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**Public Meeting  
February 20, 2007**

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Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 8:05 p.m. on February 20, 2007 at the Concord Township Municipal Building. The following members were present: Michael Raith, Jim Borden, Michael J. Kirlin, Virginia L. DeNenno, Sarita Trivedi, John Heyburn and Bruce Bilotti. Craig Hudson was absent.

**APPROVAL OF MINUTES**

Mr. Kirlin moved that the minutes of the January 22, 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**

➤ **The Shops at Ridge Road** (Preliminary Land Development) S.W. corner of Wilmington-West Chester Pike & Ridge Rd. The applicant Christopher Nowland and his attorney Howard Gallagher, Esq. were in attendance. Michael Kirlin, Project Manager reviewed the plan dated January 19, 2007 (3<sup>rd</sup> submission) and then recommended preliminary approval based on the following conditions: that the Board of Supervisors of Concord Township grant Conditional Use Approval and relief from §210-237, and parking relief in adoption of the proposed parking ordinance considered for this site; that the plans should show the northbound lanes of Rt. 202 be extended to a length to be determined by the Concord Township Traffic Engineer; additional signage to be provided directing deliveries to use the southernmost entrance on Rt. 202; Site and building elevations should be submitted and approved prior to the Board of Supervisor's decision for preliminary plan approval as required in §160-23.C.2; internal traffic circulations should be addressed to the satisfaction of the Concord Township Traffic Engineer; compliance with the Pennoni letter dated February 12, 2007; the Pennoni traffic letter dated January 8, 2007; Register Associates letter dated February 12, 2007; Thomas Comitta letter by Ed Theurkauf dated February 9, 2007; Chadds Ford letter dated November 21, 2006 regarding the relocated residential entrance; Concord Township Sewer Authority letter by Walt Fazler dated February 13, 2007; and Concord Township Fire Marshal email dated December 29, 2006. There were eight (8) waivers listed on revised plan dated January 19, 2007 (sheet 1) with an additional waiver of §160-56.1 to be

added to the final plans. As there were no further questions or comments from the Planning Commission or audience, Mr. Kirlin motioned for preliminary approval contingent upon the above conditions and conditional use approval granted by the Board of Supervisors at their March 6, 2006 meeting. The motion was seconded by Ginny DeNenno. All voted in favor to recommend preliminary approval to the Board of Supervisors.

➤ **Eagle National Bank** (Preliminary Land Development) 820 Baltimore Pike. Michael Kirlin, Project Manager gave an overview of the plan to build a bank with parking on a .5 ac parcel. Don Petrosa, Esq. represented the applicant along with Glenn Gauzza, Project Architect, and Matt Hammond of TPD, Project Traffic Engineer. Mr. Kirlin motioned to recommend preliminary approval subject to compliance with the following review letters: Pennoni's letter dated December 21, 2006. Comment 11 deals with the entrance to the site from Rt. 322. This issue will be determined by PennDot and it will be up to the applicant to obtain an HOP in that regard; the Pennoni letter from the Township traffic engineer dated August 2, 2006; Concord Township Sewer Authority letter from Walt Fazler dated January 24, 2007. The sewage disposal issue will be determined by the application to DEP and is within their jurisdiction to grant approval for the method proposed; Delaware County Planning Dept's letter dated April 20, 2006 in which they recommend approval; Concord Township Fire Marshal email of December 13, 2006 in which they recommend approval; Thomas Comitta's letter dated November 16, 2006 that the proposed wall at the corner of Rt. 322 and Rt. 1 should be coordinated with the Brandolini Co. to insure compatibility; and that the existing structures be removed no later than 60 days after settlement. One waiver was requested from 160-50.D from foundation plantings, which was recommended for approval. Mr. Miller suggested amending the motion so that the Thomas Comitta letter needs to be updated to have lighting comments addressed prior to final plan approval. There were no further questions or comments from the Planning Commission or audience. Jim Borden seconded the amended motion. The vote was unanimous to recommend preliminary approval to the Board of Supervisors at the March 6, 2007 public meeting.

➤ **322 Plaza Associates-Rizzo** (Preliminary Land Development) 806 Baltimore Pike (SE Corner Rts. 1 & 322)/1.6 ac/Commercial bldg/existing residence. The applicant Bill Rizzo was in attendance. Sarita Trivedi, Project Manager reviewed the plan for the Planning Commission and the audience. There was one waiver requested from §160-49.F.(3) Wetlands Margin Requirement. Ms. Trivedi motioned to recommend preliminary approval contingent upon compliance with the following letters and conditions: Pennoni letter dated 2/12/07; Fire Marshal email dated 2/20/07, Thomas Comitta letter dated 2/17/07, Concord Township Sewer Authority email dated 3/12/07, the Historic Commission had no issues with this plan; the Planning Commission requires that a floor plan be submitted with the final drawings and elevations be provided and the floor plan be such that the use of the building be shown and it matches with the amount of parking being provided. Also a curb cut be provided from the access road into the adjoining residential property. The motion was seconded by Mike Raith. Mr. Miller discussed the Wetlands Margin Requirement, lighting review, and Fred Field's email further with the Planning Commission and the Township Engineer. As there were no further questions or comments from the Planning Commission or audience. All voted in favor to recommend preliminary approval to the Board of Supervisors subject to the motion and conditions recited by Sarita Trivedi. John Heyburn abstained.

➤ **Auto Truck Outfitters** (Preliminary Land Development) S.W. corner of Wilmington-West Chester Pike & Ridge Rd. Michael Kirlin, Project Manager. Mike Kirlin, Co-Project Manager reported that a 90-day extension has been granted by the applicant thru June 20, 2007.

### **OTHER COMMISSION MATTERS**

Auto Truck Outfitters- In attendance were John and Scott Wilczynski represented by their engineer John Fellows of McCrone, Inc. and Don Petrosa, Esquire. John Fellows gave an overview of the plan and Don Petrosa addressed the use of motor vehicle parts and accessories store. The main concern was the buffering between Watkins Ave.

Rite Aid/Schostak/Concord Philly-Update Presentation, no action requested, none taken. Rite Aid was represented by Vince Mancini, Esquire and John Mullin, Civil Engineer. Mr. Mancini gave an update and presented elevations for the Planning Commission for review and feedback. The project manager, Ms. Trivedi, reported that review comments were still missing as well as the absence of landscaping on the elevations.

### **SCHEDULE FOR THE MONTH**

The caucus meeting will be held February 27, 2007, the agenda meeting will be held March 12, 2007 and the public meeting will be held on March 19, 2007.

### **PUBLIC FORUM**

There was no comment by members of the public.

### **ADJOURNMENT**

There being no further business to conduct; Ginny DeNenno moved to adjourn the meeting at 9:30 p.m., seconded by Jim Borden.