

**THORNBURY TOWNSHIP, CHESTER COUNTY
PLANNING COMMISSION
GENERAL MEETING
May 11, 2010**

MINUTES

MEMBERS PRESENT:

Brooks Durham, Chairman
Peter DuFault
Jim Jordan
Barbara Iacovelli
Steve Zippi

OTHERS PRESENT:

Teresa DeStefano, Recording Secretary
Stacey Fuller, Solicitor

CALL TO ORDER:

Brooks Durham called the meeting of the Planning Commission (PC) to order at 7:00 PM in the Township meeting room and led the Pledge of Allegiance.

APPROVAL OF MINUTES: March 8, 2010

Peter DuFault made a motion to approve the draft minutes of the March 8, 2010 PC meeting, with the amended changes. Jim Jordan seconded the motion. All were in favor. Motion carried.

Review Land Development for Carver Science Center- Cheyney University

Tysen Miller, Civil Engineer from Hunt Engineering Company gave a brief description of the Carver Science Center Project. The existing center will be demolished after the new center will be constructed.

Tim Kearney and Heidi Sentivan from CuetoKearney Architects were also present. Tim Kearney stated that the new building will meet all the current building codes. It will be around 40, 000 square feet where as the old building is 54,000 square feet. The new building will be smaller but will run more efficiently.

The students will stay in the old building till the new one is complete. The foot print of the current building needs to be noted.

Mike Conrad suggested that he would like it to be addressed on the plans.

Tim Kearney noted that the building will be three stories and have a partial basement. It will also have a mechanical penthouse.

Tim Kearney noted that the roof will be green, which means partially or completely covered with vegetation and soil, or a growing medium.

Tim Kearney noted that he has met with the fire marshal and will continue to meet with his requirements.

Mike Conrad inquired if the Fire Marshall had any concerns.

Tim Kearney noted the fire marshal wanted us to add pavers to widen the road so there vehicle would have enough room to pass.

Peter DuFault inquired if any sound screening will be in place.

Tim Kearney noted that the equipment will be insulated.

Brooks Durham inquired if there are any of Mike Conrad comments from his review letter that you may have an issue with.

Tysen Miller noted comment # 15; the current existing sewer doesn't meet the requirements. We may have to ask for a waiver.

Tim Kearney noted that the building will have an elevator and stairs right in the front all in glass. The top of the building will have Cheyney University sign lighted by a material called Kobult. It will be very dim and gentle.

Barbara Iacovelli noted that the Planning Commission will need to review the lighting issue.

Heidi Sentivan noted that we will go out to bid in the fall & construction to begin Winter or Spring with a completion date of Fall of 2012.

Peter DuFault inquired if they will agree with the review letter from Simone Collins.

Mike Conrad noted that the plans are exempt from submitting a Planning Module to DEP.

OTHER MATTERS

REPORTS

Board of Supervisors (BOS)

No report

ADJOURNMENT

As there was no further business, Peter DuFault motioned to adjourn the meeting at 8:25 PM. Jim Jordan seconded the motion. All were in favor. Motion carried.

The next meeting of the Planning Commission is scheduled for Monday June 14, 2010 at 7:00 PM in the Thornbury Township meeting room.

Respectfully submitted,

Teresa DeStefano
Recording Secretary