

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF FEBRUARY 27, 2007**

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building. Additional commissioners present were Susan Beach, MaryNell Ferry, Buzz Hannum, Jr., Pat Montague and Nancy Olson. There was a quorum present.

1. Minutes of January 30, 2007 – Spelling correction item 6. Willowdale Chapel *Preliminary* Plan. Motion to approve with correction Commissioner Beach, 2nd Commissioner Olson. Approved.

Kennett Chevrolet – Preliminary Plan. Presenter Joseph Russella of D. L. Howell & Associates, Inc. Mr. Russella provided background information concerning building placement on the parcel, landscaping design and impervious coverage. The commissioners reviewed the February 23, 2007 letter and Memorandum of township engineer, James Hatfield, the GTP letter of February 26, 2007 and the T.P.D. letter of February 20, 2007. It was suggested that directional signage be provided for south bound exiting traffic to proceed to the Greenwood Road jug handle. Architectural drawings of proposed elevations of the building were distributed. Samples of materials being used were available for examination. The design, materials and colors are in line with other commercial buildings along Route 1 and the commissioners agree that these items are all acceptable. The commissioners noted that some issues remain as indicated in Mr. Hatfield's letter. The applicant has made considerable effort to reengineer the plan to preserve some trees and revise parking areas. Motion by Commissioner Hannum to grant preliminary land development approval provided the applicant resolves all issues with township consultants. Second Commissioner Beach. Approved. The commissioners favor the elevation and architectural renderings provided by the applicant.

Barnsley-Auman-Final Land Development. Presenter Jesse Condon of Register Associates, Inc. The commissioners reviewed with Mr. Condon the February 26, 2007 letter and memorandum from township engineer James Hatfield. Per item 3 in the memorandum letter, Mr. Condon indicated that applicant's plans met township requirements but the change is acceptable. Motion by Commissioner Montague to grant approval of Final Land Development Plan conditional on meeting all requirements of township consultants. Second Commissioner Ferry. Approved.

Adjournment 8:45pm

Respectfully submitted,

Ruth Plaugher, secretary