

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD APRIL 1, 2025
ORANGE TOWNSHIP - DELAWARE COUNTY**

The electronic recordings of this meeting serve as the official meeting minutes.
A full and accurate account of this meeting's audio and video can be found at www.orangetwp.org

Christine Trebellas called the meeting to order.

ROLL CALL: Christine Trebellas, Chair - Present
Les Pierce, Vice-Chair - Present
Dennis McNulty - Present
Pam Foster – Present
Karthik Avadhanula – Present
Punitha Sundar, alternate – Present

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Michele Boni, Township Administrator

Mr. Duffee begins the meeting, stating they have gotten through Article 10 and will continue from there, noting that the numbering of the articles will begin skipping around due to dropping some zoning districts and some articles that were already reserved

- Article 12 – Commercial Corridor
 - Primary commercial district
 - Discussion to keep commercial corridor rear setback at 100'
 - 50' building height
- Article 13 – C2
 - Holdover from current zoning code – there are some properties in the township with this zoning classification. Options are to keep and revise; merge with CC; or keep as-is and then re-zone current properties in the future to CC
 - Discussion to get legal opinion on the best way to eliminate C-2 without taking away property owners rights
- Article 16 – Flex Employment
 - Primary industrial zone
 - 50' building height
 - Discussion to allow maximum building height of 50' to increase to 60' with greater setbacks and buffering
 - Mr. Duffee states we may need additional research before making a decision on this
- Article 18 – Mixed Use
 - Mix of residential and low-impact commercial
 - Mr. Duffee believes this text needs some language added to be sure that developments are mixed use and include commercial uses as well as residential
 - 10 foot setback – 50 foot rear where abutting residential
 - Increase setbacks: 30' front, 15' side 30' rear – 100' rear where abutting residential
 - 60' building height
 - Discussion to allow 60' maximum building height with greater setbacks and buffering

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD APRIL 1, 2025
ORANGE TOWNSHIP - DELAWARE COUNTY**

- Article 19 Neighborhood Zone
 - 40' building height
 - Discussion to keep 35' maximum building height
 - 3 dwelling units per acre
- Article 20 RCOD
 - To be removed

Ms. Boni

- Wonders if mixed use would be considered residential, when considering commercial corridor setbacks varying when against residential properties or other commercial properties.
- Clarifies for the board that divergences would not be allowed in the proposed straight zoning districts. Applicants would have to comply with the standards of the straight district being applied for or they could be directed to file under a planned district

Board Comments:

Mr. Avadhanula:

- Wonders if trash dumpsters and enclosures will be allowed in the rear setback in the Commercial Corridor District
 - Mr. Duffee answers generally speaking dumpsters and their enclosures are allowed in the building setback. He goes on to say it may make sense to allow when against another commercial property but not when it is against residential.
 - Ms. Trebellas suggests making the setback be not just for the building, but also for the use meaning no use would be permitted in the setback
- Would like to see the Flex Employment building height increased from 50' to 60'.
- Asks if the 8 units per acre in the Mixed Use zone also applied to apartments
 - Mr. Duffee replied yes
 - Ms. Boni states that we do get requests for higher density but 8 units is higher than what we currently have in the code.

Mr. Pierce

- Asks for clarification on the rear setback in the commercial corridor
 - Mr. Duffee replies this draft has the rear setback at 50' however the current code is 100' and the feedback he has received is that this should remain 100'
- States he understands the current code has 100' foot setback (commercial district) but is processing the fact that the consultant hired to advise us in the rewrite process is recommending 50'
 - Ms. Trebellas suggests a compromise of 100' next to Single Family homes and 50' next to multi family
 - After further discussion, the decision was made to keep rear setback consistent at 100'
- Wonders why building heights seem to be locked at 50' why isn't it 60', further stating the new zoning resolution is supposed to serve the township into the future.
 - Mr. Duffee replies as the zoning commission, if they feel building heights should increase, they can make that recommendation

Ms. Trebellas:

- States the mixed use text needs tightened up. Wonders about the maximum height in mixed use proposed at 60'
- Asks why the building height is proposed at 40' in the Neighborhood Zone

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD APRIL 1, 2025
ORANGE TOWNSHIP - DELAWARE COUNTY**

- Mr. Duffee responds in some neighborhoods the height is calculated differently to allow for slightly taller buildings. Current code and draft code says to calculate height to the tallest point of the building; another way to measure, on a sloped roof is to take the height at the average of the roofline. We compromised and suggested 40' to tallest point of building.

Mr. McNulty:

- Asks how different the C-2 standards are from the CC standards
 - Mr. Duffee states the big difference is the uses. He goes on to say the front and rear setbacks are the same, the side setback would decrease from 25' to 15'.
- Asks if there are any properties in C-2 that would not be compliant with CC
 - Ms. Boni and Mr. Duffee state there are properties in C-2 that would not be compliant with CC.

Public Comments:

Mark Freeman, 478 Glenside Lane

- Wonders if the industrial buildings (Flex Employment Zone) are along the railroad tracks, why do we care if the height is increased
 - Ms. Boni replies an applicant could request to rezone anywhere, not just along the railroad tracks
 - Ms. Foster states on the opposite side of the railroad track there is residential going right up to the tracks

MOTION TO APPROVE MARCH 11, 2025 MINUTES (ZON-25-01 & ZON-24-05); & MARCH 18, 2025 MINUTES (ZON-24-05)

Motion by Pierce

Second by Avadhanula

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Avadhanula – Yes, Foster - Yes

MOTION TO CONTINUE ZON-24-05, ZONING CODE REWRITE

Motion by Foster

Second by Pierce

VOTE: McNulty - Yes, Trebellas - Yes, Pierce - Yes, Foster – Yes, Avadhanula - Yes
ZON-24-05, Continued to April 22, 2025, 6:30PM

Meeting adjourned