

Upper Providence Township
Planning Commission
Regular Meeting
January 22, 2018

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, January 22, 2018 in the Township Council Room. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Brian Carr, Michael Crotty, Joseph Maylish, Brianna Schehr, David Thomas, Jackie Larkin and James Zaccaria. Also present were: James P. Kelly - Planning Commission Engineer, Beth Naughton Beck, Planning Commission Solicitor, and Gregory Lebold, Township Manager.

Reorganization Meeting:

The first order of business was the selection of a Chairperson for 2018. Mr. Crotty was the only name placed in nomination. The floor was closed to nominations and a motion was called for.

Dr. Thomas made a motion, seconded by Mr. Zaccaria to elect Mr. Crotty as Chairman of the Planning Commission for 2018.

Mr. Carr – Yes	Ms. Schehr – Yes
Ms. Larkin - Yes	Mr. Zaccaria – Yes
Mr. Maylish – Yes	Mr. Crotty - Yes
Dr. Thomas – Yes	

Motion passed 7-0

The next order of business was the selection of a Vice-Chairperson for 2018. Mr. Crotty made a motion, seconded by Mr. Carr to elect Dr. Thomas as Vice-Chairman of the Planning Commission for 2018.

Mr. Carr – Yes	Ms. Schehr – Yes
Ms. Larkin - Yes	Mr. Zaccaria – Yes
Mr. Maylish – Yes	Mr. Crotty - Yes
Dr. Thomas – Yes	

Motion passed 7-0

With no further business to conduct for the reorganization meeting, the reorganization meeting was adjourned at 7:05 PM.

Regular Business Meeting:

The meeting was called to order at 7:05 PM.

Approval of Minutes

Mr. Crotty made a motion seconded by Dr. Thomas to approve the minutes of November 27, 2017

Mr. Carr – Yes

Ms. Schehr – Yes

Ms. Larkin - Yes

Mr. Zaccaria – Yes

Mr. Maylish – Yes

Mr. Crotty - Yes

Dr. Thomas – Yes

Motion passed 7-0

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

Mr. Crotty informed the audience of the advisory role the Planning Commission has with applications that are before the Commission for review and the process by which an application is reviewed by the Township and its professional consultants. Mr. Crotty noted that a few members of the Board had been contacted at their homes in regards to the application that is under consideration at tonight's meeting, and that people should refrain from doing so given that the entire Board is involved in the decision making process, based upon the merits of the application before them, and after hearing both the Applicant's presentation and comments from affected residents.

Old Business

None

New Business

Aria Hotels LLC – Preliminary Subdivision and Land Development – 7,9, 13 State Road and 719 & 721 Summer Street

Mr. Robert Linn, initiated the presentation on behalf of Aria Hotels LLC of the Preliminary Subdivision and Land Development Plan to the Board members. He informed the Board that the they were presenting the application and plans with no expectation of obtaining approval at the conclusion to tonight's meeting, and that they were aware that the

process may take several months. Mr. Linn noted that his presentation would be brief, and began with an overview of the proposed improvements, that the project was a merger of certain existing parcels and noted that the majority of the comments in the Township Engineers review letter would be complied with.

Mr. Linn distributed handouts to the Board and audience which included pictures of the property and renderings of the proposed hotel and site. Mr. Linn described the various properties that surround his client's property, and elaborated on the various uses that were considered before the current application was submitted.

Mr. Linn stated that the hotel would have 51 rooms, would have an indoor pool and fitness center, and would not have a restaurant. Mr. Linn compared the site area to the site area of another hotel which is currently under construction in Media Borough, noting that the hotel under construction in Media has nearly double the rooms, but is similar in acreage to this project. The proposed hotel in the Township would have a 10,500 SF footprint, larger than the existing building on the property, and would have 61 parking spaces, wherein the Township requirements were 1 parking space per room and 1 parking space per employee. The hotel would be employing 6 people, which would thereby require a minimum of 57 parking spaces. Mr. Linn noted that the curb cut on the westerly side of the property, along State Road would be eliminated and the existing curb cuts on the easterly side of the property, along State Road and the one onto Summer Street would be enhanced to restrict the opening width, rather than what currently exists.

At the conclusion of Mr. Linn's presentation, Mr. Crotty and the Planning Commission members questioned Mr. Linn on the building height determination, and whether the 3rd floor units would have a view of the rear of the property. Mr. Linn advised the Commission that the building height would be measured to the top of the parapet walls that border the top of the structure (not more than 35 feet in height) and that the guest rooms in the rear of the building would have views of the rear of the property, mostly buffered through the existing trees. Mr. Crotty noted that the existing buffer appears inadequate, to which Mr. Linn noted that the buffer would be improved and would include the installation of a 6' stockade fence at the ground level to address vehicle lighting. Mr. Crotty noted that the plans did not include a lighting plan, which Mr. Linn indicated would be submitted for review and approval. Mr. Crotty questioned Mr. Linn on the feasibility of closing or restricting access to

emergency vehicles only at the Summer Street access location. Mr. Linn noted that he would look into this issue.

Questioning by the Commission continued, with the need for additional information, including: a review by the Fire Marshall to render an opinion on the project; the need for truck turning templates to assure adequate emergency access; information as to where deliveries would be made and the type of vehicles that would be making deliveries, whether the proposed pool would be accessible to the community (no) and concerns with stormwater management. Mr. Crotty noted that a restriction on transient use would need to be evaluated and that a note on the recorded plans that limits the length of time that an occupant would be permitted to reside would provide limitations and prohibit the use as a temporary residence.

Mr. Linn informed the Commission that the impervious coverage would be reduced by 15% due to the elimination of unnecessary paving materials and the installation of landscaping materials. Mr. Linn introduced his engineer for the project, Adam Powell, P.E., who conducted an overview on the stormwater management improvements for the project. Mr. Powell elaborated on the drainage patterns and the need to conduct further testing in order to finalize the stormwater management plans.

Members of the Planning Commission also questioned Mr. Linn on various items ranging from the delivery vehicle parking, landscaping buffering, room rates, if banquet facilities would be provided, concerns with stormwater management, concerns with sustainability/functionality of a hotel at the site, the potential need for zoning relief as noted by Ms. Larkin and concerns about the potential illicit activity at the site as hotel use and its impact on the surrounding neighborhood as noted by Mr. Zaccaria.

Mr. Crotty asked the members of the Commission if they had any additional questions of the applicant. With no further questions being asked as that time Mr. Crotty read off the written questions submitted to the Township by certain residents on Spring and Summer Streets, and thereafter asked members of the audience for any additional questions of comments.

Audience members expressed a broad range of concerns with issues ranging from traffic being increased, traffic being routed through Summer Street, concerns with parking, concerns with the existing residential property at 719 Summer Street becoming a commercial use (with Mr. Linn indicating that it would remain as a residential parcel); non-functioning

stormwater inlets and the existing stormwater management system in the rear of properties along Spring Street that might be overburdened by the project; concerns with the building setback distance, concerns that the hotel will diminish the current Township national safety ranking and local property values; timing and notification of future meetings, the use of Summer Street as a cut through; concerns with the stormwater runoff from the rear of the property, concerns with the hotel being used nefariously; the size of the hotel rooms; the experience of the owner in operating reputable hotels; safety concerns associated with the hotel use; and the existing infrastructure being able to support the new use. Ellen Morfei encouraged the audience to participate in the Township's Comprehensive Plan, which is currently be updated and the need to be proactive with zoning and land use issues before they become law. The audience members that identified themselves were as follows:

Joan Patko – 717 Summer Street; Justine Herzog – 78 Old Mill Drive; Paul Joyce – 8 Spring Street; Mike Stroka – 6 Spring Street; Sue Williamson – 713 Summer Street; Kathryn Long – 25 Greenhill Road; Kevin Reilly – 6 Cherry Street; Iris Paltin Gruar – 705 Summer Street; David Miller – 981 Oak Crest Lane; Julie Havel – 625 Summer Street; Rebecca Crawford – 12 Overhill Road; Ellen Morfei – 925 Second Avenue; Michele Guerin – 621 Farnum Road; Michael Graham – 130 Winter Street; Resident – 42 Overhill Circle; Liz Linton – 14 Spring Street; Angela Morgera – 4 Spring Street; Keith Parsons – 119 State Road; Dan Costello – 153 Winter Street; Jamie Roller – 611 Autumn Lane; Denise McGuigan – 707 Summer Street; Christine Cropper – 20 Spring Street; Scott Hatton – 706 Summer Street.

No action was taken and the presentation was concluded.

Adjournment

With no further business to conduct, Mr. Crotty adjourned the meeting at 9:35 PM.

Submitted by:

Gregory C. Lebold

Gregory C. Lebold
Township Manager