

MARCUS HOOK PLANNING COMMISSION MEETING

Tuesday, September 21, 2021, 6:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes

▶ meeting of July 28, 2021

4. Old Business
5. New Business

DELCORA Act 537 Plan Update

DELCORA has transmitted an electronic copy of the DELCORA ESA ACT 537 Plan Update for review and comment. Comments are requested within 60 days of September 1, 2021. The Plan evaluates options for the redirection of wastewater flows from the Eastern Service Area which currently discharges to Philadelphia's Southwest Water Pollution Control Center to DELCORA's Western Regional Treatment Plant in Chester, PA. The Plan evaluates four (4) options for the future conveyance, storage and treatment of Flows.

- Alternative 1 – Construction of Pipelines, Pump Stations and WRTP Expansion including wet weather treatment – Cost approx. \$560,850,000.
- Alternative 2 – Construction of the Tunnel for Storage and Conveyance and WRTP Expansion – Cost approx. \$472,200,000.
- Alternative 3 – Construction of a new WWTP and the associated Conveyance Facilities – Cost approx. \$613,850,000.
- Alternative 4 – No Action/continued discharge to the City of Philadelphia – Cost approx. \$882,100,000.

DELCORA's preferred Alternative for the plan is Alternative 2.

Preliminary/Final Land Development Plan and Lot Consolidation Plan

Applicant: Duke Realty Limited Partnership

Date Submitted : July 1, 2021

Planning Commission's first review meeting: July 28, 2021

Project: The plans submitted by Duke Realty details the construction of a 399,840 square foot e-commerce fulfillment delivery center building on the former FMC/Viscose site in the Borough. The land is currently titled to Keystone Community Alliance, LLC. Nineteen (19) land parcels will be consolidated into one parcel of

±31.443 acres, referred to as a Lot Consolidation/Reverse Subdivision. The project includes the demolition of all the buildings on the site.

Zoning District: The property is zoned Industrial Transition-2 (IT-2) which permits by right “warehouse or similar storage facility including, but not limited to e-commerce fulfillment/delivery center (§196.77-A.C).”

Delaware County Planning Commission review:

The Land Development/Subdivision Application at the Preliminary/Final plan level was presented to the Delaware County Planning Commission on August 19, 2021. The review comments have been distributed to the Planning Commission and Duke Realty.

Zoning Variance requested:

Duke Realty had applied to the Zoning Hearing Board for a variance where the proposed plan is in conflict with the zoning ordinance. There was one zoning variance requested.

Ordinance Section
§196-80A.C.(1)

Requested Variance
Current zoning requires a 125' setback on front yards. The corner of the proposed distribution center building is 94.4' from the property line of the Marcus Hook Trainer Fire Department property. Duke Realty requested a variance of 30.6'.

Zoning relief was granted by the Zoning Hearing Board on July 28, 2021 for this nonconformity.

Applicant Presentation: Duke Realty Limited Partnership

Debbie Shulski - Attorney, Riley Riper Hollin & Colagreco
Scott Henderson - V.P Leasing & Development - Duke Realty
Nicholas Rakowski - Development Services Manager, Duke Realty
Ryan Whitmore - Senior Project Manager, Landcore Engineering
Kerry Haber - Architect - Bernardon
John Wicher - Traffic Planner - McMahon Associates

7. Announcements

8. Adjournment