

**WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
THURSDAY, MAY 26, 2016 – 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	RICK DELELLO	[X]
	DOUGLAS ROTONDO	[X]
	ANTHONY SHERR	[X]

1. Land Development Plan 15-04: IBEW 3455 Germantown Pike–Bernadette Kearney, attorney for the applicant, provided an update on the status of the public sewer agreement, Zoning Hearing Board relief and the ongoing conversation with McMahon Associates regarding the Traffic Impact Fee. Additionally, Ms. Kearney stated that the land development plan has been revised to correct the problems identified in the CKS letter dated May 6, 2016, namely the building foot print and the dewatering issue. Additionally, she stated that the engineer and her client will comply with all remaining components of the CKS letter.

Mr. DeLello had a question about the setbacks and working within the provided Zoning waiver. Ms. Kearney stated that the revised plans do comply. Mr. DeLello also inquired about the dewatering set up for the storm water and Mr. Joseph Nolan, Township Engineer, explained the process and how the current plan meets Department of Environmental Protection standards and included emergency drains.

Mr. Joe Russella, D.L Engineers, applicant engineer, discussed the addition of new trees based on previous Planning Commission discussion. Ms. Quigley inquired about the species of the trees. Mr. Todd and Mr. Rudd, Montgomery County Planning Commission, discussed green parking lots and how they are beneficial to storm water infiltration.

The Planning Commission tabled a motion on this development until the list of will complies is complete. They will review and make a motion on this application at their June 9, 2016 meeting.

2. Land Development 16-03 2750 Morris Road –Bob Irick, Irick Eberhardt, & Mientus Inc., and Rick Zack, Advanced Reality, presented an overview of this land development, noting that it received preliminary Board of Supervisors approval in September 2012. Advanced Reality has now acquired a new tenant for Building D and wants to provide parking closer to their offices by eliminating four loading docks. Mr. Irick and Mr. Zack are asking for final approval of this portion of the land development. Mr. Nolan’s letter contained no comments

and noted that this is an improvement over the current use because the impervious surface percentage is decreased. Mr. Nolan and Mr. Rudd have no issues with this plan in its current state.

Mr. Sherr made a motion to approve Land Development 2750 Morris Road and send it to the Board of Supervisors. This motion was seconded by Ms. Quigley and unanimously approved.

3. April 28, 2016 Planning Commission meeting minutes – Mr. Sherr made a motion to approve the April 28, 2016 meeting minutes, revised to correct typos, (1) page 2, section 2 “buildings” and (2) page 3 section 7 “consultants”. The motion was approved, all ayes, 5-0.
4. Zoning Hearing Board applications –There were no new applications submitted for review.
5. June 15 Planning Commission meeting agenda items – At the June 15 Planning Commission meeting the Members have a joint meeting with the Board of Supervisors and will review of the proposed Center Point Zoning ordinance.

The Planning Commission also moved their June 23 meeting to June 9 to review the final land development for IBEW and review the Center Point Village Zoning Ordinance in preparation for the June 15 joint meeting.

6. Public Comment

- There was no public comment at this meeting.
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ADJOURNMENT

There being no further business brought before the Board, Mr. Todd adjourned the meeting at 9:32 PM.

Respectfully Submitted:

Amanda Zimmerman
Assistant Township Manager