

EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING

February 22, 2017

Members Present: Deb Abel, Chairman, Peter Fixler, Jeff Broadbelt, John Laumer and Michael Chain

Absent: Todd Asousa, and Greg Davis

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.

APPROVAL OF MINUTES:

A motion was made by Mr. Chain to approve the minutes of January 26, 2017 with the correction that Mr. Laumer was present for the meeting. Mr. Laumer seconded and the vote was unanimous.

VELTEK ASSOCIATES, INC. SKETCH PLAN – 15 Lee Boulevard – O/BP OFFICE BUSINESS PARK

Represented by Brett MacKay and Jeff Churchvara

Mr. MacKay stated that their proposal is to construct an 8,800 sf addition for manufacturing of environmental control products. Mr. Churchvara advised that the property is located at 15 Lee Boulevard in an O/BP Office Business Park with 140 employees. These items are used for environmental control areas. This addition will house components used in their manufacturing process. Their biggest product is bleach.

Mr. MacKay stated the building addition will be over the existing impervious coverage which currently is parking area. They are proposing to add an additional parking lot on the other side of the railroad track. Stormwater management will be located below the parking lot area.

ACTION: None

SWEDESFORD 66 PRELIMINARY PLAN – 66 TOWNHOUSES - RMH DISTRICT

Represented by Jack Robinson, Lou Colagreco, Esquire and Mark Bevevino

Mr. Colagreco mentioned that he is seeking a recommendation for this preliminary plan. The property was rezoned a few years ago to accommodate a residential development. They will be requesting waivers which are predominately related to stormwater retention. Mr. Becker, Township Engineer, stated that he is in agreement with the waiver requests. They are proposing sidewalks which will be installed on both sides of the street. A special covenant is embodied in

the ordinance that the distance between the homes and Williams pipeline property line will be 75 feet. There will be security cameras installed by the developer along Williams's property line.

ACTION:

Mr. Chain made a motion to recommend to the Board of Supervisors the Swedesford 66 Preliminary Plan for 66 townhomes at 961-65 Swedesford Road in an RMH – Medium High density area. Mr. Laumer seconded and the vote was unanimous.

DISCUSSION - 9 MALIN ROAD (BISHOP TUBE) 228 TOWNHOUSES – RRD RESIDENTIAL

Represented by Lou Colagreco, Esquire, Chuck Dobson, P.E. Guy Wolfington and Bo Erixson

Mr. Colagreco stated that they will be before the Zoning Hearing Board for two variances: 1) height of the retaining walls since they are exceeding the 6 ft. limitation; 2) grading of steep slopes both manmade and natural. The Environmental Advisory Council, Board of Supervisors and applicants have been working on conditions relative to the environmental cleanup. He stated that the challenge is to find an adapted reuse and rehabilitation of the site.

Mr. Dobson mentioned that there are three hot spots on the site and the proposal is to remove the soil and replace it with clean fill. The cleanup of the site is still awaiting approval from DEP. They will provide samples for DEP to evaluate and adhere to Act 2 standards. These hot spots are a source of contamination further away from the site. Mr. Wolfington mentioned that they have a Letter of Intent from DCED for possible grant funds for cleanup. Discussion ensued concerning water quality and management.

ACTION: None

ADJOURNMENT

The meeting adjourned at 8:15 pm

Respectfully submitted:

Deb Abel, Chairman

Maureen G. Turley, Secretary