

5/19/2021- Meeting begins at 7:00pm.

Members Present: Ed Devenney, Peter Krieger, Ed Tokmajian Sr., Will Walker, Mike Gabrielle, and Russell G. Benner the Township Engineer.

Members Absent: Joe Domzalski, Tom Risich

Motion to approve minutes of April correction that Joe Domzalski was present at the meeting.

Motion to begin for Preliminary and Final Land Development for VS Neshaminy LLC. VS Neshaminy LLC- Dorothy Hammel, owner of shopping center, shows off visual presentation extension.

Ed Devenney-Overall plan, T+M letter, and Section D.

Russ- Will comply, any items you want to discuss to expedite the process?

Hammel- Department DMV 20,000 square foot, Real ID expanded space, and T + M letter.

Engineer- Dan Meier

Ed D- Let's look at D, section 26, so go to ones you have issues with.

Russ- C Issues

Dan-Clarification and waivers

Ed D- Want approval?

Dan- D Section, p 4 number 5, p 5 number 10, number 11, number 19, number 22, number 23

Looking at C, number #1, number #4, parking

Dan- C Section #1

IBC not a strip center

Non-conforming use

#4 parking spaces different usage for the parking

Russ-#4, 25 parking spaces

Tree issues, clarification of how to calculate parking 1988, break the park spacing accordingly

Dan - D Section- Woods and wetlands, easement of the center of the stream #5

#10 ordinance

#11 wetland certification

#15 right of way, Penndot, dedicate it to the township

#19 Easement 30 feet of stream, change the language

#22-Sidewalks, West to east connection, extension of sidewalk, fee in lieu of waiver  
#23- Planning strip, small sidewalks, greenery areas, landscaping

Russ-Explanation of handicaps and ramps. Waiver of requirements, landscape development, planting strip.

#17-Street trees on Neshaminy Blvd. Pay fee for township fund.

Dan- Storm water issue. Section C #5- Loading dock/ space 12 by 65.

Russ-Waiver needs approval.

Section E #

Storm water, neglected areas want to meet requirements, how to show how rate can be reduced?

Russ- Base may be adequate but needs proof to show it!

Penndot is a 2015 property and busy center.

Township Traffic Engineer questions.

Ed D- Open to the Board for Questions.

Mike G- Needs to address if approved.

Ed T-No comment.

Ed D- Guidance pretty standard.

Will- Fire rescue rejected. Fire land detail, fire marshal's office will comply

Hammel + Dan- Will comply.

Peter K- Other access roads

Grocery store rejected.

Original plan was 1988.

Computer store near Liberty.

Parking spaces there added 7 instead of 15 due to the drop being tremendous.

100 Vendor Christmas Village

Dance Trope

Wife's idea for a German/ Hungarian village

\$4,000 sausage, 250 trees, Beer festivals during summer building community building partner in township.

Peter K- Motion to approve preliminary final.

Will- Second it.

Yay! Unanimous- congratulations!

7:55pm Preliminary Land Development

Ed D- Not in position to approve.

Legal, engineering aspect, table it, and see the preliminary due to research.

Eric Goldberg-2 ½ Comments on ordinance

Highlight changes

No warehouses

400 comment

8 uses limited

1. Food market
2. Retail
3. Bank
4. Restaurant
5. Office
6. Residential Space
7. Convenience Store
8. Open Space

Only one- limit

20 in the ordinance shared parking flexibility, advantage option, density maximum usage

Control the # of spacing.

Open-ended intentionally. Graphic design standard, physically attractive

Response to our conservation from a month to address concerns

Planner legal

Ed D- Gas Station? Convenience store Hansal Drive concerns clean due diligence.

Eric- Convenience and gas station normally attached, address concerns, specific.

Ed D- Zoning, not negative, check-in township

If this area becomes a mainstay in the township, we have to be super cautious.

Noteworthy.

How can we expedite the process?

26 comments!

22/26 comments.

4 comments additional study and get information to expedite it.

Ed D- We need to consult other groups.

Ed T.- 1.) Food market, What chain ShopRite, WholeFoods, Welgenmens, Ethnics Food Market, and lease on anyone.

John Koutsourousous- Engineering Site Planner- We cannot sell the product and phrase in process.

Ed T- 8.) Open Space to township

20% parcel

Property owner

Takes care of the open space

22%

1 scenario of selling the land back to the township

8:14 pm.

Section B #3

Storage of products, outdoor storage, no tractor/ trailers

John K- Not permitted, to put into a storage unit.

Russ- Why is it?

Eric- Wine and liquor, % of storage, alter language

Ed T- Residential on top of the units?

Eric- Lofts.

Ed D- Lofts- luxurious avoiding rent purchase.

Ed T- Gas Station

Eric + lawyer- Residential property -

Natural buffering

Privacy Fence

As a buffer to a gas station.

John K- Does not fit or line up with Ashbury.

24 hours truck access. Noise ordinance and light shielding.

Mike G- Switch the location of the bank and gas station, fire hazard, and waste residue.

John K.- No convenience, one way in and out.

Commercial, convenient location, size constraints, layouts do not fit.

Sideline, tree sound not barrier.

Street trees, 19 extra years, 4 layers, comfortability, how it looks, visualization.

Track to Hulmeville, emergency access, naturalistic.

Russ- Seasonal use for a path.

John K- Kohl got to agree, connection to Kohl's. We want to know the flow and paths.

Stormwater traffic. Track recreation, cannot sell financial institutes with a high demand.

Process, allowed, logically driven by the market.

8:34 pm.

Ed D- Number of Lofts. 25 hypothetical potentially based on the market 25 envisioned.

Will- Pictures.

Planner- Part of them, 2 story character designs, outside cafe and dining, West Chester Borough, sidewalk widening. Examples of previous work. 50th verison quality control document compact and diversity of use.

The Architecture character, row line, textures, aesthetically pleasing sweeten.

Russ- You are going for a West Chester, Essen, Peddler's Village? If we got circular, can we get the same result? Proof of this guarantees. Outside seating 6-8 feet. 20 feet.

Russ- Reflect on this plan adequate areas around the green layouts.

Lawyers- Town city feel.

Russ- Hansal Drive property can be the layout and be more of a buffer.

Ed D- Calm for older generations. Bluffer, softer area, car through the night important area of development and respect the older residents.

Mike G- Backyards 10 feet.  
Large whacking area envisioned.

John K.- Stormwater plan overdesigned.  
Reduce 100,000 square feet benefits of shared parking.

Russ- Ordinance presented and the ordinance to be adapted for development.  
Photo and visual to be adopted.  
Scenario and analysis. Exhibit the bridge between proposals to Township.  
Pete K.-You need to propose and communicate with Council Preliminary with Planning.

9:18 pm.

John K.- 45 Different plans we have come up with in response for approval. We used the extensive feedback and have taken it into consideration.

P. Krieger- Finalize the plan.

Ed D.- Table this.  
Sunshine Law, way to propose this and get feedback from Council.  
Russ- Progress and leaderway.

Ed D.- Closure and you need the input from Council and you need to use the text amendment, rules of game \$100,000.

Russ- Review revised.  
Ed D- Long-term goal.

Krieger- We need to prevent this from being a stalemate, and you need to review the estate laws and talk with the township.

Ed D- Protect, present as well as the past.

Lawyer and Engineering and Designer  
One item- What risk June 14th in Council's opinion?  
Motion informally when a proposal is made to Council.

9:35 pm.

4 ½ years ago one opinion satisfied everyone about Ordinance and Zoning.

Public Comment

Bob Scupper- resident

\$15,000 property, condominium, Street Road, citizens using them.

Been living in this town since 1937 and what they proposed really shook me up.

Ed D- We are doing our due diligence to follow the laws, and develop it for the township.

Bob Scupper- Hulmelville and the traffic is brutal so don't give them the zoning or we will lose the soccer fields.

Steve Picker- I live on Armstrong and Hansal near the High School. The gas station fumes on the property will negatively affect the quality of life.

Ed D- Long-term resident proper way. No one passed anything.

Motion Adjourn 10:03pm.