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**Public Meeting**  
**September 17, 2007**

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Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7 p.m. on September 17, 2007 at the Concord Township Municipal Building. The following members were present: James H. Borden, Michael J. Kirlin, Virginia L. DeNenno, Bruce Bilotti, and Sarita Trivedi. Michael Raith and John Heyburn were absent.

**APPROVAL OF MINUTES**

Mr. Borden moved that the minutes of the August 20, 2007 meeting be approved. Mr. Bilotti seconded this motion. The minutes were unanimously approved.

**OLD BUSINESS**

No old business was reviewed or discussed.

**NEW BUSINESS**

➤ **LMJ Properties** – (Pre LD) 207 Baltimore Pike/Commercial existing 1846 sq ft/proposed 16,500 sq. ft. Mr. Borden, Co-Project Manager announced that the applicant has granted a 90-day extension to January 23, 2008 as Mr. Raith, the Project Manager was absent.

➤ **Kwang Lee** (Prel LD) Baltimore Pike/12.01 ac/proposed retail. The applicant Mr. Lee was accompanied by his attorney Mark D'Amico and engineer Joel Dellacarpini. Update Presentation, no action requested, none taken. Mr. D'Amico gave a short presentation of the proposed plan to build retail stores and a Beneficial Savings Bank. Mr. Dellacarpini pointed out the changes in response to consultants' letters, namely eliminating the Phase 2 portion of the project and modifications to Phase 1 with sidewalks, straightening of the rear access driveway and working with the neighboring developer (Urban Outfitters). Mr. Kirlin suggested resubmitting both Phases 1 and 2 even though only Phase 1 is planned at this time.

➤ **Benson Companies LLC** (Prel Subdivision) 105 Andrien & 186 Springlawn Roads/39 acres/34 sf homes. Although the applicant granted a 90-day extension to January 23, 2008, Bo Erixson of The Benson Companies LLC, his attorney Jack Nilon, Jr. of Petrikin, Wellman, Damico, Brown & Petrosa and engineer Matt Houtman of G. D. Houtman & Son, were present to discuss their plan, listen to residents and answer questions. Mr. Kirlin gave a short presentation of the preliminary plan dated 6/22/07 and opened the floor to questions.

Many residents, including Joe Buoncuore (30 Andrien Rd.), Sam Damico (Andrien Rd), David Bolner

(70 Andrien Rd.), Josephine Horton (59 Andrien Rd.), Dot McGrew (63 Andrien Rd.), Stanley Wheeler (38 Hitchcock Ln.), Mr. DeCarlo (215 Andrien Rd.), Steve Palis (125 Andrien Rd.), Mr. Miller (157 Andrien Rd.), Delores O'Donoghue (4 Mendenhall Dr.), Jerry Crosby (6 Hitchcock Lane), Joann Brooks (22 Hitchcock Lane), David DiGravio (170 Andrien Rd.), Dan Foster (141 Andrien Rd.), Dennis Donnelly (142 Mendenhall Dr.), Randy Ehman (14 Mendenhall Dr.), Marge Nugent (106 Andrien Rd.), and Steve Thompson (52 Andrien Rd.) voiced concerns and asked questions. The concerns included: storm water runoff, flooding, damage to wetlands, ½ acre lots in cluster zoning, access off of Andrien Rd., access off of Spring Lawn Rd., increased traffic, improvements to Stoney Bank Rd., the planning approval process, connecting to the sewers, the cost of a pumping station, traffic studies, length of cul-de-sacs per the Code and waivers, and maintenance bonds.

### **OTHER COMMISSION MATTERS**

- **Proposed Tattoo Ordinance** - The Planning Commission reviewed the ordinance at their agenda meeting on September 10, 2007 and will forward their comments to the Board of Supervisors prior to the September 25, 2007 Caucus meeting.

### **SCHEDULE FOR THE MONTH**

The caucus meeting will be held September 25, 2007, agenda meeting will be held October 8, 2007, and the public meeting will be on October 15, 2007.

### **PUBLIC FORUM**

There was no public discussion.

### **ADJOURNMENT**

There being no further business to conduct; Mr. Bilotti motioned to adjourn the meeting at 8:37pm, seconded by Ginny DeNenno.