

**BOROUGH OF HATORO
PLANNING COMMISSION MEETING
TUESDAY, JULY 1st, 2014**

PRESENT

Chairman McKnight, Members Farnen, McKeever & Battis, Assistant Secretary Hegele, Engineer Dougherty, Fire Marshal Reading & Planner Rieker

ABSENT

Member Kline was absent this evening.

CALL TO ORDER

President McKnight called the July 1st, 2014 meeting of the Planning Commission to order at 7:02 PM.

STATION PARK VILLAGE – CONCEPT PLAN UPDATE

~~Mr. Jim Garrity, Esq. Whistler Perlstein, Attorney representing applicant.~~

~~Mr. Garrity stated they have reviewed changes made as a result of comments by the Borough Engineer, PC, Public and Mr. Van Rieker. He stated the project has been reduced by 3 units, down to 81, there were changes to the stormwater basin, and the density of the project has been lowered. He stated the Fulmor Avenue exit is going to be a right turn only in hopes to encourage the residents of the development to use the traffic light on Warminster Road.~~

Mr. Garrity stated the current floodplain map in effect is not on the property. He stated they looked at all the floodplains and elevations and found the floodplain is limited entirely to the ditch along the railroad, in an area where no construction is proposed. He stated Act 167 calls out the Station Park site and his applicant is doing the recommendations for this study including the existing basin. He stated the new project has the potential for a rate reduction greater than Borough standards for managing storm water. He stated this project is projected to improve storm water conditions downstream from this location.

Mr. Garrity provided a quick synopsis of the fiscal impact this project would have for the Borough, he stated their current numbers are based on 84 units, but this would change. For the Borough it is projected at 196,800 and for the School District \$556,353, equates to net for the Borough at 130,100 and the School District at 264,600.

Mr. Garrity reviewed the use by right stating that the property as zoned could be a 51,000 SF warehouse with parking and trucks but his applicant does not believe that is a nice positive use.

Mr. Garrity summarized his presentation stating that the project is endorsed by the Montgomery County Planning Commission. They have dropped the permitted density, added Conditional Use requirement to Ordinance, the remaining tract fully complies with ordinance without this piece of land, as many as possible perimeter trees will be saved and there are no wetlands on the site.

Chairman McKnight stated the Fulmor Avenue traffic to York Road is an issue, especially since there is no traffic light, he would like to see the residents of this development use the light on Warminster Road. He would also like to see the number of units reduced.

Member Farnen asked about the Warminster road frontage distance to units. Mr. Garrity stated most TND's have that feel.

Member McKeever asked if the map amendment was for this site only.

Chairman McKnight asked the developer to work with Council on Borough trash collection.

~~Member Farnen asked if the Fire Marshal has reviewed the plans yet.~~

~~Karen Shubick, 37 Fulmor Avenue, stated the number of units has not been reduced enough, it is a tiny property, she stated she moved out of Philadelphia to the suburbs for green space. She knows property since 1950, there is flooding. She asked if the overflow parking was accepted by the property owner. She stated traffic on Fulmor Avenue is already bad, she believes this is not a great area to develop for homes.~~

John Hendler, 33 Fulmor Avenue, stated Fulmor Avenue is already busy with traffic, then add parked cars on the street, add events in the area, he wants the access to be onto Warminster Road only.

Mr. Garrity responded that residential traffic is at different times where Light Industrial is all the same time.

Mr. Hendler stated he has concerns over lack of stop signs in the surrounding neighborhood. He asked if the trail to the train station would be available for the public and asked if the project when out to bid to build would they use local labor.

Chairman McKnight asked if a traffic study would be done. Engineer Dougherty stated yes and it would include York/Fulmor.

Van Rieker reviewed with the PC the overlay ordinance and the procedure involved.

Member Farnen motioned to recommend to Borough Council to allow the rezoning of this property as an LI Overlay Ordinance with the following conditions:

1. Reduce Density
2. Revisit Traffic Circulation
3. Fulmor Avenue traffic needs to be addressed
4. Setbacks on all sides
5. Circulation inside the development
6. More space needed between homes and adding more property to the development
7. Maximum acreage for the overlay
8. Width of cartways and alleyways

Motion seconded by Member McKeever, all ayes. Motion carried 4-0.

399 SPRINGDALE AVENUE – LAND DEVELOPMENT APPLICATION

Mr. Joe Price and Mr. Peter Stampfl were in attendance for the project. They stated they were before the PC with their land development plan and as per the ordinance they need conditional use approval for their project. Engineer Dougherty reviewed the Conditional Use Process and stated the applicant must show how they will comply with the items in his review letter. Mr. Stampfl reviewed the changes to the plan as a result of the last PC meeting.

Member Battis asked how there would be access to the fire room. Mr. Stampfl responded via walkways to a door.

Mr. John Farnen, Elm Street Hatboro asked if the applicant would be following the Elm Street Plan for landscaping, lighting and sidewalks. Mr. Stampfl stated all Borough ordinances would be followed and they would comply with all recommendations by the Borough Engineer.

Member McKeever motioned to approve the Conditional Use application for 399 Springdale Avenue subject to the applicant addressing all issues in the June 9th, 2014 Gilmore & Associates letter, motion seconded by Member Farnen, all ayes. Motion carried 4-0.

301 JACKSONVILLE ROAD PROJECT

Mr. Bruce Nicolson, Attorney for the applicant stated they are going before Borough Council on July 14th for Final Approval and need a recommendation from the PC. He stated they are receiving tax credits and they are under the gun with the bank to go to settlement.

Mr. Fran Greene, Engineer for applicant reviewed the changes made to the plans as a result of the Gilmore Letter dated June 19th. He stated they are in the process of cleaning up the plans and they should meet the Borough Engineer's approval. Each item in the letter was reviewed line by line.

Engineer Dougherty stated the applicant received Conditional Use in 2013, Preliminary approval in March 2014 and now final approval later this month.

Member McKeever motioned to recommend final approval of the Land Development Plan for 301 Jacksonville Road subject to the applicant satisfying all the items addressed in the Gilmore & Associates letter dated June 19th, 2014, motion seconded by Chairman McKnight. Member Battis stated all along he has felt this project was inappropriate for Hatboro, he does not like underground parking with people living on top, it is a safety issue and is not what Hatboro is about. Chairman McKnight took a roll call vote with the following votes cast:

Member McKeever – Aye
Member Battis – Nay
Member Farnen – abstaining (she has a financial interest in the project).
Chairman McKnight – Aye

~~Motion carried 2-1 and with one abstention~~

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.

PRIVILEGE OF THE FLOOR

MEETING DATE

The next meeting of the Planning Commission will be Tuesday, August 5th, 2014 at 7:00 PM if necessary.

ADJOURNMENT

Chairman McKnight adjourned the July 1st, 2014 meeting of the Planning Commission at 9:02 P.M.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary