

**Westfall Township Planning Commission
Workshop Minutes
March 10, 2022**

The workshop meeting of the Westfall Township Planning Commission held on Thursday, March 10, 2022, was called to order at 7:00 pm at the Westfall Township Municipal Building on Delaware Drive and LaBarr Lane, Westfall Township.

Members present were Kim Ropke, Pat Cordova and Twila Decker; Secretary, Jodi Manheim; Solicitor, Robert Bernathy; Zoning Officer, Jeff Cammerino; Westfall 2nd Assistant Fire Chief, Kyle Innella; Lou Cozza, Kiley Associates, LLC; Michael Gable, Boucher & James, Engineering; David Twiss. No other members of the general public present.

Jolie DeFeis was absent.

The Pledge of Allegiance took place.

NEW BUSINESS:

Milford Landing Lot 1.04-Milford Landing Tobacco and Beer Shop-Correspondence dated February 18, 2022 from Boucher & James, Inc.-Sketch Plan:

Mr. Gable addressed the Planning Commission, presented the sketch plan and stated the following:

- a. The subject property is located at the Milford Landing area of Westfall Township
- b. Milford Landing was developed in the mid 1980's as a mixed-use residential land development
- c. 350 Townhouses were built in the residential area
- d. 1990 100 Townhouses were built
- e. Walmart was built in 1992-1993
- f. 2003-2004 Walmart was expanded to a Super Center
- g. Staples Plaza was built
- h. Lot 1.04 was subdivided off of the larger piece
- i. 2003-2004 Davita Medical was built
- j. 2010 Taco Bell received Land Development Approval
- k. The building pad in between Taco Bell and Davita Medical was approved for a bank

Mr. Gable stated that his client would like to construct a beer/wine/tobacco store on the pad that was approved for construction of a bank. He noted the following:

- a. The proposed building would be slightly smaller in size
- b. The proposed plan would have slightly less impervious coverage
- c. More parking than previously approved
- d. Total acreage for Davita, Taco Bell and subject pad is 4.18 acres

- e. This proposed store is NOT a State Liquor Store
- f. The Owner/Developer of the property is Sonny Patel

Solicitor Bernathy confirmed the following with Mr. Gable:

- a. The proposed business will be for wine and beer only-no spirits
- b. Proposed sales are not to be consumed on premises on outside premises
- c. No decks on the building
- d. Sales will be “to go” only
- e. Tobacco sales will be “to go” only and no smoking rooms on premises
- f. Security will be all the way around the building-cameras
- g. Mr. Gable will check into the sprinkler requirements for the building-will comply with building code
- h. The sketch plan will require Land Development Approval
- i. Property supplied by central water
- j. Property supplied by central sewer
- k. No access issues
- l. No emergency vehicle access issues
- m. The height of the building will be 35’ maximum including HVAC equipment
- n. If flat roof construction the height of the building will be 24 or 25 feet
- o. The building will be two stories
- p. The second floor will be for office/dry storage area
- q. The first floor will be for sales
- r. The business will close at 11:00 pm
- s. Owner of the property currently owns same type of business in Matamoros Borough near Turkey Hill convenience store
- t. Property is located in a C-2 Zone-Proposed business is Zone Appropriate
- u. No lot coverage issues
- v. No Impervious Surface issues

Assistant Chief Innella asked the distance between Taco Bell and the proposed building. Mr. Gable stated the distance will be 22 feet with curbs. Assistance Chief Innella stated his only concern with the proposal seems to be the exposure distance between the two buildings. Mr. Gable stated there will be a four-hour fire wall on the new structure. Assistant Chief Innella will look into the matter and report back.

Discussion followed regarding proposed parking. Ms. Ropke stated that area is very congested at this time. Mr. Gable stated the following:

- a. No off-premises parking proposed
- b. Some parking is located across the drive on the Davita side of the side road
- c. 71 proposed parking spots for this plan
- d. A speed hump is located near the cross walk to the additional parking
- e. The Applicant will provide a sign and lighting in the cross walk area to additional parking

Mr. Gable also noted the following, not pertaining to parking:

- a. The original pad is 3,270 square feet-proposed pad is 2,870 square feet
- b. Two-way access to property with a drive through

Ms. Ropke showed concern of additional traffic in the surrounding area and that the proposed parking is questionable. Mr. Gable stated that a good solution will be the crossing sign with blinking yellow lights. Solicitor Bernathy suggested the applicant supply a trip monitor to the Matamoras store to see what kind of traffic is to be expected. It was noted that the proposed use will be much more impactful than the previously approved bank. Solicitor Bernathy suggested the applicant supply stacking numbers so that no parking will be blocked.

Ms. Ropke stated there is no STOP sign when leaving Walmart parking lot heading toward the subject premises. Brief discussion followed. Solicitor Bernathy suggested asking the Supervisors to send a courtesy letter to Walmart asking them to install a STOP sign in this area. Mr. Gable stated that his client would pay for the installation cost but would need permission from Walmart first.

Brief discussion followed regarding lighting. Solicitor Bernathy suggested adding lighting to illuminate the cross walk to additional parking.

Mr. Twiss questioned the parking situation and the number of spaces. It was noted that 33 parking spots are located across the road on the Davita side.

Solicitor Bernathy noted that this meeting is informal, there is no fee required by the Township for a sketch plan and that the applicant is not to rely on anything discussed in tonight's workshop meeting.

Mr. Gable stated he would provide more information at a later date. He also noted that a Liquor License Transfer will be required for this business.

Solicitor Bernathy directed Ms. Manheim to invite Chief Stewart, EPRPD to any meeting pertaining to this matter for their comment and input.

Brief discussion followed regarding times of deliveries and security measures in place. Mr. Gable stated that deliveries will be reduced due to the second story storage area.

No further comment.

OLD BUSINESS: None

PUBLIC COMMENT: None

Adjournment:

A motion was made by Twila Decker to adjourn the meeting at 7:37 pm. The motion was seconded by Pat Cordova and carries with all in favor.

Respectfully submitted,

Jodi Manheim
Secretary
Westfall Township Planning Commission