

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF NOVEMBER 30, 2010**

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building.
Additional Commissioners present: MaryNell Ferry and Pat Montague. There was a quorum present.

1. Minutes of October 26, 2010 minutes – Commissioner Ferry motion to approve-, Commissioner Montague 2nd. Minutes approved.
2. Dambro – Revised Sketch Plan showing architectural – Mark Padula, P. E.
The commissioners met with applicant, Mr. Anthony Dambro and Mark Padula, engineer with Register Associates, Inc. to consider the revised sketch plans submitted by Mr. Dambo. The building is designed to have 20 apartments with 1, 2 or 3 bedrooms. Mr. Padula displayed exterior sketch plans for each side of the building.

Items of discussion included the following:

- A. Two sides show approximately one-third of the building with solid stucco.
Commissioners suggested some kind of ornamental attachment be included to improve the visual appeal.
- B. Brick and stucco façade
- C. Balcony designs - Review of letter dated November 18, 2010 from Fronefield Crawford, Jr., LLC to Jane Laslo, Township Manager. Variance needed pertaining to balconies –
Comment: New building should be designed to meet township specifications without the need of a variance. This type of building is needed in the township.
- D. 25 foot yardage surrounding building
- E. 47 parking spaces
- F. Roofing material and color – metal or shingle – suggested looking at nearby shopping area and similar apartment/condo developments

Applicant will continue the application process.

3. Wal-Mart Expansion – Final Land Development Plan for expansion
Commissioners met with Attorney Gregg Adelman representing the owners of the property and Adam Benosky, RLA of Bohler Engineering. Mr. Adelman briefly reviewed the history of the property development and introduced sketch plans for the modification and minor expansion.

Items of discussion included the following:

- A. Overall approximately 6,000 square foot increase. (Reducing size of Garden Center and increasing size of enclosed space for retail, vestibules and loading dock)
- B. Improvement of entries/exits to the parking area and changes to parking lot
- C. Reestablish trails – same materials as in previous development. Commissioners noted that more permanent construction materials would be appropriate.
- D. Replant landscaping back to original township requirements. Commissioners noted that Wal-Mart did not maintain trails and landscaped areas. Replacement plants should be of a larger size that would reflect the growth of the last several years.
- E. Pond basins – both will be excavated out and replacement materials a sand mix and adding an underground drain system.
- F. Fencing around basins post and rail with wire mesh.
- G. Existing emergency access will be used as a construction access. Commissioners suggested that area be made more functional for walkers.

- H. Review of Jim Hatfield's letter dated November 4, 2010 to the Board of Supervisors and his letter dated November 4, 2010 to Jane Laslo, Township Manager.
- J. Review of letter dated November 18, 2010 to Jane Laslo from Traffic Planning and Design, Inc.

Motion: Commissioner Montague - Recommendation to approve Amended Final Land Development Plan for expansion. Commissioner Ferry 2nd. Motion approved.

Adjournment 8:45pm
Respectfully submitted
Ruth Plaughter, Secretary