



## **WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR AUGUST 5, 2014**

The regular meeting of the Warrington Township Planning Department was held on August 5, 2014, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

### **ATTENDANCE:**

Present: Gerald Anderson, Board of Supervisors Member, Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, and Timothy J. Tieperman, Township Manager. Staff members present were William H.R. Casey, Esq., Township Solicitor; Thomas A. Gockowski P.E, Township Engineer, and Roy W. Rieder, P.E., Director of Planning and Special Projects.

Absent: Lee Greenberg.

### **MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE**

The meeting opened at 7:00 PM with a moment of silence and a pledge to the flag.

### **AGENDA ITEMS:**

#### **1. Approval of minutes**

Mr. Anderson asked if there were any corrections to the minutes of July 2, 2014. Hearing no questions, the minutes were approved.

#### **2. RHH Properties – Sketch Plan**

Attorney Leigh Narducci and architect Jay Clough represented the applicant, RHH Properties. The plan presented depicted a 4-story apartment building containing 43 one and two bedroom apartments. The plan is to construct upscale apartments that would provide starter homes for younger professionals. The plan provides for a dedicated one-way street to convey traffic from Stagner Avenue to Bristol Road. The plan also provides land to be dedicated for widening Bristol Road.

Mr. Anderson noted that the plan provides approximately 2 parking spaces per unit rather than the 2.5 spaces required by the zoning ordinance. Mr. Clough stated that a smaller number of parking spaces would be needed because approximately half of the units will be one-bedroom apartments.

Mr. Gaines asked if there were any provisions for play areas for resident children. Mr. Clough stated that there was a 35-foot wide strip on the west side of the building that could be utilized for a play area. He also stated that large numbers of children were not expected to reside in the apartments. In either case, any play area will be privately owned and maintained.

Mr. Anderson asked if there were any other questions or concerns about the plan. There were none.

Mr. Narducci said that the applicant would submit engineered plans addressing the comments received accompanied by a proposed text amendment that would enable the project to proceed with the current zoning. Mr. Anderson also requested that the applicant provide justification for reduced parking requirements for consideration by the Board of Supervisors.

### **3. Valley Square Conceptual Revision**

William Benner, Esq., representing the owner of the property, Istar, along with Greg Camia of Istar, presented a sketch plan showing a two-story office building to be constructed along Street Road between Valley Square Boulevard and Easton Road. Mr. Benner stated that the purpose of their appearance before the Planning Department was twofold:

1. To get guidance on the procedure to be followed for approval of the plan. The two options were:
  - a. Submission of a new application
  - b. Submit a revision to a prior approved plan.
2. To determine if there were any desired features to be included in the development

Mr. Benner synthesized the various versions of the prior plans and revisions approved in 2004 and in 2007. He went on to demonstrate that the plan to be submitted will not be substantially different from previous plans. Traffic flow will be the same as previous plans with restricted access on both Street Road and Easton Road and with unrestricted access on interior roads. Mr. Benner and Mr. Camia stated that the signal at Valley Square Boulevard and Main Street would be installed regardless of whether or not this plan went forward. Mr. Benner said that the traffic engineer for this project would be David Horner, the same engineer who had done the previous work for Valley Square.

Mr. Anderson asked why Istar wanted to build an office building when there was significant office space remaining in Valley Square. Mr. Benner replied that Istar had secured a sole tenant, Ashfield Healthcare for a 15-year lease. He stated that this would be a design/build project, and that when completed, the building would provide 400 jobs.

The project engineer, Doug Waite, presented the site plan and discussed the progression of the plan. He also presented a rendering of the building. The façade of the building was not well received because it presented a modern, stark appearance. The property is located in the Corridor Overlay District which requires a different type of architecture. Mr. Anderson asked for a comparison of building coverage and impervious coverage over this parcel between the original approved plan and the current proposal. Mr. Waite did not have that information readily available.

Mr. Anderson asked if there were any other questions or concerns. The concept was well received with the exception of the building exterior. The applicant will prepare revised final plans in accordance with all current regulations. They will also provide a breakdown of impervious cover and building coverage on the lot, and they will address the building exterior.

**4. St. Robert Bellarmine – Request for Waiver of Land Development**

Kirk Clauss, P.E., a resident of Warrington Township and a parishioner at St. Robert Bellarmine, presented a site plan and explained his reasons for requesting a waiver of land development. The property is over 15 acres in size, and the additional work will add about 3,500 square feet of building area. The property is well under maximum limits for building coverage and impervious area and is serviced by a stormwater basin.

Considering the minor impacts of the project, the applicant was recommended to appear before the Board of Supervisors at their August 26 meeting.

**5. Preliminary /Final Minor Subdivision – 2506 Park Road**

This project had previously been recommended for referral to the Board of Supervisors until legal action was initiated by a neighboring resident. The objections to the subdivision have been resolved and the action has been dropped. The applicant will comply with all remaining comments in the township engineer's review letter. Mr. Anderson asked for questions or comments. The application was referred to the Board of Supervisors for their consideration at their August 26 meeting.

**6. Preliminary/Final Land Development Plan – 850 Easton Road**

Jerry Hill, the owner of the property, and Leon McGuire, project engineer at Van Cleef, appeared to present the plan. Mr. Anderson asked why Mr. Hill intended to increase the number of parking spaces to 35 when only 14 were required by ordinance. Mr. Hill said that he expected his staffing to increase and also said that parking needs surge during settlements when various persons congregate at the office to complete the process.

Mr. Anderson stated that, considering the required increase in parking requirements, the applicant should conduct a traffic study. He also asked the applicant to install a bituminous walkway along his frontage to match the walkway in front of the township building. Mr. McGuire stated, and Mr. Hill agreed, that a walkway would be provided. Mr. McGuire stated that the applicant would comply with the comments outlined in the township engineer's review letter.

Mr. Anderson asked for questions. No one had any questions or comments. The applicant will submit revised plans for review by the township engineer, and the project will be referred to the Board of Supervisors for their consideration.

**7. Zoning Activities Report**

No activity.

**8. Warrington Springs – Phase 3**

Robert Gundlach, Jr., Esq. appeared before the Planning Department. The application being presented is the final phase of the Warrington Springs Development. There was discussion

concerning whether or not the Township would be willing to take dedication of a marginal access road.

Carroll Engineering had completed a review of Phase 3 earlier in the day. Since the members of the Planning Department had not had time to review Carroll's letter, Mr. Anderson asked that they review the letter and submit their comments and concerns by e-mail.

**9. Highgrove Manor Waiver Requests**

Immediately prior to the meeting, the applicant asked to withdraw and be rescheduled for September 2.

**10. Conditional Use Applications**

None.

**11. Planning Commission Activities**

Mr. Gaines stated that the Planning Commission had begun their review of the draft Floodplain Management ordinance and would continue with their review at the upcoming Planning Commission meeting on August 7.

**12. Economic Development**

Mr. Tieperman stated that street addresses have been assigned to several retail establishments in Valley Gate.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:20 PM. The next meeting will be September 2, 2014 at 7:00 PM.

Respectfully Submitted By:



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Timothy J. Tieperman, Township Manager