

**PLANNING COMMISSION
MEETING MINUTES
May 28, 2025**

MEMBERS PRESENT:

Kurt Engleman Pat Tucci
Todd Pawlowski Charlie Shock
Robert Vanella Charlie Owens
Christina Fanning (phone)

STAFF PRESENT:

Kenneth Battin, Township Manager
Dawn Maciejczyk, Asst. Township Manager
Rain Catoia, Township Secretary

4 – Audience Members

I. CALL TO ORDER

Mr. Engleman called the public meeting to order at 7:00 p.m.

II. PUBLIC COMMENT (on agenda items)

Mr. Engleman called for public comment on agenda items. There was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of April 30, 2025. Mr. Tucci made a motion to approve the meeting minutes of April 30, 2025 as presented, seconded by Mr. Vanella and approved by a vote of 7-0.

IV. PLAN EXTENSIONS

Mr. Engleman inquired about anything that the Planning Commission should be aware of. Mr. Battin explained that the projects were all moving forward.

Development	Application	Date Accepted	Expires
Needham Farms	Preliminary	March 15, 2005	July 21, 2025
Barbara Yeatman	Preliminary/Final	October 1, 2018	August 31, 2025
Cliff Anderson	Preliminary	June 30, 2021	September 4, 2025
HiMedia Labs	Preliminary	May 25, 2023	August 12, 2025
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	June 30, 2025
Yeatman Tract	Preliminary	August 30, 2023	June 15, 2025
Ha Place 558 E. Baltimore Pike	Preliminary/Final	January 31, 2024	June 27, 2025
Gamache	Preliminary / Final	July 31, 2024	July 31, 2025
304 Valley Road	Preliminary / Final	January 31, 2025	July 28, 2025
1204 Gap Newport Pike – Convenience Store	Preliminary	February 26, 205	August 25, 2025
532 East Baltimore Pike	Preliminary	March 21, 2025	June 19, 2025
AG Charter School Cafeteria	Preliminary	April 1, 2025	June 30, 2025

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

Mr. Engleman stated that at this time there are no plans that need to be accepted.

VI. AGENDA ITEMS

Ms. Allison Zarro, T.R. Moser and Edward Nespoli, Jr. presented the progress being made with the Yeatman Tract project. Mrs. Zarro reviewed Mr. Peter O'Halloran's (Carroll Engineering) letter of April 18, 2025. She explained the updates that was being made with traffic design. She also reviewed Mr. Dan Daley's (EB Walsh) letter dated May 23, 2025. Ms. Zarro made reference to the open items and indicated where they stood with each item. There was discussion from the Planning Commission members regarding the Landscaping review that was previously done by Straus Associates and the most recent done by EB Walsh. After multiple questions and examples given by different members of the Planning Commission it was decided that the Straus Associates recommendation was the best representation for our Ordinance. Mr. Engleman asked Ms. Zorro, Mr. Moser and Mr. Nespoli to get a clean letter for our engineers and the Planning Commission to review.

VII. PUBLIC COMMENT (non-agenda items)

Mr. Engleman called for Public Comment on non-agenda items. None were mentioned.

VIII. ADJOURNMENT

Mrs. Vanella made a motion to adjourn the meeting at 8:35 p.m., seconded by Mr. Tucci and approved by a vote of 7-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary