EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 7, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 7, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Vice Chairman Dan Daley, George Martynick, Jim McRee, Adam Knox, and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Erich Meyer, Park and Recreation Commission; and Neal Fisher, representative for the Hankin Family LP.

A. Call to Order, Pledge of Alligence

The Chairman called the meeting to order at 7:00 pm. She led the pledge of allegiance and asked for a moment of silence to remember our troops.

The Chairman asked if anyone would be recording the meeting. There was no response.

B. Land Development Plans

New Kent Apartments – Intersection of Rt 352 and Boot Road - The applicant was represented by Neal Fisher. A few months ago he presented a summary of their plan for construction of a new 12-unit building.

To start his presentation this evening, he showed photos of the 2 new buildings along Boot Road that were recently completed. The photos included pictures of the high end interiors. A 2-bedroom unit is 1200 sf and a 1-bedroom is 800 sf. They were all leased quickly. As a result, Hankin Group is looking at all of their apartment complexes. At New Kent there is an area north of the tennis courts where they can accommodate another 12-unit building. The plan includes 2 ½ parking spaces per unit. He is waiting for a review letter.

Adam commented that at the last meeting with him, they were over the limit for impervious coverage. Neal explained that there is an area opposite the Community Center that has extra parking. They are going to eliminate that area which will provide space for additional landscaping and bring them to an acceptable impervious coverage rate. They are not taking parking away from the Community Center. The Community Center has a fitness center, pool, small kitchenette, small meeting rooms and computer room. Regarding stormwater, they regraded the basin which provides a large open space.

Public Comment:

Lori Kier, 619 Marydell Drive – She indicated on the map where her home is located across Boot Road from New Kent Apartments. She had a few questions/concerns:

1. What is the time frame for construction? Neal replied approximately 10 months.

2. She commented that she understands what the township ordinance states about noise, but starting construction at 7 am on the weekends was especially annoying.

3. Additional traffic is a concern. Since these last 2 buildings were done, is takes longer to pull out of Marydell and go west on Boot Road. She goes to work at 6am and feels that most of the traffic seems to be coming out of New Kent. Neal explained that the intersection was set up for the retail center. Unfortunately the center was unoccupied for a while so that it seems to be additional traffic, but the intersection is designed for the trips from the new buildings.

4. She is a stormwater attorney and asked them to consider rain gardens instead of infiltration. It might get them to the LEED gold rating. Neal commented that infiltration will meet the LEED requirements.

5. She asked for an explanation of impervious coverage. Neal explained what it is and what the township requirements are.

6. What is the nearest part of the property to water? Neal answered that it is 300 feet from Ridley Creek which is a high quality creek.

Sue thanked Mrs. Kier for her participation. George mentioned that New Kent is a very well-run complex.

C. Approval of Minutes

The Chairman noted that the minutes of the October 3, 2012 meeting were approved as corrected.

D. Any Other Matter

    1. Mark reported that both of the Gateswood variance requests were denied by the Zoning Hearing Board. The Commission discussed variances and the role the Planning Commission has in the decision making process.

    2. Al mentioned that the owners of the Goshen Executive Center asked about putting solar panels on the building.

E. Adjournment

The next meeting will be held on Wednesday, December 5, 2012 at 7:00 pm. There being no further business, a motion to adjourn the meeting was made by George and seconded by Dan. The meeting adjourned at 8:00 pm.

Respectfully submitted,_____

Ruth Kiefer, Recording Secretary