

**Towamencin Planning Commission
Minutes
November 10, 2025
7:00 PM**

Present:

Brett MacKay, Chairman
Nancy Becker
Craig Brown
Edward Buonocore
Michael Main
Rich Marino
Dennis McGeehan
Patricia Younce
Joseph Vavra

Staff:

Mary Stover, Township Engineer CKS

Supervisor Kofi Osei was also present

Approval of September 8th, 2025, Planning Commission Meeting Minutes

A motion was made to approve the September 8th, 2025, minutes by Mr. Vavra, seconded by Ms. Becker. The motion carried unanimously.

New Business

A. Dock Woods Hybrid Apartments – Preliminary/Final SLD 843

Mr. Sean Duffy, Obermayer Rebmann Maxwell & Hippel LP, and Mr. Tom Knab, Bohler Engineering, were present to represent the applicant.

Mr. Duffy introduced the plan and the review letter. He stated that the project will comply with all comments, except for those contained in the waiver request letter. He stated that a recent waiver request letter was provided to the Township on November 10, 2025. He went on to request a recommendation on Preliminary/Final Plan Approval. He explained that this is a redevelopment of the property. There are six cottage units on the property; these will be demolished. The project will then include the construction of an apartment building, containing 17 units.

Mr. Knab referenced the submitted plan set, specifically the site plan. He went through details of the proposed site improvements, including the covered parking. He referenced the waiver request letter submitted 11/10/25, as well as the CKS review letter, dated 10/20/25. He explained that they have had conversations with the Township Fire Marshal. He explained that they anticipate adding a fire lane to the north side of the building. Mr. Knab brought up the comment of open

space and the requirement. He explained that as part of the next resubmission, they will be expanding the plan set to show the entire campus. He stated that they will not be able to meet the 40% open space requirement, but they will not be decreasing the current open space. The current open space is about 23% designated open space, considering this to be an existing non-conformity. Ms. Stover stated that the applicant will have to submit information on the existing open space and the proposed improvements regarding the nonconformity. She referenced the previous development of the health center and that Dock may have paid a fee in lieu of. Mr. Duffy disagreed and stated that a fee in lieu would not be required. He stated that they will submit a zoning determination request.

Mr. McGeehan asked what a hybrid apartment is. Mr. Knab stated that it was a modern apartment style for independent living. He also stated that they would be a model for future redevelopment of the campus.

Ms. Becker asked about the height. Mr. Knab stated that a conditional use application has been submitted to the Township for the increased height to 52'.

Ms. Younce asked if they plan is to make revisions to the plan and come back next month to the PC. Mr. MacKay stated that they generally do not recommend a plan until the zoning issues have been addressed. He stated that they would not be comfortable with recommending the plan as submitted. A brief discussion occurred regarding the potential of zoning relief from the Zoning Hearing Board.

Mr. Brown was of the opinion to try to expedite the review and recommendation process, when appropriate.

Ms. Becker felt that the waiver request letter was incomplete. Ms. Younce agreed. Mr. Knab stated that they would tighten up the plan and resubmit. Ms. Stover asked if there was anything within the review letters that the applicant would not comply with, including any of the review letters from Gilmore, Bowman, and the Fire Marshal. Mr. Knab confirmed that outside of the waiver request letter, the responses are "will comply". Mr. Knab went through his waiver request letter dated 11/10/25. He stated that the slope waiver request was removed from the updated request letter. Request #3 is just for roof drains. Request #4 is because the property is unable to infiltrate; the applicant will still obtain an NPDES permit. Request #5 is because of the redevelopment and existing underground utilities. Request #6 is similar to #5. Request #7 is to permit sidewalks and parking to be less than 2% slope for ADA access. Request #8 is because the stormwater facilities are unable to infiltrate as well as the separation distance to buildings. Mr. Knab stated that they would be willing to install a liner for the basin. Mr. Marino had concerns with proximity of the basin to the building footers. Request #9 is due to the lack of infiltration and will be accepted by the MCCD. Ms. Stover recommended that the waiver request be amended due to the Township's updated codes. Request #10 is the preferred height of curbs. Request #11 is because of the redevelopment of an existing site, and the current roadways do not have a sidewalk. The site still provides pedestrian access. Mr. MacKay stated that this request is typically a deferral. Request #12 is to install small shrubs in order to avoid underground utilities. Mr. Knab was unable to cite the exact number of plantings that could not be installed. The applicant was willing to install street trees somewhere else on the property. Mr. MacKay stated

that the applicant will need to do a better job on the plantings to be shown. Ms. Younce stated that the plan does not show any plantings around the building. Mr. Knab stated a goal is to limit the disturbance to other areas of the campus. Mr. Knab also noted that some trees will have to be relocated in order to address the Fire Marshal's concerns. Mr. MacKay recommended taking a broader look at the landscaping or to submit a fee in lieu of. Request #13 is because the trip generation is technically less than the current condition and equals a net reduction. Mr. Knab explained the different type of residential uses. Request #14 is due to the site constraints. Ms. Stover did not believe this request was needed. Request #15 also involves the landscaping.

Mr. McGeehan asked about the total height of 52'. Mr. Knab stated that the building is one building. One of the residential wings will be three-story with the parking garage in between the two wings. There were no other buildings on the site which are 52'.

Mr. MacKay asked about the removal of sidewalks along the edge of the interior roadways. Mr. Knab attributed the removal of sidewalks along roadways and their replacement as interior connections was more of a safety issue. Mr. Main asked for some additional clarification on the removal and grading. A similar comment was included in the MCPC review letter. There were concerns about pedestrians continuing to use the roadways for pedestrian access if the sidewalk was removed.

Mr. Brown asked if this plan was part of a general redevelopment of the property. Mr. Knab confirmed that this would be a trial to see if it is successful. Mr. Brown was concerned with setting a precedent with waivers.

Mr. Main requested a recommendation on Request #8 from CKS.

Ms. Younce felt there were too many outstanding issues to make a recommendation on the plan and the waiver request letter. Mr. Vavra was in favor of the concept but felt solutions to outstanding questions were needed. Mr. Knab thanks the PC for their time and comments.

Old Business

A. Lighting Ordinance Revision

Ms. Stover explained the EAC recommendations as well as the comments contained within the CKS review letters.

It was noted that all the recommendations from the EAC were in the proposed language, with the only change being the preliminary plan to the final plan for the lighting review.

Ms. Younce made a motion to recommend the approval of the revisions, seconded by Ms. Becker. The motion carried unanimously.

Mr. Vavra made a motion to adjourn, with Mrs. Becker seconding. All were in favor – 8:04 PM

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer