

Planning Commission-October 18, 2023, at 7pm

Present: Mike Gabrieli, Kenneth Farrall, Ed Deveeney, Nicole Khan, Ed Tokmajian, Eles Knowles.

Absent: Will Walker, Frank Schilling, Pete Krieger

Rezoning for J & J Properties, LLC

Rezoning for Luber 74, LLC

Approval of Last Month's minutes will be pushed to next month.

Kenneth Farrall

2 sets of minutes for next month to reflect due to only 3 active members so no motion but only opinion about approval or suggestions.

Michael Meginniss- Re-zoning for J&J, zoned general commercial, the issue has presented itself.

When the tenant changes in a shopping mall and zone in industrial and non-conforming use.

Clean up items.

Township is in favor of the application.

Ed T- Good

Mike G-

Ed D-

Public Comment for 4432 Bristol Road

Although there was no vote, members present were in favor of approval and no motion was made but we were in favor to move the motion along.

Rezoning for Luber 74, LLC – Rezoning to Commercial Zoning from GC/R-2 to Regular Commercial R-2 part two for Single Family Dwellings

3 family residences pursue zoning change.

Stormwater management should be residential and prevent it from being used in a commercial matter.

Ed D- We are going to state our opinion but not our motion.

Mike G- Assuming we can utilize the barren land and help with stormwater management.

Kenneth Farallel- Protects the neighborhood and protects them from being overdeveloped in the future.

Public Comment for 225 State Road

Jeff Ziv, lives on 331 Lane, adjacent to the property, and thinks it should be shaped into a lawyers' office and architect. The wooded lot and the taking down of tree would a

Letter- He reads, "Item 9, the woodland was to be re-zoned and subdivided and removal of the woods. The neighbors are not happy. Loss of canopy of tree and needed barrier for stormwater and new housing at Waterside and the commercialization will impact the water table and the long-term damage. Station Avenue and floods are unpassable to the main road. My neighbors came to the meeting and did not over develop the land. Cannot remove more than 50% of the tree and not considerate of long-term problem, the three houses are spaced too close. 23 years I have lived here for 23 years. Aerial photo, the water damage is already present and invades our basement and plea and consider the waiver to remove most of the woodland. Builders should let one that lie 4 foot and perimeter trees as possible. The neighbor who promised to keep it safe, but he has passed, and the land is sold which will upset the balance.

Ed D- We took storm water management the yearly updates. Improvements North of State Road. Variable about the piping and not going to approve the policy.

Jeff Ziv- Wetland and woods but now it is a Swamp. 130-foot Sycamore Tree in this canopy and if they sell the land and the new owner could sell or cut down the tree.

Kenneth Farallel- Meeting the 3 feet of borderline must save in and the reducing the loss of stormwater management. Development must go through the offices and buffers of policy and only to disturb what is needed to.

Michael Meginniss- Confident for my client to be included in the process for landscaping. Philadelphia Steel and stormwater management so the existing building and control and release more slowly.

Jeff Ziv- I am downhill. I appreciate your willingness for discussion. Storm Sewer in my backyard and infrastructure.

Michael Meginniss- Declaration from removing it.

Jeff Ziv- The lush tree photo of them in the summer and if the developer built 2 instead of 3 homes.

Ed D- We put ourselves in our position.

We are all in favor and move it forward.

They will be back within a year.

All in favor of adjourning- no motion.

7:45PM.

CHAIR 