

EAST ROCKHILL TOWNSHIP
PLANNING COMMISSION MINUTES

July 9, 2009

The July 9, 2009 Regular Meeting of the East Rockhill Township Planning Commission was called to order by Chairman Dean Frankenfield at 7:34 PM. Also present were Vice-Chair Nancy Booz, and Members Sam Martin, David Nyman and Bert Daikeler. Also present was Township Engineer Steve Baluh, P.E. The Commission met in work session format prior to this meeting

Minutes

Chairman Frankenfield tabled approval of June minutes until the August meeting, they are unavailable at this time.

Correspondence: Correspondence listed on the Agenda was noted as received.

Old Business

Geisert 5-lot subdivision Blooming Glen Road. The applicant's representative J. Cheryleen Strothers of Cowan Associates was before the Commission to follow up on C. Robert Wynn letter dated July 2, 2009.

1. Natural Resource Protection Calculation included on sheet 3 of 11 indicates that approximately 0.5 acres of woodlands will be disturbed. **Applicant stated due to the inability to plant 200 plus trees as noted on the landscape plan they will make a contribution at the discretion of the Board of Supervisors.**
2. Lots 2, 3, and 4 are to be accessed via a shared driveway, being the existing driveway currently serving Lot 2. The shared driveway entrance has been widened to 18 feet for a distance of 50 feet. The remainder of the shared driveway is widened to 12 feet. A shared driveway maintenance agreement must be prepared. **Applicant will comply.**
3. Waiver request includes street improvements, shared driveway not centered on property line, existing features within 100 feet of the property, lot lines not perpendicular to the street line, streetlights within 100 feet of the property, lot lines not perpendicular to the street line, streetlights, stormwater management for Lot 2, and buffer plantings.
 - a. The plan has been revised to propose installation of stabilized shoulder swale and overlay paving along Blooming Glen Road frontage. Full width milling as indicated on sheet 5 of 12 is not required. Key cuts at each end of overlay should be specified on the plan. Proposed leveling/overlay cross section should also be included on the plan. **Applicant will comply.**
 - b. Township should determine suitability of the shared driveway width and alignment, noted above. **Applicant stated there was concern about the tree on the North side. Due to the tree not being healthy and unable to sustain root removal the tree is not savable. The tree on the South side is definitely staying.**

- c. Dwelling and driveway locations have been identified on adjoining properties within 100 feet of the property boundary as requested by the Planning Commission.
 - d. Township should determine if proposed lot configuration is satisfactory. **The Planning Commission stated they are adequate.**
 - e. Township should determine if existing vegetation is adequate in-lieu-of additional buffer plantings. **Applicant proposed after construction determine if supplemental plantings are needed. A note will be made on the plans and replacement plantings will be shown.**
 - f. Driveway lamppost at the shared driveway entrance and should be referenced in the shared access maintenance agreement. **Applicant will comply.**
 - g. A construction estimate of all required improvements requested to be waived should be submitted for consideration of a contribution of fee in-lieu-of improvement installation. **Applicant wanted to ensure current proposed plan is acceptable before completing cost estimate. If the proposed widening, grading is acceptable a cost estimate will be prepared.**
4. Due to the extent of natural resources, limited access, and irregular configuration a note has been added to the revised plan requiring Lot 4 and consolidated Lot 5/TMP #12-27-5 to be deed restricted from future subdivision. **Applicant will comply.**
5. Pursuant to Ordinance 129, 1,500 square feet of recreation land per building lot, or fee in-lieu-of, must be contributed to the Township. **Planning Commission is leaving it to the discrimination of the Board of Supervisors. If a notation is needed on the plan the Engineer will notify the applicant.**
6. Area within the ultimate right-of-way of Blooming Glen Road is offered for dedication to the Township as an easement by note on the plan and should be accepted in accordance with Section 22-506 of the Subdivision Ordinance. Legal description for the right-of-way area, one original and two copies, all signed and sealed by the responsible surveyor, must be submitted for review. **Applicant will prepare and forward to Township Engineer.**
7. Verification of approval must be received in writing from the Bucks County Conservation District for erosion and sedimentation control measures to be implemented during earthmoving activities. An NPDES Permit must be obtained by the applicant for discharge of stormwater runoff during construction. **Applicant does have Conservation approval received in April. Because of changes applicant will be resubmitting. As soon as the Planning Modules are approved the NPDES Permit approval will follow.**
8. Stormwater management is proposed via installation of individual stormwater BMPs on Lots 1, 3, and 4. **Applicant would like rip rap at bottom of spillway incorporated into non-effected improvement that they are doing to offset the cost of fee in-lieu-of. Applicant feels the detention basin is Township responsibility and this cost should not be incurred by this the**

applicant. In regards to stormwater runoff, grading along lot #4 with a berm or swale will be determined with Township Engineer with drainage going towards ditch. At the existing swale, erosion is occurring along areas of the banks and siltation of the bottom obstructs flow in some areas. Applicant stated it falls under Army Corp of Engineers and is a Township responsibility. Planning Commission would like a good neighbor act to correct the problem by having the flow improved and the Township may be able to partner to correct the problem. The site should be mapped out to document the condition. Options will be considered.

9. Appropriate approvals must be received from PADEP for proposed utility line crossing of the Waters of the US/wetlands in the rear of Lot 4. Detail for sewer crossing should specify concrete encasement. **Applicant is in the process of acquiring.**
10. Public water service to the lots has been removed, individual wells are proposed. **Houses are not within 150 feet of a waterline; Board of Supervisors must determine if public water connection is necessary.**
11. Sanitary sewage disposal is proposed via construction of a low pressure force main system with individual grinder pumps to connect to exiting sanitary sewage facilities within Bridgeview Drive.
 - a. Note should be added to the grinder pump detail requiring submission of manufacture shop drawings to Township for approval prior to installation. **Applicant will comply.**
 - b. Individual laterals should be connected via a wye fitting to 2" LPS. **Applicant will comply.**
 - c. Cleanout should be proposed at each lateral connections and end of 2" LPS. **Applicant will comply.**
 - d. Detail for connection of 2" LPS to existing manhole should be included on plan. If 2" LPS does not enter manhole at invert, same must be piped to invert within manhole. **Applicant will comply.**
 - e. Trench restoration and overlay detail should be revised consistent with ERT sewer specifications. **Applicant will comply.**

Preliminary Sewage Facilities Planning Modules have been submitted for review and require approval by East Rockhill Township and PADEP. Component 4A of the planning module must be completed by Township Planning Commission regarding consistency of the plan with Township Ordinances and sewage facilities planning. **Because wells are now proposed the Township is not requiring planning modules need to be resigned, however Bucks County Health Department received a resubmission and has issued an approved Planning Module. As soon as the Planning Module has been received from Bucks County Planning Commission all three Planning Modules will be given to the Board of Supervisors for approval.**

12. Development/Financial Security agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited to, street improvements, driveway entrances, stormwater management facilities, sanitary sewer facilities,

and erosion/sediment control. An "Opinion of Cost" should be prepared by the design engineer and submitted or review. **Applicant will comply.**

13. Out boundary property monumentation should be installed prior to plan recordation and certified in writing by the responsible surveyor. **Applicant will comply.**

14. Deed of consolidation for Lot 5/TMP 12-27-5 should be recorded in a manor satisfactory to the Township Solicitor. **Applicant will comply.**

Applicant requested conditional preliminary approval. Sam Martin made a **motion** to recommend Board of Supervisors to grant preliminary approval with conditions stated in engineers letter of July 2, 2009 and the conditions discussed at this meeting. Bert Daikeler **seconded**, all voted **in favor**.

High Tract Subdivision Nancy Booz made a **motion** to deny the plan unless an extension is received David Nyman **seconded**, all voted in **favor**.

Adjournment: With no further business or additional public comments, David Nyman moved to adjourn the meeting at 8:09 PM. The motion was seconded by Bert Daikeler and the meeting adjourned.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Marianne Morano
Administrative Assistant