
**Public Meeting
August 18, 2008**

Steven D. Miller called the regular meeting of the Concord Township Planning Commission to order at 7:00 p.m. on August 18, 2008 at the Concord Township Municipal Building. The following members were present: Steven D. Miller, Michael J. Kirlin, James H. Borden, Bruce R. Bilotti, Sarita Trivedi, Virginia L. DeNenno, Steven D. Miller and Kyle Patino. Michael W. Raith and John E. Heyburn were absent.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the July 21, 2008 meeting be approved, which was seconded by Mr. Bilotti. 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

➤ **Naamans Creek Crossing** (formerly Diamond State Mgmt - Prel LD) – Route 202 & Beaver Valley Road/2 retail buildings: Project Manager M. Kirlin announced that a 90-day extension has been granted.

➤ **Brinton Land Development-Phase 7** (Final LD) – Evergreen Dr & Conchester Rd/Costco Wholesale and (3) office buildings: J. Borden, Project Manager, announced that a 90-day extension has been granted.

➤ **The Shops at Ridge Road** (Final LD) SW Corner of Wilmington-West Chester Pike & Ridge Road -5.5 ac/Commercial Shopping Center: Howard J. Gallagher III and P. J. Close of Kelly & Close were in attendance for the applicant. There being no discussion, the Project Manager, M. Kirlin, made a motion to recommend for approval to the Board of Supervisors the final land development plan dated April 23, 2007, last

revised July 9, 2008. The plan was granted Conditional Use Decision on March 6, 2007 as well as preliminary plan approval on March 6, 2007. Seven waivers which are still in effect and recommended for final plan approval based on Pennoni Associates Inc. letter dated August 11, 2008; Thomas Comitta Associates letter dated August 9 2008; Concord Township Sewer Authority comments of May 14, 2007; C. Stanley Stubbe letter of August 8, 2008; Register's letter dated August 13, 2008; and the Concord Township Fire Marshal's e-mail dated August 11, 2008. The Commission concurred with all Pennoni comments of August 11, 2008 but reiterated comment No. 1. The plans should also be submitted in electronic format suitable to Township Engineer.

S. Miller questioned whether or not the engineer's August 11 comment regarding the traffic signal warrant study should be included in the motion. N. Cline advised that this will be addressed as an escrow, similar to that done for Chick-fil-A. Both he and Mike will speak with the Board to nail down. There being no further discussion by either the Commission or the public, Bruce Bilotti seconded the motion, which was unanimously approved.

OTHER COMMISSION MATTERS

Mariani Conditional Use Review: The Project Manager, Sarita Trivedi, advised that the Commission's comments have been transmitted to the Board of Supervisors.

SCHEDULE FOR THE MONTH

The caucus meeting will be held August 26, 2008, the agenda meeting will be held September 8, 2008 and the public meeting will be on September 15, 2008.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct, Mr. Borden moved to adjourn the meeting at 7:17 p.m., seconded by Mr. Patino.