

Zoners OK update of developer's plans

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The Amity Township Zoning Hearing Board has unanimously approved zoning variances for Arbour Green, a complex of 72 "age-targeted" homes proposed for 24 acres on the west side of Old Swede Road at Pine Forge Road.

The developer is Telvil Corporation of Harleysville, Montgomery County.

Telvil President Bryan Hunsberger told the board Monday that housing-market conditions had prompted the company to drop its original plans, which called for clusters of four or five age-restricted town homes.

Now it is proposing age-targeted and relatively small duplexes that would be available to buyers under 55 with children. The complex would be maintained by a homeowners association, and Telvil officials said that youth recreation amenities such as swing sets and basketball nets would be prohibited.

"Five or six years ago it was a different market, but today people want smaller houses," Hunsberger said.

According to Hunsberger, the project changes will make it easier to finance.

Officials said the project has been on the books since about 2004. It already had preliminary approvals from the township planners and supervisors but still needs final approvals for items including sewers and roads.

The zoners granted dimensional variances for lot lines, lot area, lot width, rear yard setbacks, steep slopes and distance between buildings and an administrative variance

Telvil officials said they hope to begin construction in 2013 or 2014.

- By Keith Smoker