

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
AUGUST 15, 2013**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Mark Swomley
Charles Stuhre

ALSO IN

ATTENDANCE: Trisha Lang, Zoning Officer
John Luciani, First Capital Engineering
Seth Springer, Solicitor
Sue Sipe, Stenographer

NOT PRESENT: Charles Wurster

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. JULY 18, 2013

MR. SWOMLEY MOVED FOR APPROVAL OF THE MEETING MINUTES OF JULY 16, 2013 AS AMENDED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. NEW BUSINESS - None

4. BRIEFING ITEMS – None

5. ACTION ITEMS

A. CU-13-01 – SPRINGETTS COMMONS (Conditional Use)

Attorney Matt Creme
Josh George

Attorney Creme referred to the Staff review on the conditional use application, based on meetings and conversations with the applicant and consultants. He noted the applicant had prepared supplements to the application as a result, which were delivered recently in which they responded to many of the comments.

Mr. George provided an overview of the application package noting it includes plan drawings with a color rendering. The site is a 14 acre parcel located along Industrial Highway at the intersection of Northern Way – across the street from the IRS/SSA building.

Mr. George stated one of the primary distinguishing characteristics of the site is that it is a corner property, bisected diagonally by a stream channel which makes the design and layout of the site unique and presents a challenge with the development. He noted they are proposing several different uses on the

property. There are two proposed restaurants at either end of the site approximately 6,000 sq. ft. each. There is a strip retail building located along the stream channel. On the Industrial Highway side, a 20,000 sq.ft. assisted living facility is being proposed near the rear of the site, adjacent to the railroad tracks, which will house approximately 175 residents. There is also a medical office building to complement the assisted living facility - approximately 4,000 sq. ft.

Mr. George stated as they were laying out the site, conversations were held internally and with Staff as to the concept of what would be the best possible layout, not only to meet ordinance requirements, but also from a marketing perspective. One of the important characteristics was to create entrances fronting on the street in as many cases as possible in line with the requirements of the Town Center Overlay. As a result the restaurants have been oriented to provide the entrance along the front building setback; one on Industrial Highway and one on Northern Way. In addition they have attempted to orient a portion of the buildings in the strip retail center towards the street by doing what they referred to as the “hockey stick sheet retail strip building”, so that one edge of the stick end is along Industrial Highway. Mr. George pointed out that due to the configuration of the site and the size of the parcel being 14 acres, it is not feasible to have all of the buildings front along one of the streets. He stated it also becomes challenging to construct an internal street of adequate width and size that could be used as a public street or offered for dedication due to the stream channel that bisects the property. As an alternate, they chose to run an internal access drive parallel to the stream channel to provide access to the assisted living facility and medical office building to the rear. Although those two buildings do not have direct front access or sidewalks, they have tried to provide for direct pedestrian connectivity by providing sidewalks from the edges of the property to the internal uses. These are highlighted on the exhibit.

Mr. George pointed out that at this time they do not have tenants so they are showing what they determined to be reasonable uses and sizes of buildings that are in compliance with the permitted uses in the Town Center Overlay. They also have made some educated guesses to create the site layout plan with the expectation those uses will likely change as tenants are acquired.

Mr. George confirmed the site has public water and sewer, and that a traffic scoping application was submitted as part of the initial use application.

Attorney Creme stated that at this point they have not requested any modifications. However, due to the unique physical conditions of this property it may become necessary in order to meet the requirements of the Ordinance as well as the Town Center Overlay.

Discussion was held regarding the following:

- In regards to the fact that tenants have not yet been secured for the stores and restaurants, concern was expressed about recommending the conditional use based on the current plans, since they could change considerably. Attorney Creme stated if a new tenant proposed changes that impacted the original design, the applicant would come back with a revision on the land development plan.
- Concern was expressed about developing the area in the vicinity of the stream on the site and how the applicant is addressing the flood plain. Mr. George stated First Capital Engineering provided a copy of the completed government building flood site across the street, noting they will be doing their own flood study relative to their proposed uses. That study would be subject to 100 year flood plain study. Mr. George noted that FEMA has not yet delineated a flood plain on this property.
- It was noted the plan shows two islands that are accessible by car only. Concern was expressed regarding how pedestrians would walk out of the residential area getting to other places around the complex. This also tied into discussion about the heavy traffic in the area and how to get people safely to other locations. Mr. George stated they will be conducting a traffic evaluation and will be hiring a traffic engineer for expertise on how to deal with those issues. A lengthy discussion ensued regarding the traffic issues, movements on the 3 access points and the intersection at Concord Road.

- Concern was expressed regarding where do the goals and objectives of the TCO impact this plan and how many can be met, taking into account the natural environment of the site.

- It was noted that sidewalks on Industrial Highway terminate at the first entrance into the strip center and do not continue until the restaurant at the western end of the building. Mr. George stated this was discussed with Staff and it was determined that a reasonable approach might be to put a sidewalk through the site parallel to the stream channel as shown on the plan. There was also discussion about putting a crosswalk in the location of the SSA building, Wolf Furniture Store and the Sherwin-Williams Paint Store.

It was determined that since the Planning Commission has not yet reviewed the supplemental plans submitted by the applicant and also to allow the applicant the opportunity to make further modifications based on the discussion, they would come back to the September 19th meeting to re-present.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:45 P.M.

Respectfully submitted,

Secretary

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