



TOWNSHIP OF UPPER UWCHLAN  
CONDITIONAL USE HEARING

May 23, 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

Gwen Jonik, Township Secretary  
Lindsay Yeager, Accounting Associate  
Rhys Lloyd, Building Code Official  
Anthony Campbell, Zoning Officer  
Dave Leh, Township Engineer  
Matt Brown, Township Wastewater Consultant  
Sheila Fleming, Township Planner  
Chris Williams, Township Traffic Consultant

Mrs. D'Amico called the Hearing to order at 6:33 p.m. This is Conditional Use Hearing #6 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application. There were approximately 27 citizens in attendance. The following is a brief summary of the evening's testimony. The Court Stenographer's transcript is the official Record of the Hearing.

Mrs. D'Amico asked Kristin Camp, Esq., to conduct the Hearing.

Alyson Zarro, Esq., Riley Riper Hollin & Colagreco, Brian Thierrin, Toll Mid-Atlantic LP and John Bionno, ESE Engineering were in attendance representing the Applicant.

Ms. Camp and the Board of Supervisors questioned Brian Thierrin regarding the location, construction, repair and maintenance responsibilities of the retaining walls along the proposed access road, preservation of the adjacent property's historic resource sight line, lighting, advising buyers of possible accessory structures restrictions, traffic calming measures.

Applicant distributed Exhibit A-25, 6 photos of typical retaining walls and grass paver systems. Jon Long, Esq., representing the Steins and the Fields, examined Mr. Fields who provided testimony regarding storm water impacts to his Greenridge Road property. Mr. Fields's Exhibits were marked L-1 through L-21.

Ms. Zarro questioned Mr. Fields regarding the dates of his Exhibits.

Mike Crotty, Esq., questioned Mr. Fields regarding his driveway slope.

A brief recess was taken from 8:00-8:15 p.m.

Mike Crotty and the Board of Supervisors questioned Dave Leh, Township Civil Engineer, regarding the plan review process, the waivers requested, storm water management measures, access points without using Greenridge Road.

Parties Steve Egnaczyk, Mark Robinson, LeeAnn Smith, and Elizabeth Woodward questioned Mr. Leh regarding design details changing after approval, slope recommendations, impact and recourse of storm water runoff onto adjacent properties.

Jon Long, Esq., questioned Mr. Leh regarding storm water calculations.

Mrs. Baxter questioned the process and timing if Toll would need a variance from the Zoning Hearing Board regarding the access road.

At 9:00 p.m., the date of the next Hearing was discussed off the Record.

On the Record, the next Hearing date was announced as Wednesday, June 22, 2022, 6:00 p.m. at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

The evening was adjourned at 9:03 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary