
**Public Meeting
January 22, 2007**

Steven Miller called the reorganization and regular meeting of the Concord Township Planning Commission to order at 7:32 p.m. on January 22, 2007 at the Concord Township Municipal Building. The following members were present: Michael Raith, Craig Hudson, Jim Borden, Michael J. Kirlin, Virginia L. DeNenno, Sarita Trivedi and Bruce Bilotti. John Heyburn was absent.

Mr. Miller announced that all Planning Commission Officers will remain the same for 2007; Steven Miller as Chairman of the Planning Commission, Michael J. Kirlin, Vice Chairman and Ginny DeNenno as Secretary.

APPROVAL OF MINUTES

Mr. Borden moved that the minutes of the October 16, 2006 meeting be approved. Mr. Kirlin 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. Miller reported that the following plans have all been granted extensions by the applicants:

- **Abrams** (Final Minor Subdivision) 18 Kirk Road. Michael Raith, Project Manager.
- **Eagle National Bank** (Preliminary Land Development) 820 Baltimore Pike. Michael Kirlin, Project Manager.
- **The Shops at Ridge Road** (Preliminary Land Development) S.W. corner of Wilmington-West Chester Pike & Ridge Rd. Michael Kirlin, Project Manager.

OTHER COMMISSION MATTERS

Mr. Miller announced that the Planning Commission has reviewed the conditional use applications submitted for The Shops at Ridge Road, Cellco Partnership dba Verizon Wireless, 3 Men and a Gelati (Rita's) and the Concordville Village Overlay Ordinance. The Commission will put written comments together and forward to the Board of Supervisors.

Shops at Ridge Road- Update Presentation, no action requested, none taken. The Shops at Ridge Road were represented by Bud Gallagher, Esquire, Joy Foster, Joe Orsatti, Architect, Jeff Carullo, Traffic Engineer, James Fritsch, PE, Register Assoc. and Christopher Nowland. Mr. Gallagher gave an overview of the progress that has been made with the plan in addressing outstanding items. Joy Foster covered the storm water presentation, Joe Orsatti discussed tree issues, buffering, sidewalks, lighting, cart corrals, cross walks, dumpsters, emergency access, and a small plaza area which has been added as a focal point. Jeff Carullo, Traffic Engineer gave a presentation on the improvements on Rt. 202 and Ridge Road, access lanes in and out of the shopping center, stop signs and signals. More discussion was needed with Penn Dot regarding the traffic signal.

SCHEDULE FOR THE MONTH

The caucus meeting will be held January 30, 2007, not January 31, 2006, the agenda meeting will be held February 12, 2007, not February 13, 2006 and the public meeting will be on February 20, 2007 not February 20, 2006 as printed on the Meeting Agenda. There were some typos on the agenda as to the dates of the meetings, the Secretary will confirm correct dates and confirm with the Planning Commission.

PUBLIC FORUM

Mr. Schubert and Mr. Jim Rogers were in attendance to answer any questions that the Planning Commission may have regarding the Cellco Partnership dba Verizon Wireless Conditional Use. Craig Hudson reread the Planning Commissions comments to the Board of Supervisors to the applicants. Mr. Schubert stated that Mr. Hudson's concerns would all be addressed at the Conditional Use Hearing scheduled for February 13, 2007. There was no further comment from the Planning Commission or the audience.

ADJOURNMENT

There being no further business to conduct; Bruce Bilotti moved to adjourn the meeting at 8:30 p.m., seconded by Jim Borden.