

MINUTES
PLANNING COMMISSION MEETING APRIL 24, 2018

Attendees: Peter Cornog, Robert Dambman, Patrick Doran, Vince Manuele, Sherri Glantz Patchen, Scott Quitel, Dave Shula, Charles L. Guttenplan, AICP, Director of Planning & Zoning, Jim Sullivan, Township Engineer, T&M Associates

1. Call to order: 7:03 PM by Chair Manuele
2. Announcements & Correspondence

Announcements

- Mr. Guttenplan gave an update on the Ridge Pike status meeting that was held today for the sections between Crescent Avenue and Northwestern. The next meeting will be held on May 22, 2018 and will cover both sections under design.

Correspondence

- None

3. Approval of Minutes:

- Ms. Patchen moved to approve the meeting minutes from April 10, 2018, seconded by Mr. Cornog. Vote 7-0

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#04-18 Jason Catania, 249 Hillcrest Avenue, Conshohocken, PA; 3-Lot Minor Subdivision; Preliminary/Final Plan Review. Edward Hughes, Esquire, the applicant's representative presented the plan with assistance from Jason Catania, the applicant. There is currently one older single-family home with multiple additions located on the site, that had also been used for various businesses over the years. The proposal is to remove all existing improvements and subdivide the site into three lots and construct a single-family home on each lot. Due to the shape of the site and some slope issues, several variances were granted in February in case ZHB #2017-28. The applicant will comply with all comments from the Township Engineer and Zoning Officer review letters other than the waivers requested; Mr. Hughes reviewed the waivers. Planning Commission members asked several clarifications including what existing zoning requirements are and how these lots compare in size with surrounding lots, what the stormwater arrangement is to be, clarification about tree replacements proposed and whether the applicant had been in front of the Shade Tree Commission yet, and reason for park/rec fee waiver request. Jason Catania explained the difficulty in getting public water to the site and the high expense involved. No public comment. Mr. Shula made a motion to recommend preliminary/final plan approval and recommend the Board of Supervisors grant the requested waivers and partial waiver (for showing existing conditions), subject to input from the Shade Tree Commission for the tree-related waivers, and not commenting on fee waivers, that they be deferred to the Board of Supervisors; seconded by Mr. Cornog. Vote 7-0

6. Conditional Use Applications:

- None

7. Old Business: None

8. New Business: None

9. Public Comment: None

10. Adjournment:

- There being no further business, meeting was adjourned at 7:44 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitmarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.