

East Fallowfield Township  
2264 Strasburg Road  
April 5, 2010  
Approved Planning Commission minutes

In Attendance: Ryan Ray, Chairman; Jim Durborow, Vice Chairman; Members, Garth Monaghan; Fran Digian, John Schwab and Chris Della Penna, Township Engineer. Members Jim Weeks and Joe McCormick were absent.

The meeting was opened with a moment of silence and pledge of allegiance.

Minutes – There were no minutes presented for approval.

Christopher Duerr – Subdivision and Land Development for 7 Jane Street. Mr. Ray tabled this until the next Planning Commission meeting because the applicant was not in attendance.

New Cingular Wireless – (775 Fairview Road) Mr. Chris Schubert, on behalf of AT& T, stated he had conversations with Mr. Pompo regarding amending the application. Mr. Schubert also stated that AT&T is interested in doing the rebuild on the lattice tower; Verizon Wireless is also interested in a location and intends to join the application with AT&T in doing a co-location tower.

Mr. Schubert gave the Planning Commission the revised drawings and goes over his April 5, 2010 response letter. The limit of disturbance of this project is now approximately 2,300 square feet, as of result Mr. Schubert does not feel there is going to be any concern or issue with regards to any significant additional impervious surface or anything that would trigger the county or local stormwater management review or controls that would have to be put in place.

Under paragraph 1.3 it is noted that Verizon Wireless is joining in the application is Verizon Wireless at 140 feet and Verizon at 130 feet.

Under Paragraph 1.4 it states the radio equipment shed is being designed to resemble an agricultural-type building similar to a turn-out shed for horses.

Mr. Ray stated that the Planning Commission would like to see the tower moved back 140 feet and he also contacted the Brandywine Conservancy and they said they received a letter stating that Mr. Vermeil was ok with putting the tower back 140 feet also. Mr. Ray also stated that the Brandywine Conservancy has control over the conservation easement on the property and they made it very clear that they want it in the same location.

Mr. Monaghan stated that when all the trees come down you will see the tower more and maybe the Brandywine Conservancy could take another look and reconsider moving the tower back to conform to the township ordinances and then landscape so you would not clearly see the tower. Mr. Schubert stated he will take the Planning Commission comments back to his client.

Mr. Schubert has a concern with the section regarding the height of the building and will talk with Mr. Pompo about it.

Mr. Schubert asked if it's the Planning Commission's preference for them to either pave the first 25 feet or put pavers in. Mr. Della Penna stated that the applicant has the option to ask for a waiver regarding paving the driveway.

Mr. Schubert asked for a recommendation from the Planning Commission. The Planning Commission would like to have the Brandywine Conservatory come to terms with location, size of structure, etc. before they give a recommendation.

42 Longview Road – The Planning Commission recommended approving the lot-line change for applicant Jennersville Investments based on receiving a clean letter from Chris Della Penna.

John Pia - 100 Perry Court – Applicant was not in attendance.

Providence Hill Development issues – Mr. Brazy was not in attendance.

Respectfully submitted,

Denise Miller  
Township Secretary