

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

January 25, 2017

Members Present: Greg Davis, Chairman Pro Tem, Peter Fixler, Deb Abel and Michael Chain
Todd Asousa, Greg Davis and Jeff Broadbelt by conference call for the reorganization portion

Also Present: Maureen Turley, Secretary, and Scott Greenly, Director Planning and Darrell Becker, Township Engineer

CALL TO ORDER: The regular meeting was called to order at 7:30 pm.

REORGANIZATION:

Greg Davis made a motion to nominate Deb Abel as Chairman. Mr. Asousa seconded and the vote was unanimous. Mr. Laumer thanked Mr. Davis for his efforts as Chairman. Mr. Asousa made a motion to nominated Jeff Broadbelt as Vice Chairman. Mr. Davis seconded and the vote was unanimous.

APPROVAL OF MINUTES:

A motion was made by Mr. Laumer to approve the minutes of December 21, 2016. Mr. Fixler seconded and the vote was unanimous.

SKETCH PLAN - NORTH BACTON HILL PARTNERS – 13, 500 sf BUILDING ADDITION at 19 N. BACTON HILL ROAD in an INDUSTRIAL DISTRICT

Represented by Jack Robinson, P. E.

Mr. Robinson stated that current the building is occupied by the Great Valley Community Organization. When this group vacates the property, Mr. Bevevino (owner) wishes to expand it for his business. The new addition will house the shop. In the past, a zoning appeal for a parking lot expansion was approved. A second entrance will be provided on the property. This loop road will provide for better traffic flow. The expansion will provide for parking of his trucks for Macadam's business. A separate area will be identified for the employee parking.

The applicant will seek a variance for the minimum building setbacks from tract perimeter from other like zoned tracts (75 ft) to permit the shop building connection to the existing building; and to permit the accessory storage building location.

ACTION: None

**9 MALIN ROAD (BISHOP TUBE) 228 TOWNHOUSES – RRD RESIDENTIAL
REVITALIZATION DISTRICT**

Represented by Alyson Zarro, Esquire, Chuck Dobson, P. E. and Jonathan Spergel, Esquire

Ms. Zarro mentioned that they are proposing 228 townhouses and it was previously rezoned to permit residential. They have been working with PADEP and our EAC as it relates to the environmental cleanup. They recently were before the Zoning Board relative to steep slopes, however, this meeting was continued.

Mr. Spergel, their environmental attorney, stated that there are three area hot spots. They are working with Chester County DCED and have secured from PA Community and Economic Development for an industrial grant up to the amount of \$2 million dollars for soil remediation. The first step is to secure a letter of intent and they have received that. The next step is to submit a Scope of Work to PADEP and they are waiting for their feedback. It involves the following work to be provided:

1. Excavate any soil above the water tables in those three areas in concentrations above PADEP residential health standards under Act 2;
2. Dispose of soil at an acceptable landfill site;
3. All soil samples came back as non-hazardous waste and they defined the limits above of the statewide health standards. They estimate that 6,700 cubic yards will need to be disposed.

Mr. Spergel stated that they are willing to work with the township on agreed upon conditions. They would be subjected to any zoning approval conditions addressed by township to prevent objections by them.

Mr. Dobson explained that there is one point of access off of Route 30. The driveway will be slightly realigned to allow for distance from the Sunoco property. The right-of-way into General Warren Village will be used only for emergency situations. Sidewalks will be provided within the development. A pedestrian underpass will have a three foot wide raised sidewalk with a reinforced concrete retaining wall and barrier. Discussion ensued.

Retaining walls will be used along the southeastern portion of the property which will keep the improvement from the stream corridor. The houses will be raised above the stream corridor. The southern part of the site is up against the rail line. Therefore, they will add retaining walls that range from 2 feet to 15 feet in this area. The site will have a homeowners association. Mr. Fixler asked if there will be walking access on the retaining walls. His concern is kids walking

in the woods and asked that they consider protection. Mr. Dobson stated that there will be split rail fence with wire mesh.

Mr. Donohue, representing Trout Unlimited, expressed his groups concerns to preserve and protect the trout habitat. Trout Unlimited wishes to protect the waters of the Valley Creek remain clean. He mentioned that the volume of stormwater flowing into Valley Forge Historical Park is endangering the park. Trout Unlimited is looking to see alternatives for regulating volume of stormwater into the headwaters. This site is a great concern to them. Discussion ensued.

ACTION: None

ADJOURNMENT

The meeting adjourned at 8:30 pm

Respectfully submitted:

Deb Abel, Chairman

Maureen G. Turley, Secretary