

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

SEPTEMBER 20, 2023

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Leonard Bertoni.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Leonard Bertoni, Heidi Lawrence, Bruce Walker, Ronald Mussang, P. Lorraine Lewis-Burke, Terry Segelson and Paul Whealdon. Mrs. Montgomery was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of July 19, 2023, a motion was duly made by Mr. Walker to approve them, as submitted. Mr. Massung seconded it and upon a voice vote, the motion carried unanimously.

NEW BUSINESS

CBRE, INCORPORATED (BANK OF AMERICA)

The applicant is requesting Site Plan approval to construct a bank and associated site amenities. The property is located at 4032 William Penn Highway, Tax Parcel ID 743-M-275, in the C-2, Business/Commercial Zoning District.

Mr. Tom Cenna, Rettew, came forward representing the applicant. He briefly explained the site plan. He pointed out the building is the previous Taco Bell site located in the Miracle Mile Shopping Center and CBRE has developed the site for the bank. He reported the building will be removed and replaced with a new store or approximately 4,200 square feet. He pointed out they have 42 parking spaces and there will be a 24-hour ATM Drive-Through on the eastern side of the property with the entrance being on the south side. He stated the utilities will be connected to the current location and the gas will come off William Penn Highway and the water and sewer are private and the electric will come to the back. He indicated they are still working through the electric detail and the storm water is still being reviewed. He stated the zoning comments have been addressed and the plans resubmitted. He added most of the traffic comments have been addressed.

Mr. Massung inquired whether the building would be razed and Mr. Cenna answered affirmatively. He added it would be a ground up development. He reported they had the geo-technical report done so there are recommendations about testing the base material and the building foundation.

There being no further discussion, Mr. Walker duly made a motion to approve and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Planning Commission, at this time, a motion was duly made by Mr. Massung to adjourn the meeting at 7:39 p.m. and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Leonard Bertoni  
Chairman

LB/sam