

**BOROUGH OF HATORO
PLANNING COMMISSION MEETING
TUESDAY, MAY 6th, 2014**

PRESENT

Chairman McKnight, Members Farnen, Kline, McKeever & Battis, Assistant Secretary Hegele, Engineer Dougherty & Planner Rieker.

CALL TO ORDER

President McKnight called the May 6th, 2014 meeting of the Planning Commission to order at 7:05 PM.

APPROVAL OF MINUTES

President McKnight stated the approval of minutes was tabled until the next meeting.

60 MEADOWBROOK AVENUE – Preliminary/Final Minor Subdivision/Land Development

~~Mr. Nick Rose and Mr. Paul Schneider were in attendance representing the property owner. Engineer Dougherty stated this is a minor subdivision. He indicated that there were not many comments in his plan review. Mr. Nick Rose, Engineer for the applicant stated that all notes in the review would be a will comply. Engineer Dougherty stated at this time there is no construction proposed just a simple lot line change for consideration tonight.~~

Member Farnen asked if the existing house has public sewers. Mr. Rose responded yes and the second lot will have same.

Member Battis asked if the current owner currently owns both properties. Mr. Schneider stated the one is currently under agreement, he stated both will be sold as his mother is older and will be going into a retirement home.

Chairman McKnight asked if the developer of the property would have to come back to the PC. Engineer Dougherty stated no, they would just need building permits.

Member Farnen recommended approval of the application of 60 Meadowbrook Avenue for preliminary/final minor subdivision/land development with revisions to plan per Gilmore & Associates letter dated April 22nd, 2014, motion seconded by Member McKeever, all ayes. Motion carried 5-0.

STATION PARK VILLAGE -- SKETCH PLAN APPLICATION

Representing the applicant tonight for this project was Jim Garrity, Jason Duckworth, Max Ryan & Eric Carlson.

Mr. Ryan stated there have been many changes to Station Park, they have added more tenants and it is becoming a destination for businesses.

Mr. Duckworth stated he was here tonight to make a presentation on his company, other developments and Station Park Village. He stated this is a very preliminary conceptual plan and they are looking for input and comment from the PC.

Mr. Carlson presented a slide show of the proposed development; the slide show included the streetscape, trees, sidewalks, stormwater management, dog park, parking, walking trail and townhouses.

Mr. Hart, Earl Lane asked if the homes would have garages, Mr. Carlson stated yes.

Mrs. Shubick, Fulmor Avenue asked how many units there would be, Mr. Carlson responded 84 on 6 to 7 acres.

~~Member Battis asked if there would be an HOA, Mr. Carlson stated yes.~~

Engineer Dougherty asked if the alleys proposed are private or owned by HOA. Mr. Carlson stated the streets would be public, trash collection would be done by Borough, as would be snow removal, but they are open to discussion with the Borough.

Chairman McKnight stated he had concerns over parking spaces and turning radii for large trucks, he also stated he had concerns over trash collection in rear alleys which were not public. He asked how vehicles would turn around in these alleys's if they could not would that mean they would have to back up.

Chairman McKnight also asked about the entry/exit for the development, he stated currently there is one signalized intersection on Warminster Road; he would like to see a traffic study and has concerns about the Fulmor Avenue exit.

Member Farnen stated she likes the idea but not sure about the frontage on Warminster Road, this is a busy road and with the houses so close to the road that may be the least desirable area. Mr. Carlson responded they have done some pull back already from the road.

Jim Garrity thanked the PC for the comments, he stated this is only a sketch plan and the comments received tonight would be taken back and reviewed. He stated the applicant is looking to do a TOD type development, wants a village look not a high or mid rise building. He stated his client would like to file an application to rezone the property and after that the project would be back to the PC probably on several occasions for more input and comment.

Member Kline asked what the price would be on the units. Mr. Garrity thought perhaps around \$320,000. She stated conceptually she likes the plan; she has some questions on stormwater. Max Ryan responded that this development would have its own stormwater management and Station Park would have their own. He stated underground systems would be put in place and the Borough ordinance would have to be followed.

Member Farnen stated they could use more trees possibly in a naturalized basin, or other places on the property to make up for the lost trees.

Karen Shubick, 37 Fulmor Avenue. Mrs. Schubick stated this area is a swamp area, she stated she has pictures of the swale filled and overflowing after a recent rain. She stated the February 2004 Comprehensive Plan identifies this property should not be developed and she stated there are ordinances in place that also prohibit same. She stated a building on York Road was recently demolished because the people failed to act. She stated this area is for wildlife. She is worried and concerned about the flooding.

Bruce Hart, 175 Earl Lane asked who would be responsible for lawn care. Mr. Garrity responded the HOA. Mr. Hart asked what type of construction would be used. Mr. Garrity responded ~~not worked out yet, as they are not far enough in the process yet to determine~~.

Mrs. Shubick stated this property is not on the book as a floodplain but Temple University has identified but Borough has not adopted yet. Engineer Dougherty stated FEMA hasn't adopted yet.

Resident, 29 Horsham Road stated he has never seen this area where this project is proposed flood. He grew up in the area and it never flooded past Lapp's House.

Mr Garrity asked if the PC had seen the fiscal impact study provided to the Borough. Member Battis stated he did not see it. Assistant Secretary Hegele stated the Borough is in receipt of the information but has not distributed to Council or PC at this time as it is not required at this time.

Chairman McKnight asked what action was needed from the PC tonight. Assistant Secretary Hegele stated none; the applicant is just looking for feedback.

Chairman McKnight stated the project has a lot of merits; he is concerned over the density and feels the project as presented tonight seems tight.

Member McKeever stated she has been in Woodmont before and it is an amazing project, she likes this project, the concept and the green design. She is sad to see the woods go, but the other alternative is a parking lot there. She too is concerned over the density.

Member Farnen would like to see the old trees saved, she stated they would need protection and more space.

Member Battis stated he feels the density is a lot.

OLD BUSINESS

There was no old business to come before the Planning Commission tonight.

NEW BUSINESS

There was no new business to come before the Planning Commission tonight.

MEETING DATE

The next meeting of the Planning Commission will be Tuesday, June 3rd at 7:00 PM if necessary.

ADJOURNMENT

Chairman McKnight adjourned the May 6th, 2014 meeting of the Planning Commission at 9:07 P.M.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary