



SPRINGETTSBURY TOWNSHIP PLANNING COMMISSION MEETING

March 21, 2024

6:00 PM (Via Zoom & In-Person)
1501 Mount Zion Road

1. CALL TO ORDER

- Pledge of Allegiance

2. REVIEW AND APPROVAL OF MEETING MINUTES

- February 15, 2024, Minutes

3. BRIEFING ITEMS

- **Monarch Development Group, LLC**

Multi-Family Development – 2899 Whiteford Road – Galleria Mall Property –
Approximate proposed subdivision of a 2.5-acre parcel from 7.5-acre lot – Parking lot
area behind Extra Space Storage

4. ACTION ITEMS (Action items may be tabled)

- LD-2023-0001 – **Memory Lane Apartments – 1737 Memory Lane Extended**

1. Modification/Waivers Requested

- a. Section 289-10 – Preliminary Plan
- b. Section 289-13.A – Plan Scale
- c. Section 289-31 – Curbs and Gutters
- d. Section 289-31 & C&M Specifications – Curbing Height 6” rather 8”
- e. Section 289-32 – Installation of Sidewalks on Both Sides of Street
- f. Section 281-15.B.1(J) – Maximum Basin Side Slopes of 4:1
- g. Section 281-15.C(3) – Loading Ratios for Basins of 5:1 Impervious and 8:1 Total
- h. Section-289-21 – Traffic Impact Study (new)
- i. Section 289-41.J(4) – Requiring Slopes no steeper than 50% within 25 feet of the Right-of-Way (new)

2. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan – PC recommended approval of the modification/waivers requested

and conditional approval of the LDP at their January 18, 2024, meeting. Potential action only on the two (2) additional modifications/waivers requested.

5. Modification/Waiver Recommendations

6. Informational -

7. New Business

8. Other Business

9. Adjournment