

**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE, WESTTOWN, PA
JANUARY 8, 2003 7:30PM**

Present: Chairman Don L. Verdiani noted the following members present; Commissioners Elaine L. Adler, Carol DeWolf, Kevin Flynn, Mary Paumen, and Mark Purcell **Absent:** Commissioner Domenico M. Bibbo. Also in attendance were Township Engineer Angelo Capuzzi and guests.

Call to Order and Pledge of Allegiance.

Mr. Verdiani led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Adoption of Agenda.

The Agenda was approved as presented.

Approval of Minutes December 18, 2002.

On the motion of Ms. Paumen, seconded by Ms. DeWolf the Commission unanimously approved the minutes of December 18, 2002.

Mr. Verdiani stated his concern, which was discussed with SS Simon and Jude's engineer at the last meeting, that connecting the Amoco Station to public sewer should be seriously considered at this time as its drainage field is on Church property. Mrs. Adler said she would review Amoco's Land Development plan for any circumstances under which Amoco would be required to connect to public sewer.

Announcements.

Mrs. Adler presented a memo from Mr. DiNunzio, Township Fire Marshal, on his review of SS Simon and Jude's sketch plan. She stated that Mr. DiNunzio will be meeting with the Church next week to discuss the issues in his memo.

Mrs. Adler announced that the PSATS convention will be held April 6 -9 and that a planning seminar will be part of the program. Anyone interested in attending should contact her or Helen Greer to make these arrangements.

A plan extension letter has been received from Thomas Riley for the Riley simple lot subdivision. The Township should be receiving a revised plan in the near future.

Guy Bowers, 900-908 S. Concord Road, is considering subdividing his and his parent's property. He is considering a subdivision similar to Wild Goose Farms. Mrs. Adler stated she advised him he would need to go the Zoning Hearing Board as the Township Zoning Ordinance requires ten acres for a small lot subdivision. Mrs. Adler also suggested he should attend a Planning Commission or Board of Supervisors meeting for their opinion before going to the Zoning Hearing Board.

Election of Officers for 2003.

Mr. Verdiani stated that the Commission will be electing a Chairman and Vice Chairman this evening. He stated that Mrs. Adler was appointed Planning Commission Secretary by the Board of Supervisors at the January 6, 2003 Organization meeting.

Mr. Verdiani asked for a nomination for Chairman. Mrs. Adler made a motion to nominate Don L. Verdiani as Chairman, seconded by Ms. Paumen. As there were no other nominations, the Commission unanimously elected Don L. Verdiani as Chairman.

Mr. Verdiani asked for a nomination for Vice Chairman. Ms. Paumen made a motion to nominate Kevin Flynn as Vice Chairman, seconded by Mrs. Adler. As there were no other nominations, the Commission unanimously elected Kevin Flynn as Vice Chairman.

Old Business: Tract 2000-8, The Fountains @ Westtown-Preliminary Plan Review.

In attendance were Mr. Joseph McCawley, applicant, Mr. Brian Bishop, Attorney, and Mr. Fredericks, architectural consultant.

Mr. Bishop, requested that the Planning Commission recommend Preliminary Plan approval and stated that the Cee J. Frederick's review letter of January 6, 2003, provides a favorable basis for recommending the architectural bonus. He also stated that the applicant will meet the requirements in CVE's letter of January 3, 2003 and feels that a recommendation for preliminary plan approval could be granted by the Commission this evening. He stated the only outstanding issue is the recent memo from the Township Fire Marshal whose concerns will need to be addressed before final plan approval. He stated that the applicant will be meeting with the Fire Marshal in the near future to discuss his memo.

Ms. DeWolf asked if Cee J. Fredericks had received the material to be submitted referenced in their January 6, 2003 letter. Mr. Bishop said the NBL letter of January 2, 2003 submitted this material. He stated that Mr. Frederick was to attend the meeting this evening. Mr. Verdiani said the Commission was at a disadvantage as they just received the January 6th Cee J. Frederick letter this evening.

Mrs. Adler stated the Commission would like complete assurance that the landscaping and architecture can not be changed if someone other than Mr. McCawley constructs the apartments. Ms. Paumen said if that was the case she feels the plan would have to be re-submitted if any changes were to be made. Mr. McCawley assured the Commission that this would not be a problem.

Mr. Verdiani stated that the plan review would be continued when Mr. Capuzzi and Mr. Fredericks arrived.

New Business:

There was no new business at this time.

Public Comment Non-Agenda Items.

There was no public comment at this time.

Ms. Paumen said she would like a follow up of Mr. DiNunzio's meeting with SS. Simon and Jude. Mrs. Adler said she will ask Gerry to prepare a memo for the Commission or attend the next meeting.

Mr. Verdiani recessed the meeting at this time.

Old Business Continued:

Mr. Verdiani called the meeting to order.

Mr. Bishop asked if the Commissioners had any questions for Mr. Frederick's at this time. Mr. Verdiani stated that the purpose of the architectural and landscaping review by the consultant was to justify the length of the building and number of units in order to receive the density bonus. He stated that the architecture style used was intended to mitigate the bulk of the building. He asked Mr. Fredericks if this had been accomplished by the applicant. Mr. Fredericks stated one of the requirements was that the architecture was compatible to the whole site where precedent has already been set. He stated that main concern for the buildings was to address the quality and bulk of the buildings. He presented a concept plan of the buildings at this time. He stated that breaks in the facade of the building diminish the monolithic appearance by giving a vertical opposition to the otherwise long length. He stated that bricks will be used as veneer on the front and would like to see the brick work continued around the corners of the building. He said he feels by carrying the brick effect around the corners this would meet the Commissions criteria.

Mr. Purcell asked if any mechanicals would be installed on the roof. Mr. Fredericks replied they will all be on the ground but if any were installed on the roof they could be placed behind the roof slope and not be visible. Mr. Purcell asked what material would be used on the recessed portions. Mr. Fredericks said the major block appears to be EFIS. Mr. Fredericks stated that if the brick is carried to the inside corners it gives the appearance of recessing the building and not just a stucco building with some brick. Ms. Paumen asked if Mr. McCawley would be willing to do this with the brick. Mr. McCawley replied he would.

Mr. Fredericks asked that the color of the brick on the plan be designated as the official color. He stated that the reference to "salmon brick" in NBI's letter of is not the correct terminology.

Mrs. Adler stated it should be designated on the plan that any one other than Mr. McCawley developing the property would have to comply with the approved landscaping and architecture for the Fountain project.

The memo from the Fire Marshal was then discussed. Mr. Bishop stated that they should be able to comply with Mr. DiNunzio's concerns. Mr. Verdiani stated that compliance with the Fire Marshal's memo would be a condition of preliminary approval.

Mr. Capuzzi stated his two concerns are compliance with the architectural bonus and the plan for the jug handle fountain. He asked if Mr. McCawley has chosen a model for the fountain. Mr. McCawley stated he is not going to use the model that was originally presented as he located one he feels will work better in this location. He said he will be meeting with Mr. Scipione to discuss the fountain but does not have a plan to show the commission this evening.

Mr. Verdiani stated that the jug handle fountain is an important part of plan approval and needs to be resolved. The Commission held a discussion on the wind detector feature of the fountain. Mr. Purcell expressed his concern with the location of the fountain location so close to Route 202. Mr. Bishop advised Mr. Purcell that the location of the fountain has been decided for several years and that it is to be a focal point of the development. Mr. Bishop stated that the Board of Supervisors made the fountain a condition of plan approval not the Planning Commission.

Mr. Capuzzi stated that it is already noted on the plan that design calculations for the retaining walls must be approved before a building permit is issued. A plan note should be added stating that the architectural plans and specifications must be reviewed before a building permit is issued.

Ms. Paumen made the motion, seconded by Ms. DeWolf, that the Planning Commission recommends to the Board of Supervisors that they grant preliminary plan approval for Tract 2000-8 "The Fountains" and the requested landscaping and architectural bonuses with the following eight conditions:

Applicant abide with architectural consultant's comments – extend brick to interior points of façade.

Applicant agrees that if there are any proposed changes in the façade because of any desires by an end user of the building the applicant would bring the plans back to the Township for approval.

Note added to plan that final plan specifications be approved by the Township's architectural consultant.

The applicant agrees to comply to the first condition of the Fire Marshal's letter.

The applicant agrees to work with the Fire Marshal to find a solution to his comments on access to the front of the building and that the solution is satisfactory to the Fire Marshal and the Township.

The applicant complies with all comments in CVE's letter of 12/30/02 and 1/3/03.

The final details of the jug handle fountain be worked out to the satisfaction of the Township and resolved before final plan approval is given.

Note added to plan that the final landscaping plans be approved by the Township's consultant.

The Planning Commission unanimously approved the motion. Mrs. Adler will prepare a memo to the Board of Supervisors for the January 21st meeting.

Mrs. Adler reminded the applicant that if they do not receive preliminary plan approval on the 21st and extension will need to be granted.

Mr. Flynn will represent the Commission at the January 21st Board of Supervisors meeting.

Adjournment.

The motion to adjourn made by Mrs. Adler, seconded by Ms. Paumen, was unanimously approved.

Respectfully Submitted, Elaine L. Adler, Planning Commission Secretary

