



CALN TOWNSHIP PLANNING COMMISSION MEETING June 16, 2020

A work session was held at 6:30 PM to discuss agenda items.

The Planning Commission held their regular meeting on Tuesday, June 16, 2020 via Zoom as a virtual meeting. The meeting was called to order at 7:00 P.M. by Chairman, Ken Simon.

Roll Call – In attendance were Ken Simon, John Caporale, Jim Benko, John Thomas, Bill Schew, Jacob Bashioum and Michael Irwin.

Township Staff and Consultants in attendance were Raymond Stackhouse, Director of Building and Life Safety, Pamela Henrichon, Planning Commission Secretary, Board of Commissioner's Liaison to the Planning Commission Lorraine Tindaro and the alternate Mark Evans.

Approval of February 18, 2020 meeting Minutes – Being no questions or discussion Mr. Simon entertained a motion for approval as submitted, moved by Mr. Caporale and seconded by Mr. Thomas. Poll of members; all ayes, motion passes 7 – 0.

Agenda items:

- 15 Fox Avenue Sketch Plan

In attendance Dave Resler, Dave Bollinger, Jeremy Hess and Julie Slabinski.

Discussion Items:

- Zoning Relief and Variances needed by applicant as noted in the Sketch Plan Review letter by Arro dated April, 14, 2020.
- Mr. Benko's comments: The 3 story height doesn't fit with the neighborhood. Parking 4 cars per unit isn't realistic maybe 2. Parking is another issue.
- Mr. Irwin's comments: They should keep it more in character the existing neighborhood. It may be too big and there are traffic concerns. Work on getting a variance for the set back and do something else creative on the lot. I don't see this as being a good fit.
- Mr. Simon's comments: I'm all for revitalization. Parking and the immensity of the property itself maybe there's a way to redesign it. Look into Cheryl Spaulding's idea

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org

to put the driveway on the back of the homes. You have a nice project but it just doesn't seem to be the right fit.

- Mr. Caporale: Revitalization has to be financially viable. If it doesn't get done the neighborhood stays the same. I don't feel like there's anything wrong with the project. I have no problem with it.
- Mr. Thomas's comments: One of the major issues I have with the project is the number of variances. Usually you try to keep those minimized to make a deal work. It seems there are so many to make this financially viable for the applicant. Given what we're seeing with the scale, the number and the number of impending traffic hazards. The way this is drawn and planned now I cannot support this plan.
- Mr. Schew's comments: My major issue is not necessarily the elevation but the parking and backing out. Its 20 feet wide. Parking and backing out are safety concerns with kids and trying to back out. If someone had a large truck and with the street so narrow would make it difficult.
- Mr. Bashioum Sr. comments: Rehabilitation is great. We need it. I'm concerned with safety that's my biggest concern. Which is what many others have touched on tonight. Take that into consideration and come back with a different approach. The heights ok if that's what people want.

- 4575 Lincoln Highway Special Exception Application

No Representatives were present.

Discussion Items:

- Applicant requests a Special Exception for installation of a sanitary sewer line within the 50 ft. wetland buffer.
- The review letter from Arro dated April, 14, 2020.

Mr. Simon entertained comments from the Commission; this project will help JLLAR, LLC with their current business and future hopes of expansion.

Mr. Simon felt this is a necessary project. All members except Mr. Caporale who abstained, motion passes 6 – 0.

Communications – None.

Old Business - Approval of May 19, 2020 meeting Minutes – Being no questions or discussion Mr. Simon entertained a motion for approval as submitted, moved by Mr. Caporale and seconded by Mr. Benko. Poll of members; all ayes, motion passes 7 – 0.

New Business- None

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org

Subdivision and Land Development Timeclock Dates:

- AGC Chemicals LD (Expires October 12, 2020)
- Hills at Thorndale Woods Final LD 2015 (Expires December 31, 2020)

Adjournment – With no further agenda items or Commission business, Mr. Simon entertained a motion to adjourn the meeting. The motion was moved by Mr. Thomas and seconded by Mr. Benko. Poll of members; all ayes, motion passes 7 – 0. The meeting adjourned at 8:13 P.M...

To the best of my knowledge, this summarizes the minutes of the June 16, 2020 Planning Commission meeting.

Respectfully submitted,

Pamela Henrichon

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org