

MINUTES

COLLIER TOWNSHIP PLANNING COMMISSION MUNICIPAL BUILDING December 20, 2018 7:00 P.M. Regular Meeting

I. CALL TO ORDER:

Chairman Vaughn called the meeting to order at 7:00 p.m.

ROLL CALL:

BOARD

Tom Chidlow, Present
Mike Ahwesh, Present
Doug Price, Present
Kevin Vaughn, Present
Tyler Lonchar, Present

STAFF

Bob Caun, Present
Janet Wank, Present
Shawn Wingrove, LSSE - Present

II. APPROVAL OF MINUTES

Motion was made by Mr. Price, second by Mr. Chidlow, and carried unanimously to approve the Minutes of the November 15, 2018 meeting.

Motion was made by Mr. Price, second by Mr. Lonchar, and carried unanimously to approve the Workshop Minutes of the December 6, 2018 meeting.

III. PUBLIC

No Comments

IV. BUSINESS

1273 Washington Pike Associates – Major Subdivision

Sean Wingrove, of Lennon, Smith, Souleret Engineering reviewed his firm's letter dated December 13, 2018 and stated that all outstanding items have been taken care of and that the plan conforms to the Subdivision and Land Development Ordinance.

Motion by Tom Chidlow, second by Doug Price, to recommend approval of the 1273 Washington Pike Associates LLC Major Subdivision Plan subject to the conditions set forth in the December 13, 2018, Lennon, Smith, Souleret Engineering review letter. All in favor. Motion Carried.

Sheetz, Inc. Preliminary Major Land Development

Sean Wingrove reviewed his firm's letter dated December 13, 2018 and noted that they also received a response letter from Langan Engineering dated December 19, 2018 that they

reviewed briefly. Mr. Wingrove stated that Sheetz has received some variances that were approved and are not part of this letter. Items that needed further clarification seem to have been corrected with the December 19th response submittal. A majority of the remaining open items are administrative, third party or are handled with final approval. Mr. Wingrove did note that the applicant is requesting three waivers.

David DelGreco of Goldberg, Kamin and Garvin law office, David Mastrostefano of Sheetz, Ben Hunter of Langan Engineering, and Josh Haydo of David Wooster & Associates represented Sheetz, Inc. Mr. Hunter and Mastrostefano gave an overview of the project and Mr. Haydo discussed the signalization and traffic lanes on both Washington Pike and Steen Road. This will be a new model store for Sheetz that is currently under design. A few changes to the plan from what was originally presented include an increase in the size of the building from 4,893 square feet to 4,905 square feet, revised lighting has to meet Township code requirements, and landscaping that will include 41 full size trees and shrub buffering.

Mr. Chidlow inquired about a fee in lieu for the trees waiver request, and Mr. Caun stated that the Township is requesting that instead of the fee in lieu, the developer purchase and plant the ten trees on Township property at a location the Township Manager would designate. Mr. Mastrostefano stated that Sheetz would be amenable to that suggestion.

Regarding the waiver request for reducing the right-of-way from 50' to 40' on the unnamed road, Mr. Hunter stated that because they are dedicating a portion of their property for the Washington Pike and Steen Road widening, they are limited from further possibilities for expansion. Mr. Ahwesh stated that with the planned 10' for parallel parking on the unnamed road, that would only leave 30' to which Mr. Mastrostefano stated that a standard two-lane road is 24'.

Mr. Hunter stated that they are also requesting a waiver to install a sidewalk along the unnamed road. The unnamed road is located behind the building, and Sheetz plans to install an ADA compliant sidewalk around the front of the building instead.

Motion by Tom Chidlow, second by Tyler Lonchar, to recommend Preliminary Major Land Development approval of the Sheetz, Inc. plan subject to the conditions set forth in the December 13, 2018, Lennon, Smith, Souleret Engineering review letter and granting of the following waivers:

- 1. Waiver to allow the private street right-of-way width to be 40' instead of the required 50'.*
- 2. Waiver from the requirement to install a sidewalk along the private street.*
- 3. Waiver to allow the remaining ten trees that are not planted on the development site, to be planted by the Developer at their expense on public property where directed by the Township. The type of tree to be approved by the Township Manager.*

All in favor. Motion Carried.

Misc

Mr. Caun stated that Nevillewood is proposing a Wellness Center to their property and will be discussed at the January 17, 2019 meeting.

V. ADJOURN

*Motion by Mr. Chidlow, second by Mr. Price, to adjourn meeting at 7:45 pm. All in favor.
Meeting adjourned.*

Kevin Vaughn, Chairman

Mike Ahwesh, Vice- Chairman