
**Public Meeting
January 21, 2008**

Michael Kirlin called the reorganization and regular meeting of the Concord Township Planning Commission to order at 7:01 p.m. on January 21, 2008 at the Concord Township Municipal Building. The following members were present: James H. Borden, Michael J. Kirlin, Virginia L. DeNenno, John E. Heyburn, Bruce R. Bilotti, Michael W. Raith, and Kyle Patino. Steven Miller and Sarita Trivedi were absent.

Mr. Kirlin announced the nominees for Planning Commission Officers: Mr. Borden motioned to elect Steven Miller as Chairman, Ginny DeNenno seconded the motion. All voted in favor. Ginny DeNenno motioned to nominate Michael J. Kirlin as Vice Chairman. Michael Raith seconded the motion and all voted in favor. Bruce Bilotti motioned to nominate Ginny DeNenno as Secretary. Jim Borden seconded the motion and all voted in favor.

APPROVAL OF MINUTES

Ms. DeNenno moved that the minutes of the December 17, 2007 meeting be approved. Mr. Bilotti seconded this motion. The minutes were unanimously approved.

PROJECT MANAGER'S REPORTS

There were no project manager reports.

OLD BUSINESS

No old business was reviewed or discussed.

NEW BUSINESS

Mr. Kirlin, Project Manager, reported indefinite extensions have been granted for the following two plans:

➤ **Maris Grove-Erickson-Neighborhood 4** (Preliminary LD) Spring Valley and Conchester Hwy.

➤ **Spring Lake LP** (Preliminary Land Development) 449 Wilmington-West Chester Pike/retail center.

➤ **Eagle National Bank** (Final Land Development) 820 Baltimore Pike. The applicant was represented by Don Petrosa, Esq. The Project Manager, Michael Kirlin, gave an overview of the final plan original dated March 25, 2006, last revised September 27, 2007. The applicant has requested one waiver from §160-50.D (foundation plantings) as was granted by the Board of Supervisors in Resolution No. 18-2007, dated March 6, 2007 for preliminary approval. Mr. Kirlin summarized letters by the consultants: Pennoni Associates dated 12/13/07; the Fire Marshal's email dated 12/13/07 and the Thomas Comitta Associates letter dated 1/14/08. Mr. Kirlin motioned for approval contingent upon the above. The motion was seconded by Michael Raith. As there were no further comments from the Planning Commission or the audience, all voted in favor to recommend final approval to the Board.

OTHER COMMISSION MATTERS

Spring Lake LP- Update Presentation. Spring Lake LP was represented by John Jaros, Esquire, Matt Houtmann, Civil Engineer (G. D. Houtman & Sons), Chris Williams, Traffic Engineer (McMahon Associates, Inc.) and Andrea Finerosky (Pettinaro). Mr. Jaros gave an update on the proposal for the 165,200 sq. ft. shopping center as the plans were revised accordingly to suggestions that came up during conditional use hearings. Chris Williams, Traffic Engineer covered traffic questions regarding Spring Lake and the Summitt Crossing project (currently in preliminary land development) across the street. Mr. Houtmann covered sewer and storm water management questions as well as questions regarding the existing pond. Mr. Kirlin requested Mr. Jaros submit a letter clarifying waivers being requested by the applicant. Mr. Jaros answered questions from residents Mr. and Mrs. Basner (74 Concord Creek Road) and Mr. and Mrs. Sirohi (75 Concord Creek Road) concerning the berm, fencing and noise. There was much discussion on the size of the berm, sound barriers, fencing and lighting. The applicant was requested to submit pictures of the fence proposed to be placed on the berm.

Spring Valley Business Park-Update Presentation. Spring Valley was represented by Neal Fisher and Sean Calhoun (The Hankin Group) and David Sharp (Fellowship Covenant Church). Mr. Fisher gave an overview of the project scheduled for a conditional use hearing on February 26, 2008. The plan is to transfer 1.61 acres of undeveloped land containing a historic farmhouse (on lot 3) to expand the Covenant Church property (lot 2).

SCHEDULE FOR THE MONTH

The caucus meeting will be held January 29, 2008, the agenda meeting will be held February 11, 2008 and the public meeting will be on February 19, 2008 (due to President's Day).

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct; John Heyburn moved to adjourn the meeting at 8:15 p.m., seconded by Bruce Bilotti.

bgb[PC Meeting 1-21-08]