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Riverside East Community Input Meeting

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3445 Box Hill Corporate Center Drive  
Suite A  
Abingdon, Maryland 21009

June 8, 2016  
6 p.m.

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ORIGINAL

Reported by:  
Shannon M. Wright

PROCEEDINGS

1 PROCEEDINGS  
 2 -----  
 3 AMY DIPIETRO: All right. We're going  
 4 to go ahead and get started. Welcome to the  
 5 Riverside East Community Input Meeting. Harford  
 6 County law requires that we notify at least the  
 7 property owners and then give them the  
 8 opportunity to come and view the plan, ask  
 9 questions of the development team. So that's  
 10 what we're here for tonight.

11 As we already mentioned, we are taking  
 12 minutes of meetings, so if you can talk one at a  
 13 time, state your address, your name so that way  
 14 the stenographer knows who's speaking.

15 Tonight we're here for the Riverside  
 16 East preliminary and site plans. The property  
 17 is 7.61 acres. It consists of five different  
 18 parcels, and it's zoned B3, which is a general  
 19 business district. The site's located at the  
 20 corner of Route 7, which is located here on the  
 21 plan, and Belcamp. And then we're on the north

1 do a traffic impact analysis. That's underway.  
 2 We'll have to count numerous intersections in  
 3 the surrounding area. And then through that,  
 4 the county and the traffic consultant will make  
 5 any recommendations of how to manipulate our  
 6 impact on the intersections.

7 We do need to -- hi. how are you?

8 LYDIA BANKS: Good.

9 AMY DIPIETRO: Would you mind signing  
 10 in real quick?

11 LYDIA BANKS: Sure.

12 AMY DIPIETRO: Thank you.

13 So we will have to submit that as part  
 14 of our preliminary and site plan package. That  
 15 will be reviewed by the county and the state.

16 In addition, we'll have to submit a  
 17 lighting plan, a landscape plan, forest  
 18 conservation, forest stand delineation plans for  
 19 the county to review and approve. Those will  
 20 all be reviewed and approved -- reviewed at the  
 21 DAC meeting where all of the county officials

1 by Old Philadelphia Road. The Ruby Tuesday sits  
 2 basically here. And then across 7 is the  
 3 Klein's Shopping Center, which I guess is now  
 4 the ShopRite Shopping Center.

5 Site's presently home to several  
 6 residences with various outbuildings.

7 We're proposing to build 12,500 square  
 8 feet of commercial space, including convenience  
 9 store, which is located here, car wash, the  
 10 canopies for the gas dispensers, and then a  
 11 sit-down restaurant. Turn-over sit-down  
 12 restaurant like a Chili's, Texas Roadhouse type  
 13 thing.

14 In addition, we'll be constructing  
 15 sidewalks, stormwater management, and utilities  
 16 for the development. There's a water main  
 17 that's located in Belcamp that we'll be tying  
 18 into. There's sewer that's running along  
 19 Maryland 7 and then crosses 7 and goes -- heads  
 20 south. We'll be cutting into that line.

21 Also as part of the project, we have to

1 from the various agencies will give their  
 2 comments to our plan. We'll have to meet the  
 3 requirements of those departments to eventually  
 4 get ahold of a building permit and go to  
 5 construction.

6 That said, Kevin, did you have anything  
 7 to add before we --

8 KEVIN GERAGHTY: No.

9 AMY DIPIETRO: Okay. So if there are  
 10 any questions about the process or the plan or  
 11 what we're doing.

12 DENNIS MELLER: Dennis Meller. 4413  
 13 Old Philadelphia Road, Aberdeen 21001.

14 When is this tentatively to start?

15 KEVIN GERAGHTY: Our time line would  
 16 anticipate construction potentially third  
 17 quarter next year.

18 DENNIS MELLER: Okay. All right. So  
 19 roughly about a year from now?

20 KEVIN GERAGHTY: Fourteen to 16 months.

21 DENNIS MELLER: Fourteen to 16 months.

1 Okay.  
 2 DENISE MELLER: Denise Meller. 4413  
 3 Old Philadelphia Road, Aberdeen 21001.  
 4 According to the plan there, I see the  
 5 dotted lines go out further where there's  
 6 nothing in there yet. Is there another plan for  
 7 the future for that?  
 8 AMY DIPIETRO: As of right now, we  
 9 don't have any potential users for those areas,  
 10 so those will remain as is for the time being.  
 11 DENISE MELLER: Okay.  
 12 KEVIN GERAGHTY: It will be developed  
 13 in the future. We don't have a use for them  
 14 yet. It is B3. It will be some kind of  
 15 commercial use.  
 16 DENISE MELLER: Okay. Will there be  
 17 another meeting?  
 18 KEVIN GERAGHTY: There will be a  
 19 meeting for that project when it's submitted.  
 20 DENISE MELLER: Okay.  
 21 DENNIS MELLER: You don't know the road

1 people that own the apartments.  
 2 DENNIS MELLER: No. She means between  
 3 Ruby Tuesday and --  
 4 KEVIN GERAGHTY: Oh. My other two  
 5 lots, yes, on the other side of the street.  
 6 DENNIS MELLER: Yes, those two lots.  
 7 KEVIN GERAGHTY: We've been through  
 8 many plans on those. We've gone through a  
 9 couple of iterations. Right now, we don't have  
 10 any users. Those are -- we will have site  
 11 plans. We already have subdivision approval, so  
 12 those will be just site plans for the users  
 13 themselves. But they, again, are commercial  
 14 use.  
 15 DENISE MELLER: When you get all the  
 16 information from the traffic pattern and, you  
 17 know, all the other people that have to do that,  
 18 will there ever be another meeting? Will there  
 19 be a way for us to find out as opposed to look  
 20 somewhere online or something to see like if you  
 21 decide to put a circle in or lights or, you

1 widening -- you don't know what you have to do  
 2 with that all yet, correct?  
 3 KEVIN GERAGHTY: Correct.  
 4 DENNIS MELLER: Okay.  
 5 AMY DIPIETRO: The TIA will have  
 6 recommendations of what needs to be done at the  
 7 various intersections to mitigate this project.  
 8 And then the county, the traffic consultant, and  
 9 the state will put their heads together and  
 10 decide what we have to do.  
 11 DENISE MELLER: Do you have any plans  
 12 for that -- I don't know even know if that  
 13 belongs to you or whoever. That's across the  
 14 street from the park and ride, that little plot  
 15 of land?  
 16 KEVIN GERAGHTY: That's not mine.  
 17 MR. EUFPLT:  
 18 DENISE MELLER: No? Okay.  
 19 DENNIS MELLER: I thought you had those  
 20 two.  
 21 KEVIN GERAGHTY: That belongs to the

1 know, traffic light or anything like that?  
 2 AMY DIPIETRO: You'll be notified the  
 3 same way with the CIM. There will be signs. It  
 4 will be in the paper. And you'll get a letter  
 5 in the mail. You'll notify you when we're going  
 6 to do the DAC meeting, which is the Development  
 7 Advisory Committee. You won't be forwarded a  
 8 copy of the traffic study. You can call the  
 9 county and ask for it. They are public record.  
 10 You can go and pull any plan that's been  
 11 submitted to the county, and they'll get you  
 12 copies.  
 13 DENISE MELLER: Yeah. I was just  
 14 wondering if we would be able to find out what  
 15 they recommend and what they're going to ask of  
 16 you to do.  
 17 AMY DIPIETRO: Yeah. When we go to  
 18 DAC, we typically don't get approval that day.  
 19 The county will issue us a preliminary plan and  
 20 site plan approval letter. Those letters will  
 21 dictate all of the requirements that the

1 developer will have to meet before they can, you  
 2 know, pull their rating permit, before they can  
 3 pull their building permit for the site. And it  
 4 will go through one or two this is where you  
 5 have to connect, here's what we need.  
 6 The roads people, obviously, this  
 7 intersection, this intersection, this  
 8 intersection require improvement, so many linear  
 9 feet of a right-hand turn lane or decel lane or  
 10 whatever. It will go through line by line each  
 11 part of the project and what they need to get  
 12 their final permits.  
 13 KEVIN GERAGHTY: So to answer your  
 14 question, if you come to the DAC meeting, those  
 15 comments generally are read so that you'll hear  
 16 what they have to say. Sometimes they're just  
 17 added to the record. Sometimes they're read out  
 18 loud. Once they are of record, I assume that  
 19 you'll be able to get a copy of them. And  
 20 certainly when the preliminary plan letter is  
 21 signed and made public, you'll be able to get a

1 now.  
 2 THE WITNESS:  
 3 DAVE LAIKIN: Okay. And I'm sorry I  
 4 got here a little late.  
 5 Do you already have tenants, or are you  
 6 doing this on spec?  
 7 KEVIN GERAGHTY: We're anticipating  
 8 that the owner of the tenant where the  
 9 restaurant is.  
 10 DAVE LAIKIN: Okay. So right now, it's  
 11 a restaurant?  
 12 KEVIN GERAGHTY: And a Royal Farm.  
 13 DAVE LAIKIN: And a Royal Farm. Is  
 14 Royal Farm a definite, or are they just Royal  
 15 Farm or somebody like that?  
 16 KEVIN GERAGHTY: I'm not at liberty to  
 17 say yet.  
 18 DAVE LAIKIN: Okay.  
 19 LYDIA BANKS: Could you speak a little  
 20 louder? I just walked in.  
 21 I heard that there's supposed to be a

1 copy of those.  
 2 AMY DIPIETRO: Those will all be posted  
 3 online once they're signed.  
 4 DENISE MELLER: Okay. So we will get  
 5 notification of the DAC meeting?  
 6 KEVIN GERAGHTY: Exactly.  
 7 AMY DIPIETRO: Yes. They're public.  
 8 Unfortunately, it's usually -- it's during the  
 9 day. 9 a.m. on Wednesday, the first and third  
 10 Wednesday of the month.  
 11 DENISE MELLER: Okay.  
 12 AMY DIPIETRO: So it's not a convenient  
 13 time of day, but --  
 14 DENISE MELLER: Right.  
 15 DAVE LAIKIN: Dave Laikin. 1419 Garcia  
 16 Court, Aberdeen.  
 17 Do you have to put utilities in?  
 18 KEVIN GERAGHTY: Yeah. There's  
 19 actually sewers on the property. Water is in.  
 20 AMY DIPIETRO: In Belcamp.  
 21 KEVIN GERAGHTY: In Belcamp Road right

1 car wash being placed up there.  
 2 KEVIN GERAGHTY: The car wash?  
 3 LYDIA BANKS: A restaurant and a  
 4 convenience store.  
 5 AMY DIPIETRO: Yes.  
 6 KEVIN GERAGHTY: Yes.  
 7 LYDIA BANKS: Something like that.  
 8 KEVIN GERAGHTY: The car wash is part  
 9 of the convenience store.  
 10 LYDIA BANKS: Okay. Who would that  
 11 belong to?  
 12 AMY DIPIETRO: Sign in, please.  
 13 KEVIN GERAGHTY: Right now, it's slated  
 14 for a Royal Farm.  
 15 LYDIA BANKS: Royal Farms. But there  
 16 is already a Royal Farms down the street. I  
 17 mean, you go down on Philadelphia Road about a  
 18 mile and a half or two miles, and there is  
 19 already a Royal Farms. You have a 7-Eleven  
 20 right up there on the corner.  
 21 KEVIN GERAGHTY: Mm-hmm.

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1 LYDIA BANKS: Across the street is a  
 2 Shell gas station with a car wash. Riverside  
 3 Plaza has a gas station with a car wash.  
 4 KEVIN GERAGHTY: Mm-hmm.  
 5 LYDIA BANKS: The amount of garbage  
 6 that's around the 7-Eleven that customers leave,  
 7 I can see and visualize the same thing happening  
 8 up there. You know, I mean, I live right down  
 9 the street. We moved here five years ago. We  
 10 live in a development. We bought a house there,  
 11 and I'm just a little bit disgusted with the  
 12 overbuilding in that entire area, including what  
 13 happened on Philadelphia Road with the car  
 14 auction place. The apartments are being already  
 15 there.  
 16 How will all that impact traffic there?  
 17 Because you have all the folks that work at  
 18 Aberdeen Proving Ground coming on Old  
 19 Philadelphia Road, 543.  
 20 I mean, and how many -- can I ask this  
 21 question really? How many fast food places do

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1 we need? We have a McDonald's, a Pizza Hut, a  
 2 Burger King, an Arby's. Now we going to get a  
 3 Royal Farms that's going to sell fried chicken  
 4 and all these little fast little sandwiches and  
 5 things like that. Even Ruby Tuesday. I mean,  
 6 we wouldn't consider that necessary a health  
 7 food restaurant, right? I mean, you know where  
 8 I'm coming from? There is a pizzeria right  
 9 there in the Riverside Plaza.  
 10 And when I come and shop up there once  
 11 in a while, it's dirty. It's just filthy, and I  
 12 don't like that.  
 13 And I like to leave a little bit of  
 14 natural habitat also. And I think sometimes  
 15 people don't care about that. It's just about  
 16 making a buck.  
 17 KEVIN GERAGHTY: This is a commercial  
 18 area.  
 19 LYDIA BANKS: Yeah, unfortunately.  
 20 KEVIN GERAGHTY: It's been zoned  
 21 commercial. This is -- these uses are by right.

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1 Traffic study -- you came in after the  
 2 original explanation. Traffic study will be  
 3 done.  
 4 LYDIA BANKS: Mm-hmm.  
 5 KEVIN GERAGHTY: It is very likely that  
 6 there will be improvements that need to be done  
 7 with the development to -- to try to alleviate  
 8 some of the traffic, but, as you know, this is a  
 9 highly trafficked area.  
 10 LYDIA BANKS: Yes, it is.  
 11 KEVIN GERAGHTY: I-95 is a very  
 12 important arterial highway.  
 13 LYDIA BANKS: I agree with that.  
 14 KEVIN GERAGHTY: And so your question  
 15 about how many can we do? It's all about  
 16 demand. It's about --  
 17 LYDIA BANKS: Who?  
 18 KEVIN GERAGHTY: -- how many people are  
 19 there, how many people go by, and who -- what  
 20 services want to be able to be provided to those  
 21 people.

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1 LYDIA BANKS: Okay. Who demands a  
 2 Royal Farms up there? I mean, unfortunately,  
 3 there's -- one, two, three, four -- five people  
 4 sitting here. I don't know who you are, if  
 5 you're citizens in Riverside or whatever. But,  
 6 I mean, I just -- you know, there is never  
 7 really nothing explained to the citizens. If  
 8 there's a sign that says community meeting, most  
 9 people are so busy. If you travel on 7, you  
 10 can't hardly read the sign because you cannot  
 11 pull over. If you live in the apartment  
 12 complex, fine, you know, maybe you stop and you  
 13 will look. Unfortunately, people's lives are so  
 14 busy. It's never really being -- there's no  
 15 notice sent out maybe to homeowners'  
 16 associations so people will be more informed.  
 17 KEVIN GERAGHTY: Well, the only thing I  
 18 can tell you about -- with regard to your open  
 19 space and other issues, the information and the  
 20 way that we have to provide notice of the  
 21 meetings is all dictated by the county code.

1 We -- from the standpoint of the development,  
 2 we're bound by the county code with regard to  
 3 the zoning and the rules and regulations. And  
 4 that's how the property's intended to be.  
 5 That's in the county plan.  
 6 LYDIA BANKS: Mm-hmm.  
 7 KEVIN GERAGHTY: And the landowners use  
 8 the land as it's available for the purposes it's  
 9 available for.  
 10 AMY DIPIETRO: As far as the  
 11 notification goes, we are required to post the  
 12 site, put notice in the papers, and we notify  
 13 the county and the County Council person, and  
 14 they also post it online on the county's  
 15 website.  
 16 LYDIA BANKS: Mm-hmm.  
 17 AMY DIPIETRO: And the plan and  
 18 anything related to the plan is available on the  
 19 county's website.  
 20 DENISE MELLER: I'm curious. What --  
 21 why -- she brought up a point. What made you

1 choose those businesses? Not -- not the Royal  
 2 Farm or the restaurant, but what made you  
 3 choose, you know, a gas station, a restaurant  
 4 for those areas? Just --  
 5 KEVIN GERAGHTY: I market the property  
 6 to many different businesses. These are the  
 7 ones that responded.  
 8 DENISE MELLER: Oh, okay. I didn't  
 9 know how the process went or --  
 10 KEVIN GERAGHTY: They've been listed --  
 11 DENISE MELLER: If you just were  
 12 sleeping in bed one night and said, I think that  
 13 will work there.  
 14 KEVIN GERAGHTY: They've been listed on  
 15 the commercial -- effective commercial multilist  
 16 service. They've been marketed individually to  
 17 many people, and certain people have responded  
 18 and certain people rejected.  
 19 DENISE MELLER: Okay.  
 20 KEVIN GERAGHTY: So that's how it comes  
 21 to be. That's how all of these come to be.

1 It's a result of marketing to the -- to the  
 2 commercial users in the area, and then interest  
 3 develops into the project.  
 4 DENISE MELLER: Okay.  
 5 KEVIN GERAGHTY: I'm not -- I'm not  
 6 building the Royal Farms. I wouldn't build the  
 7 restaurant itself necessarily. I own the  
 8 property across the street, the two vacant lots.  
 9 The Ruby Tuesdays, the 7-Eleven. I don't own  
 10 the Ruby Tuesdays. I sold that, but I developed  
 11 that. I'm the original owner. And so that's  
 12 how I became involved in this side of the  
 13 street.  
 14 LYDIA BANKS: Can I ask you when this  
 15 is project planned on being developed there, or  
 16 when would be the projected starting date for  
 17 that?  
 18 KEVIN GERAGHTY: We answered that  
 19 question earlier, and I can tell you we expect  
 20 --  
 21 LYDIA BANKS: Yeah, I'm sorry.

1 KEVIN GERAGHTY: That's okay.  
 2 LYDIA BANKS: I was a little late. I  
 3 couldn't get here any sooner.  
 4 KEVIN GERAGHTY: Third quarter of 2017.  
 5 LYDIA BANKS: Excuse me?  
 6 KEVIN GERAGHTY: Third quarter of 2017.  
 7 LYDIA BANKS: Third quarter of 2017.  
 8 Can I ask you, are you the consultant?  
 9 Are you going to be the one -- the builder or --  
 10 KEVIN GERAGHTY: I'm the developer.  
 11 LYDIA BANKS: You're the developer.  
 12 Can I ask you a really -- maybe people  
 13 here will think I'm crazy. Do you guys ever  
 14 care about when you destroy the habitat, that  
 15 many habitats of the animals that live there are  
 16 being also totally run over? I'm just -- I'm  
 17 just curious. I always wanted to know that.  
 18 KEVIN GERAGHTY: I'll answer it this  
 19 way. There are -- there are how many now acres  
 20 of Harford County that are -- that are  
 21 restricted with regard to the Farm Preservation

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1 Act?  
 2 AMY DIPIETRO: Thousands.  
 3 KEVIN GERAGHTY: Thousands and  
 4 thousands of acres that are restricted.  
 5 LYDIA BANKS: Okay.  
 6 KEVIN GERAGHTY: The -- the -- the  
 7 county has a development plan in place for where  
 8 it wants to see the construction of -- the  
 9 activities. We take advantage of those  
 10 properties for what their use are, and the  
 11 county has deemed other properties off limits to  
 12 that use.  
 13 LYDIA BANKS: Okay.  
 14 DAVE LAIKIN: It's a commercial spot.  
 15 It's the proper use for it. It's a commercial  
 16 spot. Most exits off of 95, it's a lot more  
 17 built up than that intersection. So it's  
 18 probably about time.  
 19 AMY DIPIETRO: And this project will  
 20 actually have the cleanest access to and from 95  
 21 where you won't have to make awkward U-turns or

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1 other movements to get on and off 95. This is  
 2 actually the cleanest access.  
 3 DENISE MELLER: So are there wetlands  
 4 around this area? I mean -- and I see the  
 5 future plan, but is there any areas that are  
 6 definitely, definitely off limits?  
 7 KEVIN GERAGHTY: Yes.  
 8 AMY DIPIETRO: These are the -- this  
 9 hatched area here, those are wetlands.  
 10 DENISE MELLER: And that's up against  
 11 Route 7?  
 12 AMY DIPIETRO: Yeah. And then there's  
 13 a 25-foot state buffer projected off of that,  
 14 and then a 75-foot county buffer that's  
 15 projected off of that.  
 16 KEVIN GERAGHTY: That other side of the  
 17 line is not the wetlands. That's the forest.  
 18 AMY DIPIETRO: That's the forest.  
 19 KEVIN GERAGHTY: The wetlands --  
 20 AMY DIPIETRO: The wetlands is that  
 21 hatched area.

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1 KEVIN GERAGHTY: These are wetlands  
 2 here. These two are the wetlands basically.  
 3 And then there's a protection area around those  
 4 wetlands, 75 feet, for which you can do a couple  
 5 of things. Stormwater management, utilities  
 6 within 50 feet of that. But, effectively, those  
 7 are protected.  
 8 DENISE MELLER: Okay. And it's safe to  
 9 assume that BG&E is not going anywhere?  
 10 KEVIN GERAGHTY: Pardon me?  
 11 DENISE MELLER: It's safe to assume  
 12 BG&E at the end of Old Philadelphia Road is not  
 13 going anywhere?  
 14 KEVIN GERAGHTY: No comment. No  
 15 knowledge.  
 16 DENISE MELLER: Okay. Is there any  
 17 plan to -- that you know of to tie in that end  
 18 of Old Philadelphia? Because it dead-ends  
 19 there. Now, I know when I came for the meeting  
 20 for the apartments, they said that's going to  
 21 remain a dead end, but now we're getting more,

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1 you know, building and construction going on  
 2 back there. I didn't know if at any point that  
 3 dead end would go into Philadelphia --  
 4 AMY DIPIETRO: State Highway -- oh, go  
 5 ahead.  
 6 KEVIN GERAGHTY: I don't know.  
 7 AMY DIPIETRO: Just based on my  
 8 experience dealing with State Highway for the  
 9 past 13 years, they try to limit the number of  
 10 accesses off of their roads as much as possible.  
 11 I highly doubt that with the grade change there  
 12 and then the sight distance issues coming around  
 13 that curve that they would allow additional  
 14 access.  
 15 DENISE MELLER: Okay.  
 16 KEVIN GERAGHTY: They've been trying to  
 17 keep as much traffic on 7, not --  
 18 DENISE MELLER: Diverted.  
 19 KEVIN GERAGHTY: -- diverted.  
 20 DENISE MELLER: Okay.  
 21 KEVIN GERAGHTY: Any other questions?



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