

EAST MARLBOROUGH TOWNSHIP

PLANNING COMMISSION

MINUTES OF MARCH 29, 2011

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

1. Minutes of February 3, 20011. Motion to approve by Commissioner Montague. 2nd Commissioner Ferry. Minutes approved.

2. Conditional Use Application for bank proposed to be located on Route One at Schoolhouse Road-Public Hearing set for March 30, 2011.
Representing the applicant: Mark Rhodes, attorney, & Patrick Stuart, Orsatti & Associates. The Commissioners reviewed with the applicant representatives the review reports submitted by township engineers Jim Hatfield, Vandemark & Lynch, Inc. dated March 23, 2011, Lisa Thomas, Glackin Thomas Panzak dated March 23, 2011 and John Hendricks, Traffic Planning and Design, Inc. dated March 23, 2011. Following discussion of these reports and an explanation concerning the remediation of the soil, Commissioner Montague made the motion recommending the applicant proceed to the township supervisors with the conditional use application. 2nd Commissioner Kimmel. Motion approved.

3. Lane/Kriebel Subdivision Plan-Lenape Unionville Road-change in lot line.
Chairperson, Mark Benzel recused himself, conflict of interest. Applicants David Lane and Debra Cloud Kriebel were present and represented by James Fritsch, Regester Associates, Inc. Commissioners reviewed with the applicants and Mr. Fritsch the letters of review submitted by James Hatfield, Vandemark & Lynch, Inc., dated March 9, 2011 and by Ronald Bailey, The County of Chester Planning Commission, dated March 25, 2011. A letter of waivers requested was submitted by James Fritsch, Regester Associates, dated March 29, 2011. Following the review Commissioner Ferry presented the following motion: The Planning Commission recommends applicants proceed to township supervisors for final approval subject to the resolution of all township consultants and provided the applicant agrees to replace four large trees proposed for removal at the greater of 1 to 1 ratio or what is provided in township ordinances; additionally recommending the granting of the three requested waivers. 2nd Commissioner Ferry. Motion approved. 1 abstain-Commissioner Benzel.

4. Wal-Mart Amended Final Plan. Representing the applicant Marc Kaplin, Kaplin Stewart, Attorneys at Law and Adam Benosky, Bohler Engineering. Commissioners reviewed the letter submitted by James Hatfield, Vandemark & Lynch, Inc. Mr. Kaplin explained the need for improved water pressure to meet specifications per Wal-Mart requirements to service the sprinkler system for fire prevention. The installation of a water tank and pumps

is necessary to bring the system up to Wal-Mart specifications. Following discussion Commissioner Ferry proposed the following motion: The Planning Commission recommends approval of Amended Final Land Development Plan for Wal-Mart that includes additional water tank, pumps and pump house for fire protection. 2nd Commissioner Montague. Motion approved.

Noted: The minutes of the November 30, 2010 Planning Commission meeting have not been approved.

Adjournment 8:50pm
Respectfully submitted
Ruth Plaughter, Secretary