

**PLANNING BOARD AGENDA**

**SIXTH REGULAR MEETING**

**7:00 P.M. – Court Room (Regular Meeting)**

Next Planning Board Regular Meeting: Thursday, July 9, 2015 at 7:00 P.M.

- I. Regular Meeting called to order by Chair
- II. Open Public Meeting Notice read by Chair
- III. Pledge/Moment of Silence led by Chair
- IV. Roll Call taken by Board Secretary
- V. Swearing in of Professionals by the Planning Board Solicitor
- VI. Discussion Items/Correspondence:
  1. Litigation Update – to be discussed in Closed Session at end of Meeting.
- VII. New Business:
  - A. Adopting Minutes: Regular Meeting Minutes of May 14, 2015
  - B. Resolution(s)
    1. Brandywine Oper. Partnership, SP#2115D, 10000 Midlantic Drive, **R-2015-13**  
Supplemental Resolution to add clarification to prior Resolution R-2014-01
    2. Briggs Offices LLC, SP#88A, 2055-2057 Briggs Rd, **R-2015-14**,  
Block 510, Lot 4, (I Zone), Amended Final Site Plan w/Bulk Variance
    3. H-Free LLC (BMW), SP#7479, 1220 Route 73, **R-2015-15**  
Block 1300.05, Lot 2.01, (I Zone), Amended Pre & Final Site Plan w/Bulk Variance
  - C. Submission Waive`rs:
    1. Robert Schwartz, 821 East Gate Drive, Block 1201.04, Lot 7, I Zone, SP#2328,  
Amended Pre & Final Site Plan – Request for Completeness of Submission Waivers.
- VIII. Public Hearings –
  1. Need for Redevelopment Determination – File SP#7932  
Mount Laurel Road  
Area: Block: 601, Lots: 23, 23.03, 23.04  
Ethel R. Lawrence Homes – Phase III  
Area: Block: 701, Lot: 3  
Connell Tract  
**PH: 06/11/2015**
  2. Need for Rehabilitation Designation – File ZB#11-D-27C  
Centerton Road Rehabilitation Study and Redevelopment Plan  
Centerton Road  
Area: Block: 503.03, Lot 3  
Volunteers of America Delaware Valley Properties Inc.  
(Zoning Board Preliminary Site Plan w/ Bulk Variances Approval: June 3, 2015)  
**PH: 06/11/2015**
- IX. Miscellaneous Items:
  - A. Minor Site Plan Alterations:
    1. American Bread Co. (Panera), 48 Centerton Road, MCD Zone, Block 503.01, Lot 1.03, SP#6331F,  
Addition of Two Patio Umbrellas, 12s.f. each, ground mounted. (**Approved 06/03/15**)
    2. Columbia Bank, 99 Ramblewood Pkwy, B Zone, Block 1103.03, Lot 1.01, SP#40A,  
Add Two Windows to exterior of Building. (**Approved 06/04/15**)

**IX. Miscellaneous Items: Cont'd.**

**A. Minor Site Plan Alterations: Cont'd**

3. Advantage Engineers, Bloom Organization, 520 Fellowship Rd, I Zone, Block 1203, Lot 1, SP#527A, Tenant Expansion for Advantage Engineers, Replace Overhead Door with Window (**Approved 06/08/15**)

**B. Site Plan Waivers:**

1. Applicant: Core Academy, Owner: G.I. Real Estate LLC, 10 Hartford Road, Blk 201, Lot 3, Tenant Fit-out: Core Academy, Interior Alterations, Former Tenant: Wilmoor Gymnastics  
**SPW#7926 – Acting Construction Official APPROVED 05/29/15**

2. Applicant: Chiaro Const. Services, Owner: LSOP/Somerset Properties, 16000 Commerce Pkwy, #A, Blk 1100, Lot 25, Tenant Fit-out: 7-Eleven Office, Interior Alterations, Former Tenant: Kids Play Lounge  
**SPW#7927 – Acting Construction Official APPROVED 05/28/15**

3. Applicant: Larchmont Investors LP, Owner: Same, 3111 Route 38, Unit #17, Blk 301.22, Lot 19.03, Tenant Fit-out: Hair 4 Kids, Interior Alterations, Former Tenant: Computer House Calls  
**SPW#7928 – Acting Construction Official APPROVED 05/11/15**

4. Applicant: Horizon Park Equities, Owner: Same, 16000 Horizon Way, Suite 100, Blk 1300.04, Lot 2, Tenant Fitout: Telvue, Interior Alt., Former Tenant: Equal Media Support,  
**SPW#7929 – DENIED 05/28/2015 (Needs MSPA)**

5. Applicant: Miller & Sons Bldrs Inc, Owner: Gateway Bs Park LLC, 130 Gaither Dr, Ste 108, Blk 1201.07, Lot 1.04, Tenant Fitout: Ricoh Americas Corp, Int. Alt., Former Tenant: Innovation Engineering  
**SPW#7930 – APPROVED 06/03/15**

6. Applicant: Brandywine Realty Trust, Owner: Same, 303 Fellowship Rd, Ste 101, Blk 1201.02, Lot 1.02, Tenant Fitout: Epic Health Serv., Interior. Alt., Former Tenant: Patella Mid-Atlantic LLC  
**SPW#7931 – APPROVED 05/26/15**

**X. Comments/Questions from the Board/Professionals/Public**

**XI. Closed Session – Litigation - Red Roof Mutual Cooperation & Settlement Agreement**

**XII. Adjournment**

**XIII. Pending Items (for information only)**

1. Robert Schwartz - SP#2328  
821 East Gate Drive  
Block 1201.04, Lot 7, (Industrial Zone)  
Amended Preliminary & Final Site Plan  
(Addition to Existing Food Sciences Building)  
**CERT BY: 07/03/2015**  
**ACT BY: 08/27/2015**  
**PROF STAFF: TBD**  
**PH: TBD**