

Township of Marple
Planning Commission
January 27, 2022

1. Pledge of Allegiance

Chairperson Nick Siano led the room in the Pledge of Allegiance.

1. **Roll Call:** Chairperson Nick Siano, Tom Tobin, Jack Savage, Dave Dezzi, Michael Noonan, Michael Gowdy, Joe Morgan, Joseph Romano, Edna Cook, Township Engineer Bridget Gillen.
2. **Reorganization:** Voted for Nick Siano to be Chairperson and Tom Tobin for Vice Chairperson. Unanimous Decision. All Approved

Note: Tom Tobin gave thanks to Tim Moore for his many years of devotion to the Planning Commission. Always came well prepared, gave good suggestions and recommendations, valued neighbors and residents opinions and always respecting concerns of others.

Recused from the meeting were Nick Siano and Dave Dezzi. Nick gave the meeting over to Tom Tobin.

3. **Preliminary/Final Land Development Plan for Worrall School.** They are represented by Donald Petrosa, Esquire. Mr. Petrosa introduced Peter Medica, Owen Hyne, P.E., and Patrick Foley, P.E. as speakers for tonight's meeting.

A. **Peter Medica** gave an overview of the project. Plans are for a two story addition to add 19 classrooms and major renovations and site improvements to Worrall Elementary School which include a bus drop off loop, outdoor learning area, playground, reconstructed athletic fields, landscaping, lighting plan and Storm Water Management. They will have additional parking, relocation of paved pedestrian access and add a 5' sidewalk. They are proposing to rearrange the basketball area and renovate baseball and soccer fields. Also asking for Conditional Use for steep slopes disturbance. Requesting a waiver for submission of a Preliminary/Final plan and for enlarging the curb cut to change from 35' to 44'. Also asking a waiver for fee-in-lieu of recreation areas since this area is in part for recreation and waiver for limiting the disturbance of steep slopes over an area exceeding 15% of the property. Variances requested for Landscape, Tree Replacement are withdrawn. Will comply and/or clarify all other comments of Township Engineer's letter dated January 24, 2022.

B. **Bridget Gillan, Township Engineer** – Explain drop off and pick up
Jake Gallagher – Starts at Pennview at side door of Cafeteria can stack up to 50 vehicles.
Will have separate bus loop. Gates to parking area will be maned on weekends for parking during recreational activities and will take pressure off street parking within the surrounding neighborhood. Comfortable at the moment with the proposed plan.

C. **Board Questions/Comments**

Joe Morgan – Who mans the gates? The Custodian/staff

Michael Noonan – Is there a knock box for emergency when the gates are closed and locked? Yes

Tom Tobin – What other renovations will be done? It will be a full renovation including HVAC System, Windows, Roof, etc. Also, how about the fence/railing concern?

Michael Gowdy – Will you be adding lighting? Yes, we will be replacing existing lighting and adding new lighting with shields with not much spillover to residents.

Joe Romano – How about Water Runoff? The property now has only one capture basin and the new plan will have five.

D. **Residents**

Resident on Pennview – Concerned about the water run off. *Bridget will work with the SWM Design Engineer.*

James Buchanan, 124 Lovell – Concerned about water run off. *Bridget will work with the SWM Design Engineer.*

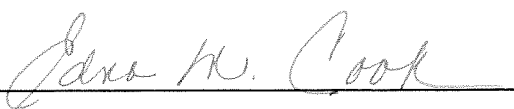
Bernard Ferry – 2891 Pennview – Questions about the street being misaligned and Sound coming from HVAC system. *Will adjust curb line at Hearth. Will look at noise when renovations are completed and access at that time.*

Michael – 2897 Pennview – Concerned about traffic, speeding and rolling thru stop signs. *Will bring this to Brandon's attention.*

Motion: On a motion by Michael Noonan and seconded by Joe Morgan to recommend approval of the Preliminary/Final Land Development Plan for the addition, additional parking, reconfiguration of existing parking lots and site improvements to Worrall Elementary School with the condition that the applicant meet all the conditions in the Township Engineer's letter dated January 24, 2022 which includes Conditional Use Approval and three waivers from the Board of Commissioners. Unanimous Approval.

Meeting given back to Nick Sienzo.

Motion to Adjourn by Nick Sienzo and 2nd by Jack Savage.

Minutes taken by : 

Edna M. Cook