

1 COMMUNITY INPUT MEETING

2
3 IN THE MATTER OF:

4 1215 BALTIMORE PIKE, LLC

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9 The above-captioned matter was held on
10 Monday, June 13, 2016, commencing at 6:10 p.m. at
11 Harford County Public Library, Fallston Branch, 1461
12 Fallston Road, Fallston, Maryland 21047.

13
14 PRESENTING ON BEHALF OF THE OWNER/APPLICANT:

15 1215 BALTIMORE PIKE, LLC
16 By: Michael Euler, Owner
17 Fallston, Maryland 21047
18 410-879-0877

19 REPORTED BY:

20 Ann M. Lavoie, Notary Public/Reporter
21 Bel Air Reporting
217 E. Churchville Road
Bel Air, Maryland 21014

P R O C E E D I N G S

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2
3 This is the community input meeting for
4 a project we're calling Bell Gate. This job was
5 previously approved with four building, one of which
6 was being a fast food and the other was for retail
7 space.

8 Part of this plan has switched to an
9 institutional use which really put the skids on
10 things. And when we went from retail to
11 institutional, the County told us we had to go back
12 to DAC. And that's what we're doing now.

13 So if you take this property which lines
14 along Bel Air Road at the corner of Old Joppa Road,
15 the previous plan had a fast food on the corner,
16 which has been eliminated, and retail, which we
17 really hope to lure -- it seems the medical stuff
18 seems to be going crazy right now. But it's
19 office/retail/medical which is our goal.

20 The institutional is a daycare that we have
21 interest from, would be almost opposite Bob Bell.

1 They require an outdoor play space which kind of
2 sends them to the end.

3 We have a restaurant that is interested in
4 the middle building. The two we're talking to
5 currently are -- one is an upscale seafood and the
6 other one is an upscale Italian that would take the
7 entire space.

8 This plan proposes to use the stormwater
9 management -- or the stormwater as a car wash. So
10 we take it, we clean it, add soap to it, pump it up
11 to the car wash and then sell it to a customer. And
12 that's how we're proposing to get rid of our
13 stormwater.

14 The last building is pretty much just -- we
15 expect to have the hair, the nails, the neighborhood
16 stuff, the cleaners, that kind of stuff that doesn't
17 exist.

18 The plan looks identical to the one that
19 was previously approved in grading. And the state
20 highway stuff hasn't changed a bit since then. The
21 county access hasn't changed a bit since then.

1 We're planning on supplying the rest of the water
2 and the sewer just like it was before. And there's
3 no residential involved.

4 So, with that, I'm going to ask for input.

5 MS. PONSE: My name is Ellen Ponse. I
6 live at 315 Old Joppa Road in Fallston.

7 My understanding is that the fast food was
8 proposed but never approved.

9 MR. EULER: It was approved.

10 MS. PONSE: By who?

11 MR. EULER: The County.

12 MS. PONSE: It went through a DAC
13 meeting and that exit was approved?

14 MR. EULER: Yup. I didn't see the need
15 to bring a copy of it because it's old and this is
16 new. But it's in the County second floor, if you
17 want to go see it.

18 MS. PONSE: Because the traffic study
19 wasn't completed when that meeting was held. My
20 understanding is the traffic study wasn't -- I know
21 that the traffic study was not completed for that.

1 MR. EULER: That's not true.

2 MS. PONSE: Well, anyway, on the record
3 I say that the traffic study wasn't completed at the
4 time of the supposed approval of that fast food.

5 My objection all along has been -- is there
6 an exit on Old Joppa?

7 MR. EULER: There is.

8 MS. PONSE: My understanding is that
9 property in the '60s, the exit to Old Joppa was
10 never allowed then. I don't understand with
11 increased density now that that is being allowed.
12 There's more people at risk.

13 The new intersection to this apartment
14 complex across the way has created a nightmare. The
15 light is stopping traffic. It's stopping traffic
16 coming from the south, from the north.

17 Because of the open lane at the Bel Air
18 police barracks, there's no stopping traffic there.
19 So once our left turn light -- if we're coming from
20 Harford Mall area, down the hill to turn left onto
21 Old Joppa Road, we get a green light for a short

1 time and then it turns, and we have an option of
2 turning.

3 But because of the consistent turn of
4 traffic coming from the Bel Air police barracks,
5 there is no getting up Old Joppa Road after 4:00 in
6 the afternoon and in the morning the same situation.

7 If this is permitted to have egress and
8 ingress into this mall for Bell Gate Centre off of
9 Old Joppa, you are once again taking a developer's
10 use of land to degradate our community, the
11 neighborhood.

12 My feeling is that in the '60s that land
13 was there, the Grempler Realty was there, the pool
14 house was there. But the billboards were there
15 because at some point they knew turning onto Old
16 Joppa was not what should happen at that corner.

17 MR. EULER: I agree with everything you
18 said right up until you said degradated.

19 MS. PONSE: Oh, really. Okay. I think
20 we've got nail salons and hair salons. I already
21 have them. And I think -- you know, I'm sure

1 there's good use for some of those buildings. I
2 would just love for you to see -- why don't you put
3 the daycare center at that end and close the access
4 to Old Joppa and build a green area. Then you've
5 solved two ends; nobody can get there and bother the
6 daycare center, and you can do your commercial end
7 on the other area.

8 MR. EULER: We can take a look at the
9 access again, if you wish. But the daycare is very
10 happy with that location. And that's how it was
11 drawn for them.

12 MS. PONSE: Can I ask you, I've heard a
13 rumor -- this has probably little to do with the
14 design -- that the apartment complex is to be able
15 to become Schedule 8 -- Section 8.

16 If you provide a daycare center, understand
17 that the client histories interested in the property
18 on the other side of Bob Bell for a grocery store,
19 that you're going to have in place the utilities to
20 approve the apartments to become Section 8.

21 MR. EULER: I don't know anything about

1 what you're talking about. I'm here to talk about
2 Bell Gate. I don't know how that has anything to do
3 with Bell Gate.

4 MS. PONSE: Okay.

5 MR. MILLER: Tim Miller. When she says
6 degradate, I think that's kind of what she believes,
7 is that it adds additional facilities to help change
8 the community.

9 MR. EULER: Just from somebody who also
10 lives in the community and cares about Section 8
11 versus the market rate, I know those apartments are
12 renting at market rate. My mom has taken a look at
13 those apartments.

14 MR. MILLER: That's today.

15 MR. EULER: I don't know how we got off
16 that far from Bell Gate. Let's bring it back.

17 MS. PONSE: I appreciate that you are
18 considering looking at the egress to Old Joppa and
19 understand the danger that you're putting us in on
20 top of what we're having to stomach on the 283
21 apartments, 1,200 trips, many of which are coming

1 onto Old Joppa now.

2 MR. CONTI: Jeffrey Conti, 515 Old
3 Joppa Road.

4 I'm sorry. I missed the first seven
5 minutes. You must have gotten some things in.

6 I looked briefly online at the plan. I
7 thought I saw -- I understand the daycare center.
8 Can you in 25 words or less tell me the other two
9 buildings?

10 I thought one was a -- it looked almost
11 like it was going to be a car wash, is what I
12 thought. I saw bays and vacuums.

13 MR. EULER: This center is designed to
14 have a restaurant. This car wash uses the
15 stormwater that comes off of the site. And this is
16 just really retail. We're hoping to lure medical,
17 the hair, the nails.

18 MR. CONTI: How many businesses could
19 be in there about?

20 MR. EULER: It's 140-foot-long
21 building. No more than seven, which would be

1 unusual for a restaurant not to take a double space.

2 MR. CONTI: The problem when you say
3 it's only this, but everything is in context. The
4 problem we always have is we do things in isolation.
5 So you may say that you're only interested in this
6 site. I realize that's what this is about, this
7 informational meeting tonight, to get community
8 feedback.

9 The problem has always been that these
10 things are seen in isolation but the impact is an
11 aggregate on the community. So for you it's one
12 issue. For us it's 20 issues. Okay?

13 So I realize -- so -- and I did an informal
14 poll. I've been to many of these informational
15 meetings for 30 years for lots of things.

16 And I did an informal survey of people who
17 went to the apartment hearings, meetings, even
18 though it's not part of this. Not one community
19 input standard that was proposed, not one person
20 could tell me something that had been approved by
21 the County.

1 So excuse me if I'm a little skeptical
2 about this meeting and how it's going to be
3 received. But I can just tell you, across the road
4 everything that we have complained about has come
5 true, from the design of the building to the
6 viewscape of all the people coming in there, the
7 relationship to the agricultural lands on both
8 sides, to the relationship to parkland, not to say
9 what I ran through tonight to get here.

10 Why I'm late is because of the traffic.
11 It's hit -- I would say now, this summer, everybody
12 in this room knows that the traffic has reached a
13 breaking point, and this is going to add one more
14 break to the point.

15 And if you add that exit -- with Ellen, I
16 do not remember that this was -- I remember it was
17 proposed but I do not remember this egress. And it
18 should not be allowed without starting all over
19 again for this project.

20 The County has a responsibility to make
21 sure that the people who have lived in that

1 community and have an interest in that community do
2 not have an amount of traffic coming down that road
3 that will make that a failing intersection and then
4 impact them later, when they want to widen Old Joppa
5 Road to accommodate ten more cars. And that's what
6 we have here.

7 I think everybody realizes the property is
8 commercial. It's been commercial for a long time.
9 It's what is happening there.

10 And to put in that much intensity -- it's
11 like what happened across the road. Everybody
12 realized that they were going to build on it, and
13 they did exactly what everybody asked them not to
14 do, is to build it out.

15 And that's exactly what it looks like here.
16 You're building it out to a state that that road,
17 that Route 1 and Old Joppa Road intersection can't
18 handle. And I think that's just counterintuitive to
19 everything we know. I'm sorry.

20 So to put that access, I think it should be
21 revisited.

1 MR. EULER: So all I hear is redevelop,
2 redevelop, redevelop, revitalize, revitalize,
3 revitalize. And that's what this is. This was a
4 commercial property --

5 MR. CONTI: I understand.

6 MR. EULER: -- that we've taken apart.
7 And we're going to put it back together. And just
8 like the Fallston Mall, we're trying to use the
9 exits. At Fallston we're using exactly the same
10 footprint of the buildings and the same access
11 points and all that kind of stuff.

12 This is not only redevelopment but this
13 plan was approved, and we're using exactly the same
14 access points with shifting the buildings around.
15 And the reason we're really here is because we went
16 from a retail to an institutional use, which is the
17 daycare.

18 MR. CONTI: And, you know what, that's
19 the one thing I haven't heard any complaints about,
20 is the daycare.

21 But the other aspects of it are what are

1 troubling to people and the placement. And I think
2 people just -- it's counterintuitive to what people
3 feel in the neighborhood.

4 It's not just no development at any cost.
5 If those had been a dentist's office, maybe a little
6 different feel. Maybe that's not where the money
7 comes into play. I don't know.

8 But I don't think there's one person in
9 this room that doesn't know that we have two
10 very-near car washes. There are two of them right
11 up the road on Route 1.

12 MR. EULER: The only reason this car
13 wash is here is to use the rainwater that falls on
14 this property or it would not be there.

15 MR. CONTI: Lovely. I'm all in favor
16 of green footprints. I would love to see a group of
17 hands of people who think this access to Old Joppa
18 Road is a good idea.

19 I mean, maybe if you're in there and want
20 to get out at rush hour then sure. Then you're just
21 going to come down and hit the Whitaker Mill, Old

1 copy of the traffic study.

2 MS. FOREMAN: That would get great.

3 MR. EULER: The one that existed. And
4 then I'll get you the new one.

5 MS. FOREMAN: Every time we've gone to
6 a meeting they say, We don't have the traffic study
7 yet.

8 MR. EULER: We have the original copy
9 of the traffic study.

10 MR. WILLIAMS: Dave Williams. Based on
11 the previous approvals for this concept plan, were
12 there any highway improvements required in the
13 intersection for this project?

14 MR. EULER: There are.

15 MR. WILLIAMS: Can you outline what
16 those would be?

17 MR. EULER: The existing entrance along
18 Bel Air Road, the entire footage of these buildings
19 has to be redone in accordance with the new
20 standards. They'll look somewhat like what across
21 the street did, curb, sidewalk, which doesn't exist

1 Joppa Road, and that is going to be failing, because
2 we have not built out yet what's already in the
3 works.

4 We don't know what's coming down the line
5 in a year from now, when all those apartments are
6 filled and people are coming up Old Joppa Road and
7 Route 1, and they're going to be hitting this
8 traffic. I know that this is not probably in your
9 purview, what you care about, but that's --

10 MR. EULER: That traffic is going to
11 get better from there. Right now you're 50 percent
12 occupied and you have still all the construction
13 going on in the last three or four buildings on that
14 side of the road.

15 When those three or four buildings are
16 complete, those cars or trucks are not going to be
17 coming in there.

18 MS. FOREMAN: My name is Dawn Foreman.
19 I live at Bel Air Acres. Is there anywhere we can
20 see a copy of the traffic study?

21 MR. EULER: I will provide you with a

1 today.

2 I believe it was a red light participation
3 in the form of a right turn at Whitaker Mill -- no.
4 Connolly Road and Harford. And there was one more
5 identified.

6 It was the Old Joppa. To go up Old Joppa,
7 which is being taken care of now by -- I think it
8 was first in -- I think the Magness folks had to pay
9 for that.

10 MR. CONTI: I have a follow-up
11 question --

12 MR. EULER: Sure.

13 MR. CONTI: -- for the apartments.
14 When the traffic study was done, were there other
15 aspects of Route 1, say from Mountain Road -- I'm
16 sure if the traffic study goes that far -- were all
17 the improvements, build-out on Harford and Bel Air
18 Road taken into consideration? Do you know?

19 MR. EULER: The way the County works --
20 and I'm not an expert on this -- they identify the
21 areas that are in need, and they label them A, B, C,

1 D, E. The higher you are in that letter, the more
2 attention it needs.

3 MR. CONTI: Yes.

4 MR. EULER: It's the one who trips that
5 trigger has to pay for that improvement. So when
6 Walmart comes in, they trip a lot. They got to take
7 care of a whole bunch. That's why you saw all that
8 work up and down Route 1 and Harford Road.

9 You see a smaller thing, a dentist office,
10 it won't trigger very much. They may not even throw
11 themselves into the category where they have to do
12 anything at all.

13 This has enough trips that it does have to
14 pay attention to whatever scope that's set up by the
15 County.

16 But there is a traffic study. There were
17 requirements laid out. We assume that the traffic
18 counts haven't changed since this was done two years
19 ago, so we would expect -- we'll find out. Somebody
20 is actually out there counting cars.

21 MR. PONSE: My name is Mike Ponse.

1 Country Life Farm. Mike, help me here. Most of us
2 know the location. Where is the egress on Old Joppa
3 Road? Is it north of where the doctor's office is
4 and that's on the other side of the road?

5 MR. EULER: I can't tell you where it
6 is.

7 MR. PONSE: They probably show on the
8 opposite side of the road where they come in and out
9 of the medical center up there.

10 MR. EULER: I do not see an opening on
11 the opposite side of the road.

12 MS. PONSE: What's the scale of feet?

13 MR. PONSE: But you're at the top end
14 of that. You're coming in the very top here. Is
15 that what that is?

16 MR. EULER: It's as far away from Bel
17 Air Road as we could put it.

18 MR. PONSE: As far north. As far up
19 Old Joppa you can get.

20 MR. EULER: Correct. The same place I
21 was on the last plan.

1 MR. PONSE: It looks to me like this is
2 sort of an egress in here. So it's north. It's
3 further up the hill.

4 MR. EULER: I wouldn't say that.

5 MR. PONSE: There's a break in the
6 line.

7 MR. EULER: This property is about 250
8 -- how big is that piece that you developed on that
9 side?

10 MR. PONSE: I don't know.

11 MR. CONTI: Where's the egress?

12 MR. PONSE: It's here.

13 MR. CONTI: I thought those were
14 parking spaces. I missed that. So you go around
15 the backside to get out this way? So traffic will
16 be directed that way or they come this way?

17 MR. EULER: Traffic is not being
18 directed.

19 MR. CONTI: That looks like a service
20 entrance.

21 MR. EULER: It's the same thing that

1 was on the plan last time.

2 MR. PONSE: So you enter here, you come
3 up Old Joppa and come in here rather than --

4 MR. EULER: The main entrance is on Bel
5 Air Road.

6 MR. PONSE: You're going to cross that
7 traffic if you're going southbound on Route 1?

8 MR. EULER: You'll basically find with
9 the red light that's been added there, there's an
10 interruption in traffic. So people are going to be
11 more free to make a left-hand turn out of this site
12 than they would before the traffic light was there.

13 MR. PONSE: Well, maybe.

14 MR. EULER: We can argue that all night
15 long.

16 MR. PONSE: That's good. That's fine.
17 We agree to disagree. How many cars do you think
18 are coming out of there a day?

19 MR. EULER: This?

20 MR. PONSE: This whole shopping center.

21 MR. EULER: That's what the traffic

1 study is for.

2 MR. PONSE: Well, you've looked at it.
3 How many trips --

4 MR. EULER: I don't have that number in
5 my head. And I don't have the current traffic
6 study. They're doing that now.

7 MR. PONSE: Got an estimate?

8 MR. EULER: I don't.

9 MR. PONSE: You got to put this thing
10 together and know an estimate of how many cars are
11 coming and going. That's going to tell you a lot.

12 MR. EULER: Do you want to take a
13 guess?

14 MR. PONSE: A thousand. A thousand
15 trips in and out. That's 500 cars coming in and 500
16 cars going out.

17 Is that low, medium, high?

18 MR. EULER: I'm not the one that
19 guessed. I can't guess. I'm not a traffic
20 engineer.

21 MR. PONSE: None of us are. But I know

1 you've seen the numbers. You would have had to have
2 seen them to put the project together.

3 MR. CONTI: How many kids are in the
4 daycare?

5 MR. EULER: The daycare is supposed to
6 be 8,400 square foot.

7 MR. CONTI: Any idea how many?

8 MR. EULER: I couldn't tell you how
9 many kids.

10 MR. CONTI: Is there an occupancy
11 number on that?

12 MR. EULER: I don't know.

13 MR. CONTI: I'm just trying to get a
14 sense so we can figure out that's one trip --

15 MR. EULER: I can tell you how big each
16 building is.

17 MR. CONTI: Okay. A thousand sounds
18 good to me.

19 MS. PONSE: Can you tell me how many
20 parking spaces there are?

21 MR. EULER: Approximately 150 parking

1 spots on this site.

2 MS. PONSE: And I guess school buses
3 would have to come in and out.

4 MR. EULER: This is not set up for
5 school buses.

6 MS. PONSE: Daycare still will have
7 school buses.

8 MR. EULER: Not to say they can't. We
9 did not set it up -- there's no school bus
10 turnaround like we would do in our residential cul
11 de sac.

12 MR. CONTI: They have tenant Celebree.
13 Is that what I understand?

14 MR. EULER: My partner takes care of
15 the leasing.

16 MR. CONTI: That's what I saw. I
17 thought I saw --

18 MS. EATON: Joyce Eaton. Is this
19 serviced by public water, public sewer?

20 MR. EULER: Maryland American Water and
21 public sewer is already on the site.

1 MR. CONTI: Is that a 24-hour car wash?

2 MR. EULER: You know, I hadn't given
3 that a thought.

4 MR. CONTI: It's do-it-yourself,
5 correct?

6 MR. EULER: It is.

7 MR. CONTI: So it's like the one at the
8 intersection of Mountain Road and 152?

9 MR. EULER: Is that open 24?

10 MR. MILLER: A potential to be.

11 MR. CONTI: What about lighting?
12 That's always a concern for people.

13 MR. EULER: Lighting is a big concern
14 in this area.

15 MR. CONTI: I just want to say one
16 thing. If people get smart, lower the impact by
17 landscaping, lighting, there wouldn't be all these
18 issues.

19 When they were across the road, I know it's
20 so big they can't do the landscaping. Maybe they
21 have it in the plans. But it's so in your face.

1 And the State said at one of the hearings, they were
2 going to put trees there. I see no movement on that
3 at all.

4 It has so much to do with how things are
5 perceived in the neighborhood. Honestly. Just
6 saying. Up there at the CVS, thank God the trees
7 are on the corner. It's a state road. It makes it
8 look better. Your project looks better.

9 MR. EULER: And my Fallston Mall will
10 look better too, when we fill it in.

11 MR. CONTI: It looks better already.

12 MR. MILLER: What is the buffer plan?

13 MR. EULER: Buffer plan?

14 MR. MILLER: The buffering;
15 landscaping, walls, fences.

16 MR. EULER: This is a wall. And this
17 is meant to be all landscaped back. This entire
18 section of trees is going to be untouched.

19 MR. MILLER: What's the width of that?

20 MR. EULER: 1,100 feet.

21 MR. CONTI: Is that wetlands over

1 there?

2 MR. EULER: No. It's a rock pile.

3 MR. CONTI: Where the trees are?

4 MR. EULER: Yeah.

5 MR. CONTI: Isn't there a stream
6 through there? That's where the stream comes
7 through.

8 MR. MILLER: There's a stream back
9 there. There's woods back there. It's not really a
10 rock pile. My kids play back there.

11 MR. EULER: Mike Euler says it's a rock
12 pile.

13 MR. CONTI: You're not disturbing it.
14 Do you know how big a section that is?

15 MR. EULER: We're doing exactly what's
16 on this plan. This area here is put back as an
17 underground travel wetland. Right here.

18 There is a pipe that has to be relocated on
19 this property, and there is a pipe out on Bel Air
20 Road that creates a hole that would be underground.

21 MR. MILLER: There's not a stream.

1 There's a runoff that's actually on the Jones
2 property.

3 MR. EULER: That could very well be.

4 MR. MILLER: On that side it's not.
5 It's trees and stuff.

6 MR. EULER: I know we had it tested,
7 and we found rocks that we're going to have to
8 blast.

9 MR. MILLER: There's a wall. So that's
10 -- so it's high. There's a hill. So is there going
11 to be a wall separating that, especially where the
12 daycare is?

13 MR. EULER: The daycare is not supposed
14 to have a wall behind it.

15 MR. MILLER: So it would be raised?

16 MR. EULER: It will be graded. This is
17 going to be a level yard. This is meant to be --
18 the closer you put the lines, the steeper it is.
19 It's not very much in the back.

20 The property doesn't look like an easy
21 development site but it is. The sewer line that

1 runs through it is probably within a foot of the
2 grade that these buildings will set on. There's not
3 much except for the fill in the front and the cut in
4 the back that has to happen for this to be
5 developed. I guess that was all done in the
6 previous development.

7 MR. MILLER: Actually, I might be
8 wrong, there's a pond that's back there behind the
9 property that runs --

10 MR. EULER: Over the hill. Uh-huh.

11 MR. MILLER: It runs -- so you're going
12 to have to cut -- right now you'll have to cut up
13 where there's woods right now, right?

14 MR. EULER: No. No. This property is
15 only 200-foot deep.

16 MR. MILLER: I guess it's south Bel Air
17 road. So what I'm looking at, if you go to the left
18 right now where the pond is is kind of where it
19 ends, where the pool store used to be. So that's
20 all cleared. But, if you go beyond that, there's
21 trees.

1 MR. EULER: In this area here you're
2 talking?

3 MR. MILLER: Right.

4 MR. EULER: There are a handful of
5 trees that come down. This site balances with the
6 Harford County tree bill.

7 MR. MILLER: Which means?

8 MR. EULER: It means we don't take down
9 any more than are allowed by law without starting to
10 plant again. This is a balanced tree site.

11 MS. PONSE: You mentioned sidewalks.
12 Will there be sidewalks at Old Joppa as well? I
13 don't know what they drew on Old Joppa.

14 We drew some on Route 1, because we have to
15 do it. I don't know what they did on Old Joppa
16 Road.

17 MS. PONSE: Who is "they"?

18 MR. EULER: The first one in. I don't
19 know whether it was the apartments or the Magness
20 property. Somebody else is improving Old Joppa
21 Road.

1 MS. PONSE: You said you're serviced by
2 Maryland American Water Company. Would this have
3 been on hold until when they approved the water
4 empowerment facility?

5 MR. EULER: There are 45 EDUs outside
6 of Bel Air, and there are 45 EDUs inside of Bel Air.

7 MS. PONSE: What does EDU stand for?

8 MR. EULER: Equivalent development
9 units.

10 MS. PONSE: So you're saying that, yes,
11 you were on hold.

12 MR. EULER: No. We are able to move
13 forward. And even if the previous proposal had us
14 drilling a well, just like you would in the outlying
15 parts of the county, so water is a nonissue. But we
16 do have Maryland American onsite and available.

17 MR. CONTI: Can you tell us anything
18 about the restaurant, the size of it, what it would
19 be?

20 MR. EULER: It is also 8,400 square
21 feet.

1 MR. CONTI: Is that fast food?

2 MR. EULER: It's definitely not fast
3 food.

4 MR. CONTI: Anything comparable?

5 MR. MILLER: Carrabba's.

6 MR. EULER: No. It's not national.
7 They're not national. We have two proposals,
8 neither of which are to a national chain.

9 MR. CONTI: Really.

10 Lighting. Have you thought about the
11 impact of lighting? How are they addressing it in
12 the Fallston Mall now?

13 MR. EULER: I had a photometric on the
14 last one. If you notice the stuff that we do, there
15 are six poles in front of the Fallston Mall that are
16 25-foot tall. Everything else is 20. If you go to
17 Aumar Village, everything is 20. They are shorter.
18 I don't know what the Harford Mall would be. The
19 higher you get, the further they broadcast.

20 The common area lighting is 150 watts at
21 Aumar Village. So you can get a comparable -- we

1 just finished with Waffle House and Pizza Hut,
2 20-foot lights. There are 400 shoebox that aim
3 straight down. I have had zero complaints from the
4 neighbors so far and it's been open since January
5 1st.

6 MS. PONSE: Does the lighting have to
7 be on 24 hours a day?

8 MR. EULER: It does not.

9 MR. CONTI: To the bays, sometimes they
10 are very glaring.

11 MR. EULER: We have a photometric on
12 the last one, which I would be also happy to share,
13 when I find the traffic plan. It goes by foot
14 candles. So if you take a 400 watt and you put it
15 at 10 feet, it's going to be much stronger than
16 you'd get for a 14- or 16-foot candle. The higher
17 you go, the less you get. The further you get away
18 from it, the less you get. The idea is to have
19 zero, when it hits the edge of the property.

20 MR. CONTI: And no vertical, no above

21 --

1 MR. EULER: No. No.

2 MR. CONTI: No night sky.

3 MR. EULER: No. No. No. In this
4 application we're probably going to use shoeboxes.
5 Aumar Village we used the types that are a bell, but
6 they broadcast sideways, where shoebox aims down.
7 These will probably be shoebox. I don't like the
8 look of them as much. But here it guarantees the
9 light goes where you want it to go.

10 MR. CONTI: That's good.

11 MR. MILLER: Where the wall is, how far
12 down is that? So we're speaking lighting, if it's
13 going to shine.

14 MR. EULER: This front wall?

15 MR. MILLER: The back wall.

16 MR. EULER: I couldn't tell you.

17 You're certainly welcome to --

18 MR. MILLER: This is going to be a
19 wall, right?

20 MR. EULER: Yup.

21 MR. MILLER: So how high is this wall?

1 MR. EULER: I don't think any of it has
2 a fence on it.

3 MR. MILLER: Which means to me?

4 MR. EULER: Less than 4 foot. So this
5 would go up with the grade. This side will probably
6 get a fence. This side probably would not.

7 I personally like this plan. It's almost
8 identical to the last one. It changed a use,
9 switched a couple of buildings around. I thought
10 this would be as unintrusive as you could do for a
11 community improvement.

12 MR. MILLER: I think you've maximized
13 your space well. That's probably a big concern --

14 MR. EULER: Well --

15 MR. MILLER: Probably couldn't have.

16 MR. EULER: We could.

17 MR. MILLER: It's just a lot of
18 buildings for space. That means a lot of parking
19 spaces. I think if there were less buildings it
20 would be a bit more palatable. But you've packed
21 it.

1 MR. EULER: This stuff was zoned for a
2 lot heavier stuff than what we're doing here. When
3 I bought the Fallston Hospital, it was zoned for
4 townhouses.

5 I live there. I'm not doing that kind of
6 stuff. We had Mt. Soma property, as you all well
7 know, that had the J.Jill, Coldwater Creek, Ann
8 Taylor, The Loft, all that kind of stuff, and it
9 didn't really go anywhere. It was zoned for
10 apartments. And it's apartments.

11 This stuff here, if other people had their
12 hands on it -- I mean, the people that wanted the
13 Fallston Mall tried to put apartments down there. I
14 think this is as kind to the neighborhood as we can
15 be.

16 MS. PONSE: The previous use was a kind
17 use because they didn't come out of Old Joppa.

18 MR. EULER: It did.

19 MS. PONSE: It did not.

20 MR. EULER: It did.

21 MS. PONSE: It may have had access, it

1 did not.

2 MR. EULER: It showed exactly the same
3 access.

4 MS. PONSE: I'm sorry. I'm not talking
5 about your drawing. I'm talking about the
6 (inaudible) that was there. I'm talking about the
7 '60s, when it was zoned for its initial B, whatever
8 use it was.

9 The County at that point, whoever was the
10 powers that be, knew the increasing density of
11 traffic up into the neighborhood of Old Joppa was
12 ill-advised, and therefore they used the property
13 with the billboards that maximized their commercial
14 use at that time. I think that it is --

15 MR. EULER: I'm planning on taking the
16 billboards down.

17 MS. PONSE: I'm sorry. Leave them
18 there. I would rather have it there, where you
19 can't drive through. They don't bother me at all.
20 They're static.

21 The traffic that's coming from 100 parking

1 spaces onto Old Joppa, clearly out of Old Joppa
2 because your vision of paused traffic on Route 1
3 because of the new traffic signals is not happening
4 because of the constant flow of traffic that comes
5 from the south, heading north into Bel Air, past the
6 police barracks that has no pause coming out of the
7 Walmart and the Fallston Mall and everyone coming
8 down.

9 The other concern is the speed in that area
10 that's still zoned for 45 miles an hour. It is way
11 too fast for the number of curb cuts that go from, I
12 guess, the new apartments all the way back to
13 Mountain Road. It's ridiculous that the speed
14 through those areas is 45.

15 I really would love to see maybe a right
16 turn only out of that mall. But if you allow people
17 to go left out of there onto the Old Joppa
18 intersection, it is just going to be a disaster.

19 MR. EULER: It is exactly the same
20 access that was approved in the last plan.

21 MS. PONSE: I didn't like the last plan

1 either. And I don't believe it got approved. I
2 still --

3 It's even more of an insult -- with the
4 thousands of trips coming out of that apartment,
5 it's even more dangerous now. It should be even
6 more considered a hazard.

7 The traffic studies that anybody is talking
8 about -- you talk about 50 percent occupancy across
9 the street. That may be on contracts, on paper, on
10 desks. But as far as moving trucks and people in
11 those buildings yet, you got another thing coming.

12 And the traffic that's coming in there at
13 7:00 in the morning is commercial people that are
14 coming in, and they're out of there by 3:00. So
15 there's not affected -- they're not an issue with
16 the commuter of 5:00 to 7:00 or 4:00 to 7:00, the
17 people bringing their kids in and out of schools.

18 From 3:30 to 7:00, the true occupancy of
19 that building in our neighborhood on top of this on
20 our corner is enough to make me scream. And it's
21 going to kill someone. There have already been two

1 accidents in front of the apartments. That's
2 not with -- and that's with the new light.

3 I'm telling Harford County people in the
4 DAC offices that they need to think about the
5 hazards to life that they're creating for the
6 convenience of a nail salon.

7 MR. EULER: I wouldn't be shocked if
8 this plan didn't generate less traffic than the
9 proposed and approved fast food that was on the last
10 plan.

11 MS. PONSE: I hear you trying to tell
12 me that you're a better person for not doing that.
13 But I'm telling you --

14 MR. EULER: I'm telling you straight up
15 --

16 MS. PONSE: -- that everything that you
17 have maximized by the dollar by holding this land
18 for this amount of time because now you can, because
19 now these people are money in your pocket and blood
20 on our hands. So that's the way I see it.

21 Yes, you can maximize it. Yes, your

1 architects, PA Phelps, have come up with a wonderful
2 plan that doesn't include fast food. So let's bait
3 and switch. Let's show them something awful and
4 tell them this is better.

5 And if you think I'm going to bow down and
6 say, Thank you, you're wrong. I'm not happy about
7 it.

8 MR. EULER: Point taken.

9 MS. PONSE: Thank you.

10 MR. CONTI: Following up on that, I
11 think that this project -- I think most people in
12 this room know that this project could fly much
13 easier in many other places. But this is so
14 counterintuitive to this location with this big
15 curve in Route 1. I mean, it is -- it flies against
16 all sensibility, honestly. It does.

17 I mean, you may have the approval, and I
18 can't -- and maybe within the context of what's
19 possible there this is better. But given all the
20 factors that we all know, following up on what Ellen
21 said, it's creating a situation that will be

1 unbearable for the commuters, for drivers, for
2 neighbors, for everyone there because it is the
3 wrong project, right project for another spot.

4 But this one will just create more havoc
5 for the area. That road is not built for that.
6 Route 1 cannot handle. If you've -- then we're
7 backing up to Lake Fanny Hill.

8 MR. EULER: Would you rather see a car
9 dealer here?

10 MR. CONTI: It's not what I'd rather
11 have. I'd rather -- I'm talking about your project.
12 That's another project. The car dealership would be
13 another project. I'm just saying --

14 MR. EULER: 200-foot deep, 1,100-foot
15 long on US Route 1 in the heart of Fallston are car
16 dealers.

17 MR. CONTI: I realize that. And I'm
18 not happy about them either. I'm just saying, it's
19 not that I'm not happy with your project. I think
20 this -- probably given a lot of the things we're
21 talking about, your project, I mean, the small

1 restaurant, daycare, those are things communities
2 get behind. But it's the aggregate -- it's of the
3 context.

4 MR. EULER: Sorry about the dealers.

5 MR. CONTI: I won't trash car dealers.
6 I have to buy a car too.

7 MR. EULER: Me too.

8 MR. CONTI: I mean, I don't think
9 that's fair to say, This is worse. It's all in
10 context, Mike. It's everything together. It's not
11 just your project.

12 That's what everybody keeps trying to say
13 to the County, that there is a breaking point. And
14 I think that we don't have to be traffic engineers
15 to know that we've reached it. We're already in
16 trouble.

17 MR. WILLIAMS: Dave Williams. The
18 majority of the concerns here have to do with
19 traffic. Two observations.

20 A lot of these comments have to do with the
21 traffic that's there today. Well, the traffic

1 that's there today is already coming from somewhere
2 else and going somewhere else. It has nothing to do
3 with this project, per se.

4 Some of those folks will be utilizing this
5 facility. It will be an extra certain percentage of
6 extra trips coming specifically for this project.
7 There will be some additional traffic at some times
8 during the day. A lot of that traffic is already
9 there. It has nothing to do with this project.

10 Secondly, that's all under the realm of
11 State Highway Administration. There's nobody here
12 from State Highway Administration, is there? How
13 many of you have contacted the State Highway
14 Administration about your concerns?

15 MR. CONTI: They've always been at the
16 other meetings, if you want an answer to that.
17 They've always been to the other informational
18 meetings and to DAC meetings.

19 MR. WILLIAMS: And as chair of the
20 Fallston Community Advisory Board, I can tell you
21 we've had a study done three years ago. And the

1 State Highway Administration, the district engineers
2 told us the intersection on 1 and 152 can handle no
3 more traffic. But they continue -- State Highway
4 Administration continues to allow egress for all of
5 these redevelopment projects. So I think a lot of
6 the confirmation needs to be addressed.

7 MR. CONTI: No. But Old Joppa Road is
8 not a state highway. And so the access we're
9 talking about is on to a county road and not a state
10 road.

11 MR. WILLIAMS: I agree with you.
12 That's a separate issue.

13 MR. CONTI: That's part of --

14 MR. WILLIAMS: You were just talking
15 about the curve in Route 1. Have we addressed that
16 with State Highway?

17 MR. CONTI: Do you know what's
18 interesting? Every other project that's come up
19 that was Mt. Soma in that area, the State always
20 came up and they said, We can't do -- this is not
21 going to work on this curb.

1 Do you guys remember that a long time ago?
2 They would say that. They weighed in on this, and
3 they seemed to have dropped the ball now.

4 MR. WILLIAMS: Thank you. Exactly. I
5 think a lot of the comments needed to be aimed at
6 them.

7 MR. CONTI: Not really. We're talking
8 about a project that's in Harford County that the
9 Planning and Zoning has approved.

10 MR. WILLIAMS: Okay.

11 MR. CONTI: I mean, I understand your
12 point. And you're saying this doesn't add car
13 trips. It will add car trips.

14 MR. WILLIAMS: I did not say --

15 MR. CONTI: I'm sorry. I thought you
16 said the traffic was already there.

17 MR. WILLIAMS: I said a lot of the
18 traffic involved at these discussions was already
19 there.

20 MR. CONTI: But you do realize that
21 there's an aggregate after awhile from every

1 project.

2 MR. WILLIAMS: Exactly. Agreed. We've
3 been having that discussion with SHA through
4 numerous --

5 MR. CONTI: I know that. And why is
6 this not adding any traffic? The restaurant is
7 going to draw.

8 MR. WILLIAMS: That's what I said.

9 MR. CONTI: I misunderstood your point.

10 MR. WILLIAMS: You definitely did.

11 MR. CONTI: You said the traffic is
12 already out there.

13 MR. WILLIAMS: I said a lot of the
14 traffic --

15 MR. CONTI: You also said it's not
16 going to draw more traffic, I thought you said. Did
17 I misunderstand that?

18 MR. WILLIAMS: You misunderstood.

19 MR. CONTI: What was the point after
20 you said that the traffic is already out there? You
21 made two points about traffic.

1 MR. WILLIAMS: Yes. That a lot of the
2 concerns here tonight are the existing traffic.
3 That is something we can't do anything about.

4 MR. CONTI: Okay.

5 MR. WILLIAMS: This project will
6 increase -- there will be some trips specifically to
7 visit this site, but a lot of the traffic that's out
8 there already we can't do anything about.

9 MR. CONTI: And so what do we do with
10 that information? What do you want me to take away
11 from that?

12 MR. WILLIAMS: Address that concern
13 with the State Highway Administration, that highway
14 improvements in general need to be done that the
15 State Highway Administration it not pursuing.

16 MR. CONTI: You do understand though
17 the major issue is for the people here on Old Joppa
18 Road, which is a county road, that will -- it's a
19 collector, it's a county collector.

20 MR. WILLIAMS: And I didn't bring the
21 county road issue into this at all.

1 MR. CONTI: It's not just the state
2 highway department that's important. It's the
3 county highway department.

4 MR. WILLIAMS: Agreed. But I didn't
5 bring that into the discussion.

6 MR. WILLIAMS: This will affect that.
7 We're not just talking about Route 1 traffic. We're
8 talking about traffic that's going to come out of
9 here onto Old Joppa Road which is a county road.

10 MR. WILLIAMS: Yeah.

11 MR. CONTI: Just so you understand that
12 too. You framed the discussion in a way I don't --
13 it's not just the discussion we're talking about.
14 It's a state road, and we are talking about a county
15 road too, right?

16 MR. WILLIAMS: Pardon my interrupting.

17 MR. CONTI: I'm trying to follow your
18 point.

19 MR. WILLIAMS: Evidently you can't.

20 MS. PONSE: I think what he's trying to
21 say is that this is going to have impact on county

1 roads and state roads. And until we've had the
2 State weigh in and the County weigh in about the
3 impact of this, this should be held up. This should
4 not be out on our roads. This should be rethought.

5 I think -- you're welcome to put whatever
6 you want. I know it's commercial use. I just beg
7 you, please do not -- figure out a way to maximize
8 your dollar without jeopardizing our lives on Old
9 Joppa.

10 I know that when we involve the county
11 roads that they're going say, Let's widen Old Joppa
12 up past County Life Farm. It's coming. I'll cry
13 the day that happens. But it's going to happen.
14 And that's going to be more fast cars coming across
15 from Mountain Road to Old Joppa, getting to Route 1
16 to avoid the cluster "F" coming around the corner at
17 the police barracks that is now stopping at the
18 beautiful park at Winters Run that doesn't exist and
19 heading into Bel Air to some more buildings up
20 there.

21 MR. EULER: Any more questions about

1 Bell Gate?

2 MR. CONTI: Yes. I do have one. The
3 wall that he was talking about, how high is that
4 wall?

5 MR. EULER: I have no idea.

6 MR. CONTI: Can you step it down so you
7 have indentation so it's not like this solid wall?

8 MR. EULER: This is a step down.

9 MR. CONTI: It is?

10 MR. EULER: Yes. This wall here may be
11 in need of a fence.

12 MR. CONTI: I'm talking about Old Joppa
13 upside, as you come up the hill. There's a wall
14 there, correct, where that egress is?

15 MR. EULER: When these contours get to
16 specifics, if you would like to meet with me, I
17 would be happy to do so.

18 MR. CONTI: Just not a huge massive
19 wall that we come up and see.

20 MR. EULER: When we get specific, I
21 will be happy to --

1 MR. CONTI: Would that be a DAC meeting
2 on this? No. There is no DAC on this.

3 MR. EULER: Yes, there is a DAC.

4 MR. CONTI: When would you like that
5 input?

6 MR. EULER: As soon as we get specific.
7 Most likely it's going to be before DAC.

8 MR. CONTI: How do we know when that
9 point is?

10 MR. EULER: If you are interested in
11 these grades --

12 MR. CONTI: I am. I am. As I drive
13 up, I'm interested in all that. Yes.

14 MS. PONSE: DAC has looked at the first
15 review, the first plan. They have seen this plan as
16 well?

17 MR. EULER: Like I said, I think we're
18 going to have less traffic here. I think this is a
19 breeze.

20 MS. PONSE: So the answer is, They have
21 not looked at it.

1 MR. EULER: This has not been to DAC.
2 The only change is we took the fast food off the
3 corner. Which, if I remember, was a comment that
4 you-all did not like on the first one.

5 MR. CONTI: True.

6 MR. EULER: So you should embrace this
7 even more.

8 MS. PONSE: The reason we didn't want
9 fast food is we didn't want traffic exiting onto Old
10 Joppa.

11 MR. EULER: Which we all agree is
12 probably a higher traffic count than what's proposed
13 here.

14 MS. PONSE: All I'm saying is either is
15 a bad idea.

16 My other question was DAC. I understand
17 that that intersection has always been labeled a
18 failed intersection.

19 Do you know if it is still labeled a failed
20 intersection?

21 MR. EULER: I can't say. I would think

1 the red light would take care of that, if that was
2 true. But I'm not a traffic engineer.

3 MS. PONSE: And the traffic study, you
4 say, is being done now?

5 MR. EULER: Yes.

6 MS. PONSE: For this approval.

7 MR. EULER: All the counts are done.
8 It's being formulated now.

9 MS. PONSE: The data is being printed
10 out by people in a room that's not on the roads now.

11 MR. EULER: The data is all down.

12 MS. PONSE: And the data was collected
13 when, 2015?

14 MR. EULER: 2016. So it would include
15 the apartments.

16 MS. PONSE: It would include the
17 construction traffic at the apartments.

18 MR. EULER: Which even plays better for
19 us.

20 MS. PONSE: You think there are more
21 cars in construction than residents for 248

1 apartments?

2 MR. EULER: I think what you have with
3 apartments -- I would like to stick with Bell Gate.

4 MS. PONSE: Okay. But I think it's
5 altogether.

6 MR. EULER: I think what you have are
7 all people leaving in the morning and all people
8 coming home in the evening at the same time.

9 MS. PONSE: Pardon me.

10 MR. EULER: The construction is spread
11 out during the day.

12 MS. PONSE: Right. So they'll be less
13 impact in your numbers than what would be reality as
14 far as traffic collected.

15 MR. EULER: Bell Gate is compiling a
16 traffic study for submittal as we speak.

17 MS. PONSE: Thank you.

18 MR. EULER: Any more questions about
19 Bell Gate?

20 MR. MILLER: Where can we get a copy of
21 this online?

1 MR. EULER: It's in the County website.

2 MS. FOREMAN: You said -- when I asked
3 you, Was the traffic done, you said, Oh, yes, it is.
4 Now you're saying they're compiling.

5 MR. EULER: The traffic plan for the
6 last plan was complete and approved. The new one is
7 being compiled with new 2016 numbers.

8 MS. FOREMAN: I've never seen one. I
9 would love to see one.

10 MR. EULER: I paid for it, and I don't
11 think I saw it either.

12 Any more questions about Bell Gate?

13 MR. CONTI: Is it for Bel Air Gate or
14 Bob Bell Gate? We were wondering.

15 MR. EULER: If it were Bob Bell Gate,
16 there would be a line of cars.

17 MS. PONSE: How would signage be put on
18 the corner of Old Joppa? Do you know if they'll be
19 signage at that intersection? It's very hard --

20 MR. EULER: The County allows for two
21 pylons.

1 MS. PONSE: How far off the corner?

2 MR. EULER: 8'4" from the property
3 line.

4 MS. PONSE: Really. Because there's
5 already a real bad line of sight looking to the
6 left. If there's a light there, it's not as big a
7 factor.

8 MR. EULER: We'll make it pretty.
9 Thank you all very much.

10 (Original attendance sheet attached.)

11 (Whereupon the community input meeting
12 was concluded at 7:01 p.m.)

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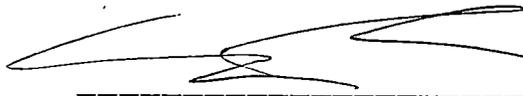
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COUNTY OF BALTIMORE, to wit:

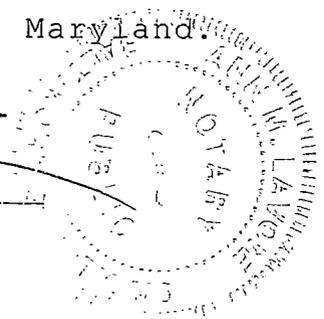
I, Ann M. Lavoie, do hereby certify that the within proceedings were recorded stenographically by me and then transcribed from my notes in a true and accurate manner to the best of my knowledge, ability and belief.

I further certify that I am not related to any of the parties to this proceeding and have no interest in its outcome.

As witness my hand and notarial seal this 18th day of June, 2016, in Lutherville, Maryland.



Ann M. Lavoie
Shorthand Reporter



My Commission expires:
October 17, 2017

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