
**Public Meeting
January 16, 2018**

Steven D. Miller called the reorganization and regular meeting of the Concord Township Planning Commission to order at 7:00 p.m. on January 16, 2018 at the Concord Township Municipal Building. The following Planning Commission members were present: Steven D. Miller, Shawn Lawler, Michael J. Kirlin, Richard Julason, Jamer Doughty, Sarita Trivedi, Mark Elser and Michael Harding. The following member was absent: Andrew Briner. Planning Commission Solicitor Michael W. Raith and Nathan Cline and Megan Todaro of Pennoni were also in attendance.

REORGANIZATION

Mr. Miller announced the Planning Commission voted unanimously to continue with the current Officers: Steven Miller as Chairman and Michael J. Kirlin as Vice Chairman.

APPROVAL OF MINUTES

Mr. Elser moved that the minutes of the November 20, 2017 meeting be approved. Mr. Lawler 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

➤ **Concord Ventures** (Tentative R-PRD), Wilmington-West Chester Pike, PRD-1 mix of 29 townhouses, (3) 5-story apartment buildings, clubhouse and in-ground pool. Combining the two parcels into one.

Michael Raith, Solicitor of the Planning Commission announced the format of the agenda for the review of the Concord Ventures Plan and gave background on the Resolution 16-2016 by the Board of Supervisors authorizing the Planning Commission to review the Concord Ventures plan and make a recommendation to Council.

Rich Julason, Project Manager reviewed the plan proposing 29 townhouses and 166 apartments with three (3) high-rise, five story buildings with an in-ground pool and clubhouse. No buildings are proposed within the R2D portion of the tract. Watkins Avenue is to be reconfigured and routed and signalized off of Route 202 on a previously consolidated tract.

Concord Ventures was represented by Marc Kaplin and Wendi Kapustin (Kaplin Law), Stephen Wolfson, and John Fiore (The Wolfson Group), and Ben Crowder, P.E. (Bohler Engineering). Norma Gerrity, Court Reporter transcribed the public meeting on behalf of Concord Ventures. M. Kaplin and B. Crowder reviewed the latest revised plan proposing a mix of townhouses and multi-family apartments on 49.02 acres. The parcel was previously consolidated and recorded and received a variance from the Zoning Hearing Board. M. Kaplin noted the PRD-1 zoning is a permitted use and is in compliance with the SLDO. He listed all of the review letters received for the project and provided all of the additional information requested by the Consultants. A Power Point presentation was shown. M. Kaplin and B. Crowder discussed the wetlands and bogg turtles, the extended trail system, the traffic study, proposed traffic light, entrance on Watkin Avenue and sewage system.

Residents Lori Kidd, Edward Gross, Chris and Barbara Markland, John and Melissa Gray, Jerry Dowling, Jack Michel and Diana McCarthy were represented by Marc D. Jonas and Michael E. Peters (Eastburn and Gray, PC). M. Jonas gave a narrative and introduced L. Kidd who gave a Power Point presentation showing residents current homes as they appear now versus how each home would appear with the apartment buildings if built. Ms. Kidd shared her concerns with the proposed plan. M. Jonas noted the plan was not in the public interest, did not meet the requirements of the RPRD -1 Ordinance, the Ordinance did not authorize or permit deferral of mandatory tentative plan requirements, the plan lacked the information necessary to accurately assess the damages to protected natural resources and the plan is missing information required by the ordinance to enable the township to discharge its duties under Pennsylvania Constitution Article I, §27.

Planning Commission members commented and questioned Marc Kaplin, Ben Crowder and Stephen Wolfson on the following points: more than one entrance going into the proposed development would be preferred, proposed traffic signal on Watkins Avenue and the congestion on Route 202, if there was consideration in alternating the layout of the townhomes and the apartments, what eleven variances would be required to change the layout, Design Standards 210-74.C8 and A1 & 2 if specific yard areas were indicated on the plans, are the open areas based on the entire parcel, the plan failed to meet the intent of the PRD Ordinance, what were the future plans for the commercial area, were there plans for sidewalks from the PRD to access the commercial parcel, who would maintain ownership of the open space and trails, is the open space available to other township residents or only the residents of this

development, bogg turtles and maintenance of the buffer zone, and the number of parking spaces. M. Kaplin, B. Crowder and S. Wolfson responded to all questions.

PUBLIC FORUM

Mark Vantrieste of 40 Watkin Avenue questioned the height of the buildings, the type of roof, is there a lighting plan, noise, and the placement of air conditioning units. Thomas Markland of 30 Dain Avenue commented his home is closest to the property line and he will be looking at the walls of the apartment building and the project will lower the value of his home. Anne Mueller of 850 Shavertown Road commented her concerns were that the traffic study was being skewed and running sewer lines thru the woodlands, Vineet Gupta of 34 Sharpley Drive was concerned with fire emergency access, the heavy traffic on Route 202 and the conditions of the roads because of the traffic. Ken Hemphill of 39 Mill Race Place commented on the traffic congestion, wetlands, and additional school children enrolling in the Garnet Valley School System. Patty Vantrieste of 40 Watkin Avenue noted that cars are racing down Watkin Avenue currently and it is not safe, there are no sidewalks and no exit off of Watkin without turning on to Brandywine Street to get to Beaver Valley Road. Robin Hathaway of 77 Walker Street has issues with traffic since the children play in the neighborhood. Chris Donnelly of 5 Ruby Road asked if a study was done on the impact to the schools. S. Wolfson invited residents to contact Township to set up a meeting, so he may meet with them.

PLANNING COMMISSION RECOMMENDATION

R. Julason motioned for a vote to recommend denial for the Concord Ventures plan. As there were no further comments or questions from the public or the Planning Commission, the motion was seconded by J. Doughty and S. Lawler. The Planning Commission voted unanimously to recommend denial to Council. No one was opposed. Comments will be provided to the Concord Township Council for the upcoming hearing on this plan on January 30.

ADJOURNMENT

There being no further business, S. Miller thanked the public and adjourned the meeting at 9:32 p.m.