

EAST CALN TOWNSHIP
PLANNING COMMISSION

MEETING MINUTES FOR JUNE 6, 2016

The East Caln Township Planning Commission meeting of June 6, 2016 was called to order at 7 P.M. in the Township Building by Vice Chairman Taylor.

Those present were: Dave Bolger (absent)
 Bruce Taylor
 Steve Pizzi
 Edward Dymek (absent)
 Inge Forlenza
 John Cardwell
 Joseph DeGaray (absent)
 Barbara Kelly, Mgr/Secretary

Don Ash of the Board of Supervisors was also present.

There was no meeting held in May.

MINUTES OF THE PREVIOUS MEETING

The minutes of the April 4, 2016 meeting on a motion by Forlenza, second by Pizzi were unanimously approved as presented.

PLAN REVIEW

1. 250 W. Uwchlan Avenue - Greth/Anstine - Byron Anstine, applicant was present to discuss some minor changes to the plan per the Township Engineer's request. The Commission reviewed the engineer's comment letter of May 23, 2016. Forlenza asked how the property was going to be pitched so as not to have run-off toward the homes at S. Woodmont Drive. Anstine stated that a slight slope will be toward the new homes. Taylor asked if the first property would be allowing Anstine a construction easement. The existing home would have an easement agreement with Anstine to allow access to the private road and allowance for the construction entrance as well. It was also stated that the open space for the development will be along the southern side of the property toward the S. Woodmont homes. The use of an alternate landscaping plan was granted under the Conditional use and was reviewed by the Township engineer. The manager received the formal letter from Anstine requesting the two waivers as listed on the plan and the will serve letter from Aqua was received for water service to the property. The Commission on a motion by Forlenza and second by Cardwell unanimously recommended that the Board of Supervisors grant approval of the Final Land development plan subject to all noted comments from the engineer are satisfied.

2. Kirkwyd Plan- Present was Richard Natow, property owner at 325 Norwood Rd. and Justin Brewer, P.E. The property is being considered for a ten lot subdivision. It consists of 30 acres. Chester County Planning Commission and the Township Engineer are reviewing the plan. Brewer introduced the plan to the Planning Commission for a brief discussion. Taylor questioned if the driveways were still planned to be gravel. It was stated they would be. Emergency access questions were raised as well hydrant locations. Pizzi stated that an 8” main would be required to the hydrant.

3. 825 E. Lancaster Ave. - The manager gave a brief update of the proposed project. The applicant has several traffic issues to resolve to the Board’s satisfaction prior to formal application. The Rt. 30 access and exit must be addressed by PennDOT and the additional access via the Ashbridge Shopping Center.

OLD BUSINESS

1. Official Map -Stacy Yoder, PE of Boucher and James was present to discuss the official map as prepared. Forlenza had additional comments on the map. The Commission after their review on a motion by Forlenza, second by Pizzi, unanimously recommended that the Board of Supervisors authorize the advertisement for the 45 day review period of the map as required prior to adoption.

2. Northwood Cemetery - No Report

NEW BUSINESS - None

Meeting adjourned at 8:30 PM
Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary