

## SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: February 23, 2009

Planners Present: Jessica Buck, Robert Fisher, George Smith

Others Present: Mike Lee, Dave Lipinski, Matthew Allen,  
Jason Mitchell

B. Fisher convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:30 p.m. in the Municipal Building, 35 W. Railroad Ave.

### APPROVAL OF MINUTES

G. Smith moved to approve the minutes of the September 22, 2008 regular meeting. J. Buck seconded the motion. The motion carried with all in favor.

### CITIZEN COMMENTS

None

### NEW BUSINESS

**CVS Pharmacy/Bohler Engineering** - Preliminary/Final Land Development Plan #2008-2 - for property located at 606 South Main Street.

Jason Mitchell and Matthew Allen presented the plan to build a CVS Drug Store with a drive through pharmacy. They are planning to tear down the existing Getty Mart and Florist. They will be moving the access points on Constitution Ave. and the one on S. Main St. as far away from the intersection as possible. The parking lot will be moved back from the road and they will be planting a buffer strip along the road. The property is located within a wellhead protection zone. The soil will need to be removed and clean fill brought in because of contamination from the existing gas pumps. The storm water management system will include an oil/water separator. There are monitoring wells located on the property, and all will remain, except one that will be relocated when the structure is built. They have added shrubbery to the plan to block the view of the dumpster area from the dentist office.

G. Smith questioned what kind of precautions they will take to make sure all of the contaminated soil will be removed. Mr. Allen stated that their contract calls for Getty Mart to remove and test the soil. CVS will follow up with their own set of tests to make sure there is no contamination left. J. Buck is concerned that the landscaping may grow to block the site view. Mr. Allen stated the height of the shrubs is limited to 36 inches and the note is on the plan.

The Planners reviewed the comments from the Staff Review Meeting dated Jan. 13, 2009 with M. Lee and D. Lipinski. Penn Dot will regulate the site triangle. M. Lee would like a note added to sheet 25 stating that all signs will comply with the Ordinance. The statement of ownership will need to be signed, dated and notarized. The erosion and sedimentation control plan has been submitted to the Conservation District. The meter pit was removed and Brian Sweitzer wants all valves placed behind the curb line. Brian also has a correction on sheet 6, changing the asbestos cement pipe to 10 inches. M. Lee would like a note added stating that the Borough has the right to enter the property for inspections. D. Lipinski stated that the Fire Chief would like to see a hydrant added to the property since there is no existing hydrant on that side of the road. He also suggested that the Fire Chief should supply a letter of satisfaction.

G. Smith made the motion to recommend approval of the Preliminary/Final Land Development Plan #2008-2 for a CVS Pharmacy at 606 S. Main St. contingent upon the satisfaction of all comments from the Staff Review Meeting, Mike Lee, Brian Sweitzer, Dave Lipinski, a letter of approval from the Fire Chief, and the addition of a fire hydrant to the property. J. Buck seconded the motion. The motion carried with all in favor.

#### OTHER BUSINESS

None

#### BILLS AND COMMUNICATIONS

None

#### REPORTS

None

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ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Prepared By

Doreen Smith

NEXT MEETING: March 23, 2009