower 10 feet vs 33 feet above top of parapet.

Mr. Kahn explained some of the details on the multifamily mixed use building.

- The 5th Floor will have a roof garden which can be accessed by all tenants. This represents a 22% reduction in floor area on 5th floor and 45% of the 5th floor's facade is stepped back 8 feet from Devon Boulevard.
- Stone, wood, and stucco materials will be used on the building facades.
- Facades on the retail spaces below the apartments meet the 50% glazing requirement.

- The parking garage below the apartment is restricted to residents and will have one level of parking on ground floor and one level subgrade.

Mr. Zeil explained that there are 542 parking spaces proposed for the commercial uses while the Zoning Ordinance would require 496 spaces. This does not include the existing on-street parking spaces on Devon Boulevard.

The outdoor cafe will be 433 feet from the edge of Berkeley Road and screened with 8-foot high wood fence.

The 2 proposed restaurants are Terrain which offers breakfast, lunch and early dinner and a fine dining restaurant "Amise."

Ms. Camp explained procedures for adopting a zoning amendment and that the proposed use will then require conditional use and land development approval.

Comments from the Planning Commission:

Mark Stanish commended changes to plans as a result of resident's and PC comments. He would still like a larger buffer area closer to Berkley Road. He explained that he does not like the louvres on the garage and prefers different materials to be added to the facade. He also requested a copy of the retail space elevations to review to recommend a minimum amount of glazing. Dave Zeil suggested they cannot meet the 50% glazing on facades that face a street. Mark asked if the courtyard will be open to the public 24 hrs/day. It will not.

Mike Cappelletti spoke in support of the project and suggested that the Applicant work with Lisa Thomas and Mark Stanish on the glazing issue. He encouraged the Applicant to consider other facade treatments for the garage, but recognized that it will still look like a parking garage.

John McCarty asked about the number of apartment units. It will be no more than 135 units. He also asked about the number of retail stores in stores underneath the apartments. It will be approximately 10.

Resident Comments:

Joan Bergquist from 217 Devon Boulevard explained the history of prior approvals in Devon for office and commercial uses where a 40 foot buffer requirement was imposed along Berkley Road. She suggested that a similar buffer be required to screen the commercial uses from the residential uses.

John Lieberman from 29 Chester Road voiced his excitement about the project.

Josette Donatelli from 320 South Valley Road asked about the number of bedrooms in the apartments and the pricing. Eli Kahn responded there will be 1, 2, and 3 bedrooms

and pricing will be approx. \$2.00 to \$2.50/SF. \$2,000 to \$2,500 per unit. Mr. Kahn advised the apartment building is not geared towards the children amenities, so there should be few children living there keeping the impact to the School District low.

Lon Bowerman from 335 Chester Road shared that he is tired of looking at Waterloo Garden and feels this is a fabulous project and wants it approved sooner.

Richard Decker from 248 Berkeley Road shared that he wants project to move forward.

Richard Moobare from Devon Boulevard asked if the generators and mechanical equipment for the restaurants will be loud and asked if they intend to use fuel cells (bloom boxes).

Dale Weigand from 300 South Waterloo Road expressed concern over density of development and its potential impact on school district and being against the parking garage.

Mark Ward from 208 Dorset Road expressed dissatisfaction with the way the former Waterloo Gardens and gas station is being maintained.

Carmen Wickland from 128 Berkeley Road expressed concern over height of the apartment building if the Lehmann Property is bought by Mr. Kahn.

Tom Acheile from 302 Spencer Road stated that this project helps get the Township ready for the next generation's needs.

Unidentified resident from Beaumont Road stated that he wants more green space in the development and asked if we really want to change Devon's character.

Jordan Brackett from 208 Devon Boulevard wants the existing structures to be demolished and cleaned up and asked about height of existing office building. It is believed to be approximately 42 feet.

An unidentified resident asked if the public will be able to park in the parking garage or if you need a voucher. Mr. Zeil indicated the garage will not be open to the general public and you must have ticket validated from one of the retail uses. There is no plan for security guards, but will have TV cameras.

Meg Robinson from 303 Dundee Place stated that Urban and Anthropologies are destination places, so they need to plan for pedestrian facilities from the train station.

Greg Garabedian from 228 Chester Road asked about the bank property along Lancaster Avenue. Mr. Kahn indicated the bank has a 10 more years on the lease. Mr. Kahn is in constant conversation with bank and if he could he would incorporate the bank parcel into the development.

Carl Gersbach from 140 Berkley Road asked how will the project be lit up. According to Mr. Zeil responded with minimal light that will comply with lighting standards in ordinance. He wants a buffer along Berkley Road.

Diana and Paul Gormley from 231 Dorset Road asked when they will commence construction. Mr. Zeil responded they hope by Feb – April 2016 demolition. Open in 2017.

Jay Jennings from 212 Dorset said he was confused about the Sunoco property and asked what happens if the project goes under...what can the Planning Commission do.

Meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Eugene Briggs, Assistant Manager