

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF FEBRUARY 26TH, 2013**

Mark Benzel, chairperson, called the meeting to order at 7:35pm in the township building. Additional commissioners present: MaryNell Ferry, Christine Kimmel, Pat Montague and Charles Streitwieser. There was a quorum present.

Minutes of January 29th, 2013: Motion by Commissioner Streitwieser to accept minutes as submitted, 2nd by Commissioner Montague. Motion approved.

Review of Preliminary Land Development Plan of Provco Pinegood Kennett LP for Bank of America:

A presentation was made by Michael Gill, Esquire of Buckley, Brion, McGuire, Morris & Sommer LLP as the representative attorney. The site will be at the intersection of Rt. 1 and School House Road at 807-809 East Baltimore Pike, East Marlborough Township.

After a discussion among the Commissioners, attorney Gill, Michael Cooley of Provco, Joe Orsatti of Orsatti Associates (landscape architects), and Michael Jeitner of Bohler Engineering (civil and consulting engineer) it was proposed by Mark Benzel to hold off on any decisions until the technical issues with storm water management were resolved.

Renderings of the proposed building with elevations and colors were requested by Commissioner Benzel for the next meeting.

Review of Preliminary Sketch Plan of Bohler Engineering, Inc. for TD Bank:

A mostly informal presentation was made by Michael Gill, Esquire of Buckley, Brion, McGuire, Morris & Sommer LLP as the representative attorney, regarding the proposed Conditional Use Application being prepared for the Supervisors. The site will be at 860 Baltimore Pike, East Marlborough Township.

After a discussion among the Commissioners, attorney Gill and Michael Jeitner of Bohler Engineering, Inc., it was decided to wait for further action by the Commissioners until a Conditional Use Application was filed in the following week by Attorney Gill. The Commissioners were promised an update by their next regularly scheduled meeting in March.

Commissioners Discussion: Commissioner Montague offered some hypothetical questions about zoning issues in Unionville. She requested that copies of the East Marlborough Zoning Ordinance be made available for use in the Meeting Room by Commissioners and that an online, updated version of all amendments (with cross

references to the latest version of the Ordinance itself) be made available, so that Commissioners know where in the document the amendments are referring to.

Adjournment 9:10pm

Respectfully submitted

Charles Streitwieser, Commissioner