

PALMER TOWNSHIP PLANNING COMMISSION
PUBLIC MEETING
MAY 10, 2011 at 7:00 P.M.
PALMER LIBRARY COMMUNITY ROOM

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, May 10, 2011 at 7:00 p.m. with the following in attendance: Chairman Tom Grube, Vice Chairman Virginia Rickert and members Ron Grandinetti, Rich Wilkins, Jo-Ann Stoneback, Bob Blanchfield and Chris Briglia. Also present were Engineer Ralph Russek and Planning Director Cyndie Carman. Grube convened the meeting by leading those present in the Pledge to the Flag.

Minutes of Public Meeting of January 2011 – On motion by Wilkins, seconded by Stoneback, and agreed by six, Grube abstaining, the minutes were approved as written.

NEW BUSINESS –

1. Dr. Valla Medical Office – 2445 Lawnherst Ave. – L8SE2-18-28
Sketch Plan – Requested by Dr. Suneel Valla (Terraform Engineering). This plan proposes the conversion of an existing single family dwelling into a medical office.

Dr. Suneel Valla was present, along with his Engineer Terry DeGroot of Terraform Engineering and Architect Lawrence Rosensweet. DeGroot highlighted what was being done for this project. This plan proposes the conversion of an existing residence into a medical building. There will be very minor changes done to the interior which will include all ADA requirements. There will be two exam rooms which are the existing bedrooms and parking will be in the rear of the building with 10 spaces. The existing driveway will be totally removed and a new driveway will be installed away from Rt. 248 so all access will be to the rear of the building. They will be installing a small porch with steps and a cover from the parking lot to the building. Dr. Valla would like to have an additional tenant which would consist of a small professional practice such as his, to share the office. The existing garage would be used as this office space. This tenant would work the opposite times as Dr. Valla. He is a sleep specialist and would only see patients half a day a week in this building. He goes to hospitals to see most of his patients. There would be only one doctor using the office at a time. The administrative staff would still be there working daily which consists of 3 personnel. Carman noted that this is located in the Rt. 248 overlay district so they would have to come back to this Commission for a Conditional Use request. They do have to go to the Zoning Hearing Board for other variances. Rickert asked if 10

parking spaces were adequate as they are using 3 spaces for their staff and 1 for the doctor. Rosensweet responded that they have adequate parking as required by zoning. The township engineer's review letter was discussed. It was noted that since this is a change of use the recreation and open space requirements are not an issue. The waivers will be submitted in writing. They discussed sidewalk on Rt. 248. There are no other sidewalks in the area so they are requesting not having to install them. There was discussion on this as to which Board they should go to on this since it is in the overlay district. Carman replied that they need a variance from the Zoning Hearing Board for the Zoning Ordinance requirement and a waiver or deferral from the SALDO requirement through this Commission. Staff comments were then discussed. The width of the proposed driveway is 18 feet and the applicant feels this is adequate. There is room for two cars to pass by and Rosensweet felt it is better in keeping with the residential nature of the neighborhood. DeGroot discussed the fence on the north side and arborvitae in the rear and they will talk to the adjoining neighbors to make sure they are satisfied. DeGroot and Dr. Valla thanked the Commission for their comments. This was a sketch plan review which did not require any action on the plan.

2. Victoria Square V – Anthony Court/Hobson Street – Sketch Plan – M8-8-3 & M9-30-3-31
Requested by N. J. Pugliese (Finelli Consulting Engineers) This plan proposes 12 two-family, semi-detached buildings with parking and private roadways

Mr. Nick Pugliese was present along with his Engineer Domenick Colangelo from Finelli Consulting Engineers. Colangelo explained that there was a preliminary plan approved years ago which consisted of 40 townhouses which could be 2 to 4 bedroom units. This is a revised layout consisting of 12 two-family semi-detached buildings for a total of 48 dwelling units. These would all be one bedroom units with a den; suitable for a single person or a couple but not for families with children. This would be a private road with gates at each end so it isn't used as a through street. Pugliese informed the Commission that he had gone to the Zoning Hearing Board and was denied for a plan similar to this because they were proposing individual lots for each building and couldn't meet the minimum lot area or lot widths. They are now proposing all the buildings on one lot that he will own. Pugliese and Colangelo felt that this proposed plan would have less impact on municipal services and there would be less children and people in the area. They would need to go back to zoning but would not need as much relief now. They stated they are close to meeting the requirements for the area where there were some environmental issues in the past. The monitoring wells have been removed now. The issues

are in the section that is not being built on. The environmental agencies are still working on this and addressing some issues. Colangelo explained that there were three types of hazardous substances dumped or leaked in this area from the old Taylor Wharton complex. Storm water management is taken care of by the existing regional detention basin. Commission members didn't see any problems with this plan. Carman asked if there is a section that the slope is not too steep to provide a connection up to the bike path. Pugliese felt it should be near the street not between the units. Pugliese thanked the Commission for their comments. This was a sketch plan review which did not require any action on the plan.

PLANNING DIRECTOR COMMENTS - None.

PUBLIC COMMENT

Wilkins stated the ride around the township was great. Commission members agreed. They felt it is a good thing to do.

On motion by Stoneback, seconded by Wilkins, and agreed by all, the meeting was adjourned at 8:00 p.m.

Diane Grube, Secretary