
**Public Meeting
March 19, 2007**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:40 p.m. on March 19, 2007 at the Concord Township Municipal Building. The following members were present: Michael J. Kirlin, Virginia L. DeNenno, James H. Borden, John Heyburn, Michael Raith and Sarita Trivedi. Craig Hudson and Bruce Bilotti were absent.

APPROVAL OF MINUTES

Mr. Kirlin moved that the minutes of the February 20, 2007 meeting be approved. Mr. Raith 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

➤ **Arora Leasing Group** (Prel Land Dev) 61 & 67 Wilmington-West Chester Pike/Retail and/or Office. Mr. Borden, Project Manager announced an indefinite extension has been granted by the applicant.

➤ **TOG Construction** (Prel Subdivision), 505 Conchester Hwy & 620 Concord Rd/12.27 acres/12 lots, 2 existing. As the Project Manager Craig Hudson was absent, Co-Project Manager Michael Raith reported that an indefinite extension has been granted by the applicant.

➤ **Rite Aid/Schostak/Concord Philly** (Prel/Final LD) Rt. 202 & Smithbridge Rd/1.701 ac. Sarita Trivedi, the Project Manager reviewed the plan last revised February 1, 2007, original plan dated March 17, 2006 for a 11,151 s.f. pharmacy. The applicant was represented by their attorney Vince Mancini, Esq. and Bill Bertino, Senior Project Manager of BL Companies. Ms. Trivedi motioned to recommend preliminary approval conditioned upon the following: Pennoni Associates' letter dated February 12, 2007 (applicant found all comments acceptable); Thomas Comitta Associates' letter dated March 8, 2007 (Applicant has agreed to plant additional trees/plantings, to shift the eight ft. islands around, to remove some concrete to put in curbing, and plant two Juniper trees or shrubs to address concern); TJCI Albert Jenkin's letter dated March 12, 2007; Historic Resource Study needs to be

resubmitted to address the 2 outstanding issues in letter dated July 5, 2006; Fire Marshal email dated March 19, 2007; Concord Township Sewer Authority letter dated March 14, 2007. Four waivers have been requested and are indicated on Sheet 4 of the plan; one waiver is being denied – will recommend preliminary approval only. As there were no further questions or comments from the Planning Commission or audience, Mr. Heyburn seconded the motion. All voted in favor to recommend preliminary approval at the Board of Supervisors April 3, 2007 public meeting.

OTHER COMMISSION MATTERS

- **Spring Lake Shops Conditional Use** – The Planning Commission will forward their comments to the Board of Supervisors prior to the Conditional Use Hearing scheduled on April 17, 2007.
- **Concordville Village Overlay District & TDR Ordinances** - The Planning Commission will forward their comments to the Board of Supervisors prior to the Ordinance hearing scheduled for March 29, 2007.
- **Main Line Health** (Prel Land Dev) S. Brinton Lake & Spring Valley Rds. Stephen S. Aichele, applicant's attorney, Joanne Magnatta of Main Line Health and Steven Biller, architect, of RTKO Associates gave a Powerpoint update presentation and answered questions. No action was requested, and none was taken.

SCHEDULE FOR THE MONTH

The caucus meeting will be held March 27, 2007, agenda meeting will be held April 9, 2007, and the public meeting will be on April 16, 2007.

PUBLIC FORUM

There was no comment by members of the public.

ADJOURNMENT

There being no further business to conduct; Michael Kirilin moved to adjourn the meeting at 8:50 p.m., seconded by Sarita Trivedi.

/bgb[PC-Minutes 3-19-07]