

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING
MINUTES
MAY 10, 2019**

CALL TO ORDER

Chairperson David Moyer called the special meeting of the Washington Township Board of Supervisors to order at 12:05 p.m., at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Supervisors, David Moyer, Township Manager, Richard Sichler, Solicitor, Daniel Becker, Township Engineer, John Weber, Prestige Properties representatives, James D'Angelo, Howard Brown, Roger Lehmann, Stephen Tabakelis, and eight (8) residents in attendance. A quorum of the Board of Supervisors was not present at the meeting.

Absent: James Roma; Thomas Powanda

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the minutes.

PUBLIC COMMENTS

Danny Stauffer requested to be able to reserve his comments until after Prestige Properties spoke. He stated that the law is designed to have Township Business discussed at regularly scheduled meetings. Mr. Becker provided assurance that provided the proper advertising was made that the meeting met the requirements of the law. Mr. Stauffer expressed concern that the meeting was being held and the short notice and the manner of notice provided.

Jennifer Cunningham requested that she be able to make comments after Prestige Properties spoke.

William Piersol asked when the meeting was advertised. Mr. Sichler stated that the advertisement was published on May 9th.

Mark Bedle asked why the meeting was being held. Howard Brown stated that his client, Prestige Properties was seeking guidance in how to proceed with the planning of the proposed Edison Walk project. Mr. Bedle asked if the Board of Supervisors had been provided with a copy of the recent Planning Commission minutes where the Edison Walk project had been discussed. Mr. Sichler stated that they have not but they will be provided to them for their regular May meeting.

Supervisor Moyer stated that he was not in favor of circumventing anybody, we will do due process here. He explained that he had been asked to listen to what the developer had to present and that's why he's here.

SPECIAL REQUEST

James D'Angelo described his involvement with the design of the project and that they have been working on it since July 2018. He stated that a single family detached housing development is there preferred project but if town homes are needed to comply with open space requirements that is what they will do.

Roger Lehman stated that current parking problems will be alleviated once the four or five planned entrances to the subdivision are installed.

Mr. D'Angelo stated how important it is to provide parking to the existing town homes. He continued that they are considering bringing another property into the plan, currently owned by the Padre Pio organization and adjacent to Sugar Maple Road, to satisfy open space requirements and help with parking issues. Mr. D'Angelo said that the reason for his organization requested the meeting was to get direction and allow them to get into the engineering of the project.

Mr. Howard Brown discussed Prestige's wanting to seek a zoning change on the properties frontage to all commercial development so they could build a first class center that would attract food long term businesses and customers. Mr. D'Angelo stated that a high end center would be needed as a center piece of the project. Mr. Brown discussed the possible pricing of homes in the project and explained that they did not want to make them too expensive. He stated that open space has an associated cost. Mr. Stauffer interjected that it is cheaper to maintain open space compared to a development. An argument ensued that ended with Mr. Becker concluding that housing density is based on the applicable zoning.

Mr. D'Angelo said that Prestige is willing to put a plan together that meets the existing ordinances. Mr. Moyer asked that everyone listen to what they have to say and to work together.

Mr. William Piersol expressed his concern that the Township residents will be left with what the developers leave behind.

Mr. D'Angelo stated that a number of project design elements such as the development entrances, direction of traffic, open space, adjusted tract area or concentrating development to allow for more open space could be adjusted to address some of the stated concerns.

Mr. Brown explained that he has prepared a draft ordinance for rezoning the current project frontage with Route 100 from High Density Village to Commercial and that he will share a copy of the draft with Mr. Becker. Mr. Becker stated that any proposed zoning ordinance would go to the Board of Supervisors and then be sent to the Planning

Commission for review. Mr. Stauffer stated that commercial zoning makes sense along Route 100.

Jennifer Cunningham asked what the Padre Pio property would be used for. Mr. D'Angelo stated that they are in the early stages of considering adding the additional property and he sees it as a financial wash to the project that would benefit open space and the overall quality of the project. Mr. D'Angelo asked if the Township would prefer a fee in lieu of open space. Mr. Becker stated that the Board of Supervisors would need to hear from the Planning Commission before making a decision. Mr. Bedle stated that he would like the Planning Commission comments from their last meeting to flow to the Supervisors for their consideration.

Mr. Lehman stated his resistance to adding the Padre Pio parcel to the project and felt that a fee in lieu of open space payment to the Township would allow the Township to invest in its existing park system. Mr. Stauffer expressed that small open space parcels are not meaningful but that open space is important. Mr. Becker stated that open space was a concern of the Board that that concern has been relayed to the developer.

Tom Jordan, former Township Zoning Officer, expressed his concern with the wetlands and poor drainage of portions of the parcel will cause problems after the completion of the development. Mr. Brown stated that is the type of concern they came to hear.

Ms. Cunningham asked if the development would be governed by a Homeowners Association and if rental restrictions would be enforced. Mr. Brown stated that rental restriction could only be enforced by a HOA.

Mr. Piersol asked what the anticipated lot size would be and Mr. D'Angelo responded 7,500 square feet with 1,700 to 2,300 square foot homes.

Mr. Becker suggested that further discussion of the project would best be pursued in a joint meeting of the Board of Supervisors and the Planning Commission. Mr. Brown agreed and hoped that they could receive the input they need to move ahead with their design by the end of June 2019. All those in attendance appeared to agree with this suggestion. Mr. Moyer stated that he would bring the request for a joint meeting to the Board of Supervisors. The potential to hold the joint meeting at the next Planning Commission meeting scheduled for June 6, 2019 was discussed with a possible start time of 6 p.m.

ADJOURNMENT

The meeting was adjourned at approximately 1:15p.m.

Respectfully submitted,

Richard Sichler
Manager/Secretary