



**CALN TOWNSHIP PLANNING COMMISSION MEETING  
November 18, 2025**

The Planning Commission held their regularly scheduled meeting on Tuesday, November 18, 2025, in the Municipal Building at 253 Municipal Dr. and via Zoom as a virtual meeting. A public notice was published in the Daily Local News on December 18, 2024.

The agenda was posted on the Township website and at the Township building on November 11, 2025. The meeting was called to order at 6:30 P.M. by Adam Thomas. Salute to the Flag.

Roll Call – In attendance were Adam Thomas, Ken Simon, Tom Parr, Michael Irwin, Jim Benko and John Woodcock. Bill Schew was not present.

Township Staff and Consultants in attendance were Don Vymazal, Township Manager; Raymond Stackhouse, Director of Building and Life Safety; Lowell Leaman, Arro engineer; Board of Commissioners' Liaison to the Planning Commission Lorraine Tindaro; and Elizabeth Nagy, Planning Commission Secretary.

Approval of October 21, 2025, meeting Minutes- Being no questions or discussion Mr. Thomas entertained a motion for approval as submitted, moved by Ken Simon and seconded by Jim Benko. John Woodcock abstained. With no objections the motion carries 5-0.

Communications – None

Agenda items-Cohen-4109 Lincoln Hwy.- Preliminary Land Development. – Appearing on behalf of the applicant was Brian Nagle of MacElree Harvey, Ltd, Applicant's attorney and Dave Gibbons of Howell Engineering, engineer for the applicant. Brian gave a brief overview of the project in which the applicant is seeking a recommendation for approval of 6 waivers and Preliminary Land development. There was a discussion between the applicant, engineer and commissioners regarding curbing and stormwater concerns. Regarding curbing, the Townships traffic engineer recommends curbing along Lincoln Hwy however PennDot does not recommend them along a primary arterial road due to creating a road hazard at high speeds. The curbing along Lincoln Hwy will ultimately be determined by PennDot. There were also concerns raised regarding the stump sidewalk behind townhouse #12 at Lincoln Hwy that PennDot requested, the applicant will look into that with the engineers to find out why it was placed there. Ray suggested adding language to grade a sidewalk to the meadow for ADA purposes: "to the extent possible provide accessible access to the edge of the meadow area." There was discussion on how the Township Ordinance did not include major streets in the ordinance.

After a brief review of the requested waivers the PC recommended the Board of Commissioners grant the following waivers:

Mr. Thomas made a motion to recommend the Board grant 137-37.A: A waiver is requested to allow the minimum radius of the center line for horizontal curves on local streets to be reduced to 32 feet. The PC added the recommended note from the #6 in the Pennoni review letter: *"We recommend that a note be added to the plan requiring a review of sight distance around the curves prior to the placement of landscaping to ensure*

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**DEPARTMENT OF BUILDING & LIFE SAFETY**

**Raymond Stackhouse, Director**

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*sufficient sight distance is maintained.*” Moved by Tom Parr and seconded by John Woodcock. With no objections the motion passes 6.0.

Mr. Thomas made a motion to recommend the Board grant §137-39.A: A waiver is requested to allow the road cartway width to be reduced to twenty-four (24) feet with no right-of-way. Twenty-four (24) foot wide cartways are proposed in the southern section of the development, and for the “alleys” in the northern section, contingent upon the plans remaining consistent with the Conditional Use Order. Moved by John Woodcock and seconded by Tom Parr. With no objections the motion passes 6-0.

The applicant is requesting a waiver to not require the installation of curbing along Lincoln Highway. Mr. Thomas made a motion, pending HOP approval and traffic engineer comments to NOT recommend the Board grant waiver §137-42. Moved by John Woodcock and seconded by Tom Parr. With no objections the motion passes 6-0.

Mr. Thomas made a motion to recommend the Board grant §137-43.A: A waiver is requested to allow sidewalks to be located on only one side of the proposed internal streets. Moved by Ken Simon and seconded by Jim Benko. With no objections the motion passes 6-0.

Mr. Thomas made a motion to recommend the Board grant §137-44.1.A(2),(3): A waiver is requested to allow grading and installation of utilities, stormwater improvements, a portion of the trail extension, and improvements on G.O. Carlson Blvd. in the riparian buffer zone 2. The Proposed permanent impacts are as follows: Meadow – 299,678 SF; G.O. Carlson Blvd. & trail improvements – 32,085 SF; Land development – 12,987 SF. Moved by Jim Benko and seconded by John Woodcock. With no objections the motion passes 6-0.

Mr. Thomas made a motion to recommend the Board grant §137-311.C: A waiver is requested to allow for the use of a storm pipe with a diameter of eight inches (8”), which is less than the required eighteen-inch (18”) pipe. Additionally, a waiver is requested to allow the slope of the storm pipe to be less than one percent (1%). Moved by Tom Parr and seconded by Jim Benko. With no objections the motion passes 6-0.

Mr. Thomas made a motion to recommend the approval of preliminary land development contingent upon satisfying the comments of the Township Engineer and Consultant review letters. Moved by Ken Simon and seconded by Tom Parr. With no objections the motion passes 6-0.

2026 Meeting Dates- Meetings to be held the third Tuesday of each month except for May, which will be held May 18, 2025.

Term renewals- John Woodcock and Ken Simon are up for term renewals on 12/31/25. They will complete volunteer applications if they are interested in renewing their terms.

Discussion Items – None

Old Business – None

Upcoming Developments –None

New Business- None

Best Planning Practices

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Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by Jim Benko and seconded by Tom Parr. Poll of members: with no objections the motion passes 6–0. The meeting adjourned at 8:07 P.M.

*Subdivision and Land Development Timeclock Dates:  
Cohen-4109 Lincoln Hwy-Land Development-December 31, 2025  
McLucas-4103 Edges Mill Rd-Subdivision-January 29, 2026*

To the best of my knowledge, this summarizes the minutes of November 18, 2025, Planning Commission meeting.

Respectfully submitted,

*Elizabeth Nagy*

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