

EAST ROCKHILL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 10, 2011

The February 10, 2011 Meeting of the East Rockhill Township Planning Commission was called to order by Vice-Chair Nancy Booz at 7:30 PM. Also present were Secretary David Nyman and members Anne Fenley, Brenda Sears and Charles Turley. Dean Frankenfield was absent and Bert Daikeler is still recovering from illness. Also present was Township Engineer Steve Baluh, P.E., and Township Manager Anne Klepfer.

Minutes: By **motion** of Mr. Nyman, **seconded** by Mrs. Fenley, the Minutes of January 13, 2011 were **approved 5-0**.

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

Old Business: There was none.

Public Comment – There were no public comments at this time.

New Business:

Messina Minor Subdivision, 2 lots, Rockhill Road: Jeff Messina and his Engineer Nick Rose, from ProTract Engineering Inc. were present to review the project with the Planning Commission. Mr. Rose began reviewing the January 31, 2011 C. Robert Wynn letter.

A 14.31 acre parcel located within the Resource Protection Zoning District is proposed to be subdivided into two lots. Lot 1 is 4.31 acres (net) in area, and contains existing dwelling and outbuildings. Lot 2 is 9.35 acres (net) in area, and contains an existing pond and proposed dwelling. Property is primarily wooded, except for areas surrounding existing improvements and pond. Lots are to be served by onsite wells and sewage disposal systems.

DISCUSSION:

1. Lot 2 is configured as a flag lot with an access strip along the eastern side of Lot 1. However, proposed driveway access is intended via a shared driveway extending from the existing driveway along the western side of Lot 1. applicant should clarify whether construction of a driveway within the lane of Lot 2 is feasible. If shared driveway easement is satisfactory to the Township, access agreement must be executed in a manner satisfactory to the Township. Additionally, Lot 2 should be restricted from further subdivision in a manner satisfactory to the Township Solicitor. (SLDO Section 22-511) **The applicant stated that a driveway is possible but not desirable and he will comply with the recommendation.**
2. Towhee soils which is classified as hydric soils indicative of potential wetlands are identified on the site. Wetland delineation report should be prepared for the site and submitted for Township review/records. Additionally, Table of Resource Protection Standards, including proposed and allowable area of disturbance of any natural features, should be added to the plan. (20 Section 27-1900) **The applicant stated he would address this to the satisfaction of the Township.**

3. Lots are irregular in shape in noncompliance with Section 22-504.D of the Subdivision Ordinance. **A Waiver of this requirement will be requested.**
4. Sight distance information should be included on the plan for existing/proposed access to Rockhill Road. (SLDO Section 22-511.1.A) **The applicant will comply.**
5. Stormwater Management Report, dated January 10, 2011, prepared by ProTract Engineering, Inc., was submitted with the plan. Stormwater management for proposed Lot 2 utilizes existing storage capacity within the pond on Lot 2. However, no stormwater management is proposed for the existing impervious surface on Lot 1 in noncompliance with Section 26-329.C of the Stormwater Management Ordinance. **A Waiver of this requirement will be requested.**
6. Street improvements, including cartway widening, curb, and sidewalk are required along the frontage of Rockhill Road pursuant to Sections 22-506, 512, and 513 of the Subdivision Ordinance. No improvements are proposed on the plan. Consideration may be given to requiring construction of a 6 feet wide stabilized shoulder and drainage improvements. However, due to snow cover, a site inspection of existing conditions could not be completed. In accordance with Township policy, a fee in lieu of any waived improvements must be contributed to the Township by the applicant. **The applicant was advised of the Township's standard of a minimum of should improvements and fee in lieu of the remaining requirements. Township Engineer Steve Baluh will take a look at the frontage and make a recommendation.**
7. Verification of approval must be received in writing from the Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities. Additionally, if proposed disturbance exceeds one acre, an NPDES Permit must also be obtained by the applicant for discharge of stormwater runoff during construction activities. (SLDO Section 22-518) **The applicant will comply.**
8. Proposed well location should be identified on Lot 2. (SLDO Section 22-519) **The applicant will comply.**
9. Although soil testing locations have been identified on sheet 2 of 3, proposed site and type of onsite sewage disposal facilities is not identified on the plan. Additionally, Sewage Facilities Planning Module must be prepared and requires approval by East Rockhill Township, Bucks County Department of Health, and PADEP. If Bucks County Department of Health identifies marginal conditions on the site, alternate sewage disposal areas must be identified and verified by completion of soils testing. Additionally, applicant should verify that the existing septic system on Lot 1 if functioning satisfactorily. (SLDO Section 22-520) **The applicant will comply.**
10. Property monumentation identified on the plan should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **The applicant will comply.**

11. Area within the ultimate right-of-way of Rockhill Road is offered for dedication to the Township and should be accepted as an easement in accordance with Section 22-506 of the Subdivision Ordinance. Legal description for the ultimate right-of way area (one original and two copies), signed and sealed by the responsible surveyor should be submitted for review and easement document preparation. **The applicant will comply.**
12. Street lighting has not been proposed on the plan as required by Section 22-526 of the Subdivision Ordinance. Township should determine if street lighting or driveway lampposts are desired for the project. **The applicant will comply.**
13. Recreation land in the amount of 1500 square feet per new dwelling unit, or \$1900.00 see in lieu of dedication of recreation land is required in accordance with section 22-525.1.C(2) of the Subdivision Ordinance. **A fee in lieu of recreation space is the preferred option for compliance for the applicant.**
14. Any modification of Subdivision Ordinance requirements must be requested in writing and include the Ordinance sections for all desired waivers, basis for the request, and minimum modification necessary. (SLDO Section 22-308) **The applicant will comply.**
15. Development/Financial Security Agreement should be executed between the applicant and East Rockhill Township to guarantee installation of "public" improvements, including, but not limited to, stormwater management, driveway, erosion control, etc. An "Opinion of Cost" for same should be prepared by the design engineer and submitted to the Township for review and agreement preparation. (SLDO Section 606) **The applicant will comply.**
16. Additional comments may be generated upon resolution of the above items, including, but not limited to, waiver requests, resolution of shared access easement, wetland study, and street improvements as same may impact proposed subdivision and extent of plan details required **The applicant was so advised.**

The applicant also reviewed the Bucks County Planning Commission review letter dated February 11, 2011 and will comply with all of the comments.

The Planning Commission advised the applicant to make the necessary revisions to the plan and submit a revised plan for their consideration of approval.

Adjournment

By motion of Anne Fenley and second by Brenda Sears, the meeting adjourned at 8:05 PM.

Respectfully submitted:

Recorded by:

David R. Nyman
Secretary

Anne W. Klepfer
Township Manager