



TOWNSHIP OF UPPER UWCHLAN  
CONDITIONAL USE HEARING

February 22, 2022

6:30 PM

Minutes

Approved

LOCATION: This was an in-person Hearing, held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs PA 19425, with audio-only attendance via Zoom provided as an option. The meeting's public notice instructed those interested in listening to the meeting via Zoom to email the Township Manager for the link and password to join in the meeting.

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

Andrew P. Durkin, Member

Kristin Camp, Esq., Township Solicitor

Mark Hagerty, Court Stenographer

Mike Crotty, Esq., Planning Commission Counsel

Township Administration

Tony Scheivert, Township Manager

Shanna Lodge, Assistant Township Manager

Rhys Lloyd, Building Code Official

Anthony Campbell, Zoning Officer

Dave Leh, Township Engineer

Dave Schlott, Jr., Township Wastewater Consultant

Chris Williams, Township Traffic Consultant

Mrs. D'Amico called to order at 6:30 p.m. Conditional Use Hearing #3 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application.

Ms. Camp conducted the Hearing. Mr. Hagerty recorded the proceedings, and his transcript is the official Record of the Hearing.

Parties who had attended the January 18, 2022 Hearing via Zoom questioned Justin Barnett, with ESE Consultants, who had provided testimony at the January 18 Hearing. Topics included stormwater management, flood plain, vegetative buffer, lighting, sidewalks, open space / drip field location, tree removal and replacement, trails, waivers requested.

Alyson Zarro, Esq., called the next witness, John Baionno, Project Engineer with ESE Consultants. He provided testimony regarding the steep slopes on the property – precautionary and prohibitive, the waivers requested, public water and public sewer service, emergency service response.

A short recess was taken. When the Hearing resumed, the attorneys representing residents and the Planning Commission questioned Mr. Baionno. Topics included stormwater management, drip field design, open space, tree disturbance, road locations, blasting/excavation, single or dual access points.

The Board of Supervisors and Ms. Camp questioned Mr. Baionno. Topics included the property's zoning – R2 residential with F1 Flexible Development Overlay, the waivers, re-design or re-location of the access from Greenridge Road, tree preservation, trail surface materials.

Ms. Zarro has 3 more witnesses to provide testimony. The next Hearing date was determined to be Tuesday, March 29, 6:30 p.m. at Pickering Valley Elementary School. If the school is not available, notice of location will be sent to the Parties.

Mrs. D'Amico adjourned the evening at 9:08 p.m.

Respectfully submitted,

Gwen A. Jonik,  
Township Secretary