
**Public Meeting
December 17, 2007**

Steven Miller called the regular meeting of the Concord Township Planning Commission to order at 7:05 p.m. on December 17, 2007 at the Concord Township Municipal Building. The following members were present: Michael W. Raith, Michael J. Kirlin, James H. Borden, Virginia L. DeNenno, John Heyburn, and Sarita Trivedi. Bruce Bilotti was absent.

APPROVAL OF MINUTES

Mr. Raith moved that the minutes of the November 19, 2007 meeting be approved. Mr. Borden seconded this motion, and the minutes were unanimously approved.

NEW BUSINESS

LMJ (Prel Land Dev) 207 Baltimore Pike/16,500 commercial. The Project Manager, Michael Raith, announced that the applicant had granted an indefinite extension of time for plan review.

Garnet Valley School District Consolidation (Pre Sub) 552 Smithbridge Road/Consolidation of 4 lots into 1. Bruce Craig of the Garnet Valley School District, and Hugh Cadzow of ELA Group Inc. were in attendance. In the project manager's absence, V. DeNenno summarized the lot consolidation plan and noted that no land development is proposed at this time. Five waivers have been requested by the applicant. Pennoni provided review comments via Nate Cline's letter of November 6, 2007, the Fire Marshal reviewed as per his e-mail of December 12, 2007; and Delaware County Planning Commission, in its review letter of October 18, 2007, has no objection to the plan.

There being no further discussion by either the Commission nor the public, Ms. DeNenno made a motion to approve the lot consolidation submission realizing that there is no land development attached and referring to the three letters heretofore mentioned a motion by V. DeNenno, seconded by J. Borden, the Commission (with an abstention by Kyle Patino) voted to recommend approval of the lot consolidation plan.

Benson Companies LLC "Pine Valley" (Prel Sub) - The project manager, M. Kirlin, announced the applicant has granted a 90-day extension of time for plan review. Therefore no vote would be taken this evening. However, the applicant (Bo Erixson of The Benson Companies), attorney (Donald T. Petrosa, Esquire), and engineer (Matt Houtmann of G. D. Houtman & Son, Inc. were in attendance to give an update and answer any questions and concerns. Mr. Petrosa gave an overview of the 30-lot subdivision, with the existing house and

barn to remain. He explained how the applicant has listened to residents' concerns at the September 17 Planning Commission meeting, and is under Agreement of Sale on 186 Springlawn Road in order to provide access onto Springlawn. Matt Houtman ran through the revised plans, reviewed changes, and noted that the layout is similar to the earlier plan. He advised that there is some vertical geometry to be done on the Springlawn entrance, however, they have had a preliminary meeting with PennDOT and feel that it can be done. He fielded questions from the Planning Commission regarding emergency access, access to Springlawn in the original plan, wetlands, and length of the cul-de-sac.

Ruth Sperone (30 Hitchcock), Tom Wade (91 Mendenhall), Jerry Crosby (6 Hitchcock), Dolores O'Donoghue (4 Mendenhall), Jim Miller (157 Andrien), and Jimmy Ennis (70 Andrien) had questions relating to stormwater, emergency access and paving, wetlands and the Department of Environmental Protection (DEP), sewer and payment to the township, and status of the house on the property where the emergency access could be located.

Mr. Houtman advised that only a general DEP permit would be needed in this case. He also explained what an emergency access is (basically a driveway). Should one be required by the township, in view of the grades, it would most likely have to be paved in order that emergency vehicles can access. The house on the Andrien Road parcel would still remain. Mr. Kirlin noted that the developer is providing a sanitary sewer line along Andrien. Residents would only be required to connect should they sell their houses or if they had a failed septic. Residents with questions regarding cost of sewer hook-up were directed to the Sewer Authority.

Although a 90-day extension was granted, Mr. Kirlin noted that the Commission may consider the plan at its January 21, 2008 meeting. Mr. Miller added that the plan may be considered as a preliminary/final. Residents were advised to check the web site and/or call the township office on January 21, 2008 to confirm the meeting date.

OTHER COMMISSION MATTERS

No other matters were discussed

SCHEDULE FOR THE MONTH

The caucus meeting will be held December 27, 2007, agenda meeting will be held January 14, 2008, and the public meeting will be on January 21, 2008.

PUBLIC FORUM

There was no public comment.

ADJOURNMENT

There being no further business to conduct, Mr. Heyburn motioned to adjourn the meeting at 7:40 p.m., seconded by Ms. DeNenno.