

EAST WHITELAND TOWNSHIP  
PLANNING COMMISSION MEETING

May 24, 2017

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

Absent: and Greg Davis

Also Present: Scott Greenly, Director of Planning and Development 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. Broadbelt to approve the minutes of April 26, 2017. Mr. Fixler seconded and the vote was unanimous.

**SKETCH PLAN: Wolfe Automotive**

Represented by Dan Daley and Brad Wolfe

Mr. Wolfe provided an overview of the operations of Wolfe Automotive at their current location on Route 30 and his intention to grow. The current facility is leased on the neighboring property to the west. The current automotive operations will continue to be based from the leased facility until this proposed development is completed, with the potential to continue leasing the old facility if needed. Mr. Daley advised the commission that the NPDES permit from the DEP is still active, and that only an amendment would be needed as long as the stormwater management facilities from the previously approved land development plan is maintained. The applicant will make sure water quality measures are included in preliminary plan when submitted. The sketch plan includes a proposed sidewalk along route 30. Discussion occurred about the location of sign.

**PRELIMINARY PLAN: North Bacton Hill Road Partners – 19 N. Bacton Hill Road - Zoned I-Industrial.**

Represented by Jack Robinson and Mark Bevevino

Mr. Robinson advised the commission all of the variances requested from the Zoning Hearing Board have been received. Mr. Bevevino informed the board the plan is to occupy the entire building, once the current tenants vacate and to add a 14,742 sf addition to the existing building, as well as a 4,500 sf storage building to the rear of the site.

Mr. Becker reiterated one of the engineer's comments about ensuring the stormwater discharge drains to the proposed basin. Mr. Robinson advised that will be addressed and resubmitted to the Township for review. Mr. Robinson also advised that easements for the stormwater pipes will be established.

Ms. Abel inquired about sewer connectivity. Mr. Greenly advised that N. Bacton Hill Road would ultimately need to tie into the Whiteland Village sewer extension project, which is currently under construction. This would require design and construction before properties on N. Bacton Hill Road would have the ability to tie into public sewer.

Mr. Robinson informed the commission the applicant is asking for a waiver to not construct a fence around the proposed stormwater basin. Discussion ensued regarding the need to enclose the basin due to its proximity to recreational ball fields on the property to the south. Mr. Robinson inquired about an engineer review letter comment regarding permanent open space. Mr. Becker advised that the requirements are found in the Township zoning ordinance and deferred to staff regarding the specific requirements. Mr. Greenly advised this issue would be reviewed with staff. Mr. Robinson advised the applicant would need to pursue conditional use approval, if needed, due to the existence of manmade slopes on the property. Mr. Greenly advised the applicant that the Township landscape architect will review the plan and provide comments to the proposed landscaping.

Mr. Robinson advised they will come back with a preliminary final plan for approval at a later date.

#### **ADJOURNMENT**

The meeting adjourned at 8:33 pm

Respectfully submitted:

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Deb Abel, Chairman

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Christina Sarrafian, Secretary