

WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
APRIL 4, 2019

CALL TO ORDER

Chairman Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, April 4, 2019, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Jennifer Cunningham, Mark Bedle, Romnie Long, Frank Gehringer, Carl Schaeffer, Elaine Pennington, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There were eight (8) members of the public in attendance this evening.

Absent: Daniel Stauffer

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the Minutes. It was noted no one other than the Planning Commission Secretary was taping the meeting this evening.

APPROVAL OF MINUTES OF FEBRUARY 7, 2019

A motion was made by Frank Gehringer and seconded by Mark Bedle to approve the minutes as prepared for the February 7, 2019 Planning Commission meeting. **No comments received.**

All ayes

SPECIAL REQUEST

Mr. Jim D'Angelo, Howard Brown, Esquire and Roger Lehmann, All County Associates were present this evening to present Edison Walk Conceptual Plan. This is the former West Tract property which is zoned HDV however the property fronting Route 100 would require a zoning change to Commercial (Commercial area shown on map in dark purple). The Plan proposes 320 single family homes, some commercial and an assisted living facility. Prestige Properties is taking some credit for the previously dedicated open space to the township, which the township asked for ahead of time to install the ball field. The required open space is 74.5 acres and the Plan is showing 32.5 acres and then would propose fee-in-lieu of for the balance of the acreage. This will be an age targeted community with a Home Owners Association for the single-family homes and the roads within the subdivision will be offered for dedication to the township. It is proposed the project will be done in three or four phases and the starting target price would be around \$260,000 to \$290,000. It was suggested incorporating a walking trail into the Plan if possible. Mr. D'Angelo stated he would be looking at very high quality, stable, long term tenants in the commercial area. There is also a proposed Assisted Living Facility in the commercial area. Mr. D'Angelo is working with a regional provider out of Lancaster, Horst Construction, for single story approximate 80 bed units. It is proposed there would

be a new signalized intersection with a boulevard entrance/exit. The retail buildings would be owned by Prestige Property and leased to tenants which is a long-term investment for Prestige. The next step will be to come before the Board of Supervisors at their next meeting to work out the issue of the open space and the only choice would be to replace single family homes with townhomes to make up for lost acreage.

NEW SUBMITTAL

None

SUBDIVISION REVIEW

None

SUBDIVISION EXTENSIONS

None

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated 02/28/19

ANNOUNCEMENTS

The next Board of Supervisors Meeting is Thursday, April 25, 2019 at 7 p.m.

NEXT MEETING

Thursday, May 2, 2019 at 7:00 p.m.

ADJOURNMENT

A motion was made by Mark Bedle and seconded by Frank Gehringer to adjourn the meeting at 7:45 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary