

COUNCIL COMMITTEE MEETING
MONDAY, OCTOBER 24, 2022

Present: Jackie Donnelly, Bibiana Dussling, Susan Powell, John McMullan, Meredith Merino, Mark Damico, Esq.

LAND PLANNING COMMITTEE MEETING

- A. The applicant is proposing a Giant Supermarket and two small pads for retail at 1233 West Baltimore Pike.

Ms. Powell called the meeting to order at 6:00 p.m.

Mr. Robert Hill, President, Retail Sites, stated their company is based in Maple Shade New Jersey and has been doing retail development for thirty-five years. He stated he is proposing to develop a Giant Supermarket at the RV facility site by the Thomas Chevrolet Dealership. Mr. Hill proposes to develop retail space with his company going through the approval process and owning the property. He explained they completed the Shoppes at Brookhaven and worked closely with Brookhaven Borough and the Chester Water Authority. He explained this was a 3-4-year process and through this process were able to give Brookhaven Borough a shopping retail center on 11 acres of what was previously a ball field. Mr. Hill stated other projects they have completed in the area include the Shoppes at East Goshen, Royersford Lidl project, Gilbertsville Giant and in North Wales a Royal Farms project. He explained his company is heavily invested in all communities in which they develop a project.

Mr. Hill stated the RV facility is a 20-acre site with wetlands and drainage issues. He stated Giant is very interested in locating in Middletown Township. Mr. Hill stated of the 20 acres, 10 acres is usable. He stated the current zoning is SU-1 which permits light manufacturing and scientific use. Mr. Hill stated they are proposing a 67,000 square foot Giant Supermarket with an additional 10,000 square feet of storage which is not a very big project. He explained there is a streambed with seasonal stream located on the property. One aspect of his project is to conceptually connect a road with Thomas Chevrolet with a right-in, right-out access. Ms. Donnelly asked if they have been in contact with Thomas Chevrolet for this access road. Mr. Hill stated this is an ongoing conversation.

Mr. Jeffrey Cadorette, representing the owners, explained there is a natural wetlands buffer to an existing residential area. Mr. Joseph "Skip" Brion, Esq., of Buckley Brion McGuire & Morris, LLP, representing the property owners, Hadden and Robert Smith, stated the current zoning does not permit retail and they will be asking for a zoning change. He stated by changing to SU-1A retail is permitted; however, it requires 100 acres. He stated it could be possible to do this development by Conditional Use. Mr. McMullan suggested the concept would fit within the B-Business zoning and Ms. Merino stated this would be a "by-right" use. Mr. Damico stated B-Business allows for a single use only and suggested the Township study this further.

Ms. Powell stated she is good with the concept and asked what the setback from Baltimore Pike is. Ms. Merino stated the required setback is 60 feet for the building. Ms. Powell stated she likes the idea of a connector road with Thomas Chevrolet. Mr. McMullan stated this will take the

burden off of the intersection at the car dealership. Mr. Brion explained the site has some issues and hopes that Council could relax the setbacks so they could plan for parking in the front of the building and deliveries in the rear of the building. Ms. Donnelly asked if this would fit in with the Comprehensive Plan and Ms. Merino stated it does. Ms. Dussling has concerns regarding parking. Mr. Hill stated they still have a lot of work to do on his end and looks forward to working with the Township to provide a plan that will meet everyone's expectations.

There being no further business, the meeting was adjourned at 6:35 pm.

Respectfully Submitted,



Sharon Browne