

TREDYFFRIN TOWNSHIP PLANNING COMMISSION  
WORKSHOP SESSION  
APRIL 1, 2010

**Members Present:**

Robert Whalen, Chairman  
Trip Lukens, Vice Chair  
Libby Brinton  
Michael Broadhurst (arrived at 7:40 pm)  
J. Thomas Cooper  
Sean McCauley  
Tory Snyder

**Liaison Present:**

**Staff Present:**

Tom Scott, AICP, Assistant Manager  
Stephen Burgo, P.E., Township Engineer  
EJ Lee, Community Development Coordinator

**Call to Order – Pledge of Allegiance**

**#07-07: 851 WP Associates - 851 Lancaster Ave:** continue review and discussion of application for amended final plan approval for re-development of site for retail and restaurant use. Applicant to provide information on physical connection to neighboring site to show traffic circulation at and near that point.

Three major items to discuss:

1. Request for relocation of parking space to avoid conflict with interconnection – the applicant has addressed this issue.
2. Landscape Restoration/Stormwater Management – a rain garden has been included in the plans.
3. Landscaping Plan – they are the same plants that were in the original plans. The reasoning behind the evergreens was to provide more buffering for the properties to the west and the train tracks. Ms. Snyder said that it's not a problem, but there should be a formal waiver for using the evergreens. Mr. Whalen asked if it was OK to have a formal waiver on the plans with the plans. Mr. Fuchs said that was fine as long as there are no delays associated with the waiver.
4. Traffic Circulation Plan – Mr. Burgo asked if the trucks entering the lot would use the main entrance or would they be directed to the Rt 30 entrance. Mr. Defonzo responded that the circulation has been opened up enough that trucks can easily circulate through the lot.

Mr. Burgo asked if the trucks are coming in from Conestoga Road, would it be able to maneuver through. Mr. DeFonzo responded that he'd get that checked and the traffic plans sent to Mr. Burgo via email.

Mr. Whalen mentioned that the parking spaces designed around the building have been well planned.

Mr. Burgo asked about the circulation plan for the entire interconnection into the Whole Foods site.

Mr. Scott asked about parking in front of building 2 – he asked about the people who may park there and walk to other buildings. Can there be some kind of crosswalk by that parking site to accommodate for pedestrians and also let drivers know of pedestrians.

Mr. Fuchs said that he'd look into putting in a crosswalk there on the north side of the landscape, on the east corner of the building. Mr. Fuchs mentioned that there is currently a berm there that will need to be considered when planning for pedestrian walkways.

Mr. McCauley inquired about the use of porous concrete.

Mr. Burgo asked whether the applicants contacted the fire companies to get some feedback on the plans.

Ms. Snyder asked if impervious requirements were not an issue, would the applicant want the additional circulation behind the building. The applicant doesn't have any issues with the current circulation plans.

The applicant asked if pervious pavement could be used to replace green space requirements. Mr. Burgo responded that pervious pavement does not replace green space. But the applicant responded that if porous pavements could replace planting requirements they will look into the idea of porous pavements.

Mr. Whalen discussed the issue of access and confirmed that it was a PennDot issue not a Township issue. Mr. Fuchs explained that PennDot's approval in the past showed that if there was any kind of interconnection, any restriction or easement requirements of the entrance would be waived.

Mr. Burgo asked for a copy of the renewal permit.

Mr. Lukens asked about the sidewalks in front of Leslie Pools. Mr. Fuchs responded that they would look into it, but the area is not on their property.

## **Other Matters**

**Fairview & Henry Ave Updates** – Meeting at First Baptist Church – Mr. Scott gave an update of the demolition of the houses, the most recent of which took place this week.

Mr. Burgo updated the group on the CCCD - the CCCD has been involved in monitoring and managing of the site to promote measures to recede the runoff of the site – the developer removed trees that were not supposed to be removed for which there are currently three violations from the County, which have been submitted to DEP.

Mr. McCauley asked if the Township has the capabilities to shut the job down. Mr. Burgo explained that all the damage has already been done without the Township's knowledge, and is now in the process of trying to prevent further damage.

## ADJOURNMENT – 7:55 pm

Next Planning Commission Regular Meeting: April 15, 2010  
Next Planning Commission Workshop Meeting: May 6, 2010