

COUNCIL COMMITTEE MEETING
MONDAY, JUNE 8, 2020

Present: Stephen Byrne, Walter (Bok) Read, Susan Powell, Meredith Merino, Jaime Jilozian.

LAND PLANNING COMMITTEE

Mrs. Powell called the meeting to order at 6:00 P.M.

A. Request and Discussion to Utilize Township Right-of-Way for Proposed 3-Lot Subdivision (416/426 W. Forge Road).

Mr. Jack Robinson, an engineer with JMR Engineering representing the homeowner, Mike Nazarides of 426 W. Forge Road, stated the homeowner owns two lots at 416 and 426 W. Forge Road with existing dwellings and wants to subdivide to create a third lot to the rear of the two existing lots. He stated that the driveway for 426 W. Forge Road currently gains access by way of a 50 ft. wide otherwise unopened Township Right-of-Way, over which there is an access easement granted by the Township for the driveway at 426 W. Forge. He stated they are looking into two scenarios for providing access to the third lot, one being that the Township would vacate the Right-of-Way to each of the adjacent property owners to create a Flag Lot configuration, or the applicant would request that the Township grant an access easement over the Right-of-Way for the rear lot.

Mrs. Powell asked the purpose of the Right-of-Way. Ms. Merino stated it appears it was created to allow an opportunity for a roadway connection from the Acorn Way cul-de-sac to Forge Road if the Township ever desired to do so. Mr. Read asked if a road could be put through to allow shorter driveways. Ms. Merino stated yes, and if the driveway easement is agreed to, the Township would retain control of the Right-of-Way. Mrs. Powell stated she did not see a problem with this plan. Ms. Merino stated she would work with the applicant to advance the subdivision plan application process.

B. Presentation on Sketch Plan, Redevelopment of the Media RV Site. Westrum Development Company.

Mr. John Westrum gave a brief background on his company. He stated the company started in 1986 and shifted from home building to multi-family and mixed-use developments. He stated he has buildings in the area: Summit at Glen Mills, Foxfield at Naamans Creek, as well as a development in Bala Cynwd. He stated he wishes to bring the Luxor Apartment lifestyle to the existing RV site. He explained the amenities that are included in the Luxor model. He stated everyone goes through the lobby area which includes a cyber cafe, gym, yoga studio, game area, BYOB bar and Media area, and unisex bathroom. Mr. Westrum stated there will be a leasing and lifestyle coordinator. He stated the units are smaller with no balconies but have an abundance of natural lighting. There will be a washer and dryer in each unit and the average square footage is 650. Mr. Westrum stated there will be studios, one- and two-bedroom apartments and stated the targeted age is 36 year olds. The price range is between \$1,450 - \$2,400. He stated the site is approximately 19 acres of which 12 acres is developable

with approximately 4 acres to be retail/commercial. Mr. Westrum stated he is looking into a possible easement with Thomas Chevrolet. Mrs. Powell asked for the number of units and Mr. Westrum stated 195 to 205 units are proposed. Mr. Read asked about the retail element. Mr. Westrum stated he is talking to potential retailers including a supermarket. He stated he will send electronic plans to the Township and asked what the next steps are to be. Mrs. Powell stated Council is very sensitive to the traffic issues within the Township and Mr. Westrum stated he can do traffic studies.

Ms. Powell asked if they should present before Council their concept plan, and Ms. Merino agreed that could be the next step. Mr. Read stated he agrees with Mrs. Powell regarding the traffic issues and Mr. Byrne stated they should take into consideration the access road and trail access. Mr. Westrum stated he will communicate with Ms. Merino and suggested Council visit his local building sites.

Mrs. Powell adjourned the meeting at 6:45 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sharon Browne". The signature is written in a cursive, flowing style.

Sharon Browne