

**BOROUGH OF HATORO
PLANNING COMMISSION MEETING
TUESDAY, JUNE 10th, 2014**

PRESENT

Chairman McKnight, Members Farnen & Battis, Assistant Secretary Hegele, & Engineer Dougherty.

ABSENT

Members Kline and McKeever were absent this evening.

CALL TO ORDER

President McKnight called the June 10th, 2014 meeting of the Planning Commission to order at 7:15 PM.

APPROVAL OF MINUTES

MARCH 17th, 2014

~~Member Battis motioned to approve the March 17th, 2014 Planning Commission meeting minutes, motion seconded by Member Farnen, all ayes. Motion carried 3-0.~~

399 SPRINGDALE AVENUE – LAND DEVELOPMENT APPLICATION

Joe Price and Pete Stampfeld equitable owners of this property were in attendance tonight to present the project and answer questions.

Engineer Dougherty stated the property is 22,500 square foot situated within the HI and OD-2 overlay district. The applicant is proposing 11 apartment units and a 500 square foot community room. He stated the original land development was approved in 2006; the plan tonight is an amended plan subject to the SALDO in place at the time of approval in 2006. He stated his review references the SALDO in place prior to the codification in 2011.

Engineer Dougherty reviewed all the points in his June 9th, 2014 review letter with the applicant complying with the items listed. Member Farnen asked for the types of plantings around the parking and entrance. There was a discussion about the types of plantings.

Chairman McKnight asked about the parking; specifically handicapped parking, especially with the lack of elevators on site. Mr. Price responded there would be handicapped parking on site and yes the site did not have any elevators.

Member Farnen asked what the size of the units would be. Mr. Price responded 1175 to 1220 square feet, each would be 2 bedrooms.

Assistant Chief Rich Lefebvre of the Enterprise Fire Company inquired about the materials used for construction of the building and parking garage. Mr. Price responded the building design is not done yet, but they do know they must meet code as far as materials and fire rating. Assistant Secretary Hegele stated the Fire Marshal still needs to review the plans for this project and she has spoken with the Fire Chief and has made arrangements for him to get the plans for this project and all potential projects in the Borough.

Member Battis stated this was a nice project for the area.

Member Farnen asked about the on street parking. Mr. Price responded this project may help address the parking issues in the neighborhood.

Engineer Dougherty stated that the applicant needs two waivers if the PC was going to make their recommendation tonight to Borough Council; they were for an aerial photo and fee in lieu of open space.

~~Member Farnen motioned to approve the waiver of the existing features plan and the acceptance of an aerial photo in lieu of meeting the 100ft requirement, motion seconded by Member Battis, all ayes. Motion carried 2-0.~~

Member Farnen motioned to approve the waiver for the fee in lieu of Recreation Land and Open Space with that amount being set by Borough Council, motion seconded by Member Battis, all ayes. Motion carried 2-0.

Member Farnen motion to grant amended/preliminary/final land development approval with revisions to the plan per the Gilmore & Associates letter dated June 9th, 2014, motion seconded by Member Battis, all ayes. Motion carried 2-0.

301 JACKSONVILLE ROAD PROJECT

Bruce Nicholson, attorney for the applicant addressed the PC, he stated the project has seen a lot of delays and they are working with SEPTA to address the final issues. He stated the buyer's tax credits are set to expire and they need final approval in order to close by the end of June. He is here tonight to ask the PC to consider having a special meeting. Engineer Dougherty stated he just received revised plans and needs time to review. Assistant Secretary Hegele stated she is not sure she can get a quorum and she has limited availability to attend another meeting due to prior commitments. She also stated that Member Farnen could attend the meeting but would have to abstain from a vote so three members not including her would have to be present. Assistant Secretary Hegele and Engineer Dougherty both indicated that there are more items needed from the applicant, not just a Septa letter, and these items should be in place prior to the PC reviewing again. Assistant Secretary Hegele stated she would contact the other members

of the PC not in attendance tonight and inquire as to their availability for an additional meeting this month.

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, July 1st at 7:00 PM if necessary.

ADJOURNMENT

Chairman McKnight adjourned the June 10th, 2014 meeting of the Planning Commission at 8:50 P.M.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary