



**CALN TOWNSHIP PLANNING COMMISSION MEETING
December 19, 2023**

The Planning Commission held their regularly scheduled meeting on Tuesday, December 19, 2023, 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 27, 2022.

The agenda was posted on the Township website and at the Township building on December 15, 2023.

The meeting was called to order at 6:30 P.M. by Vice Chairman, William Schew.

Salute to the Flag.

Roll Call – In attendance were William Schew, John Caporale, Ken Simon and Jim Benko. Not present were John Adam Thomas, Michael Irwin and Jacob Bashioum.

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

Approval of November 19th, meeting Minutes –Mr. Schew abstains from vote due to not being present at that meeting. Not having a quorum due to Mr. Schew abstaining, approval of the minutes will be deferred until the January meeting.

Agenda items:

Jefferis Family Farm-3982 Lincoln Hwy.-Land Development- Appearing on behalf of the applicant was Jim Haigney of Commonwealth Engineering, engineer for the applicant, and Daniel Jefferis, applicant. Jim gave an overview of the project in which they propose to remove an existing building and greenhouse and construct a new greenhouse and make improvements to the parking area. They are seeking a recommendation for approval of the land development plan. After discussion and questions Mr. Schew entertained a motion to recommend the approval of the land development plan contingent upon the results of the EIA report and satisfying the comments of the Engineer and Consultant review letters. The motion was moved by John Caporale and seconded by Ken Simon. With no objections the motion carries 4-0.

All Fill-4060 Edges Mill Rd-Land Development-Appearing on behalf of the applicant was Bob Tucker of MacElree & Harvey, attorney for the applicant; Chris Daily of D.L. Howell and Associates, engineer for the applicant; and Bill Egan and Joe Brennecke of All Fill. Bob and Chris gave a brief overview of the project in which they propose to develop 4060 Edges Mill Rd. and consolidate with 4102 Edges Mill Rd. The applicant is seeking a recommendation for preliminary approval of the land development plan and 5 waivers:

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

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- 135-305.A - Relative to stormwater volume reduction.
- 135-306 - Relative to stormwater infiltration requirements.
- 135-311.C - Relative to minimum grade, size and cover of storm drainpipes
- 137-66.E.5A - Relative to locating trees of 12 inches or more.
- 137-44.1.A.2 – Relative to minor land disturbance in Riparian Buffer Zone 2.

Mark Evans, Chair of the Historical Commission, spoke on behalf of the Historical Commission. He inquired if they plan to comply with the Historical Commission's review letter. They stated they had responded to the review and plan to comply with any recommendations. After discussion, Mr. Schew entertained a motion for recommendation for preliminary approval, including the 5 waivers of the land development plan contingent upon satisfying the comments of the Engineer, consultant review letters, and the Arro review letter dated 12/6/23, specifically page 7 section C-10: 155-47E (Historical Preservation Overlay District). The motion was moved by Jim Benko and seconded by John Caporale. With no objections the motion carries 4-0.

Farmhouse-4000 Lincoln Hwy.-Land Development – Appearing on behalf of the applicant was Patrick McKenna of Gawthrop Greenwood, attorney for the applicant; Nick Vastardis and Al Frederico of Vastardis Consulting, Engineer for the applicant; and Dana Petrizzio of DPP2022 Properties, applicant. Patrick gave a brief overview of the project. The applicant proposes to construct a restaurant and parking lot. The applicant resubmitted plans on 12/8/23 and is awaiting reviews. They plan to appear on the January agenda seeking recommendation, and hope to appear before the Board of Commissioners on 1/25/24. The applicant has requested 3 waivers:

- 137-9 – Relative to general procedure to submit plan as preliminary/final plan.
- 135-311C – Relative to minimum grade, size and cover of stormwater drainpipes.
- 135-306.J.2 – Relative to minimum setback of 10 ft. from all infiltration practices.

The applicant is requesting a fee in lieu of open space and has not revised the EIA since nothing has changed since the Conditional Use application. There was a brief discussion on delivery vehicles where the applicant stated most deliveries are made by either box truck or pick-up truck will offer that the Board of Commissioners put a condition that delivery trucks may not park or unload on business 30. The applicant plans to return 1/16/23 for preliminary approval. Mr. Schew noted for the record that he needs to recuse himself from the vote due to a personal conflict with applicants attorney.

Adjournment – With no further agenda items or Commission business, Mr. Schew made a motion to adjourn the meeting, moved by Jim Benko and seconded by Ken Simon. Poll of members; with no objections the motion passes 4-0. The meeting was adjourned at 7:25pm.

Communications – None

Discussion Items – None

Old Business –. None

New Business –None

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Subdivision and Land Development Timeclock Dates:

- *The Farmhouse-Land Development-4000 Lincoln Hwy (Expires January 31, 2024)*
- *All Fill- Land Development-4060 Edges Mill Rd (Expires February 29, 2024)*
- *Jefferis Family Farm- Land Development-3982 Lincoln Hwy (Expires March 31, 2024)*
- *Kia- SD/LD-2751 Lincoln Hwy (January 17, 2024)*

Adjournment – With no further agenda items or Commission business, Mr. Schew made a motion to adjourn the meeting, moved by Jim Benko and seconded by Ken Simon. Poll of members; with no objections the motion passes 4–0. The meeting was adjourned at 7:25 P.M.

To the best of my knowledge, this summarizes the minutes of the December 19, 2023, Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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