

**EAST ROCKHILL TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING – MAY 13, 2004**

The meeting was called to order by Chairperson Dean Frankenfield with the following board members present; Dave Nyman, Brenda Sears, Sam Martin, Nancy Booz, Roger Arnold, and Township Engineer Tim Fulmer.

Dean invited the board applicants to introduce themselves. The first was John Olsen, of Three Mile Run Road, employed by Janney McMontgomery Scott, is interested in serving the community. Next was Jim Nietupski, Rt. 313, stating he has interest in the development of the Township. Jenifer Bolton, whose parents work for the school district, herself a 10-year resident, is an elementary teacher in Abington. She wants to insure the land and facilities are here for a long time. Bert Daikeler is a 5 year, Blooming Glen Road resident. He has been involved in a number of civic associations, and held similar board positions in Montgomery County. Additionally, he served as a State Representative in 1981-82. He previously served on the NP Hospital Board of Directors in Lansdale. Dave Watt, an 11 year resident, is a VP of Land Development Division for Heritage Building Group. He has 20 years experience in the building business in various positions. He would like to help the Township move forward into the future. He moved here because he liked what the Township was doing. Applicant Anne Fenley who was out of town, could not attend the meeting.

The minutes of April 8, 2004 were approved as presented on motion by Dave Nyman, seconded by Nancy Booz and passed unanimously. Dean read the list of correspondence noted on the agenda, adding the additional receipt of the Bland and Buck planning modules, and a 5/11/04 fax document from PBA regarding Creekside Independent Living and its water supply.

Old Business – Bland Tract: Present to discuss the plan was Matthew Hallowell of Showalter Associates. He addressed C. Robert Wynn Associates letter of 5/5/04. Item 1 – Delineate with the dimensions – will comply. Item 2 – Stormwater Management- satisfactory note. Item 3 – A waiver will be requested. No changes have been made to the entrance way. Item 4 – Legal Descriptions have been submitted. Item 5 – BCCD review has been received. Item 6 – Planning modules will be signed tonight at the end of the meeting. Item 7 – Will comply with property monumentation. Item 8A, B, and C – are drafting comments and will comply. Item 8D - The system grading will be tilted, therefore a swale is not required. Item 9 – Will comply with agreements. Tim noted that the BCCD comment requests were, the sequence of construction, a definition of the AB System, rip rap lining of the swales, and the disturbance exceeding 1 acre. However, the plan was revised to under one acre and an NPDES permit is not required. Mr. Hallowell handed to the board, a 4/22/04 Stormwater Infiltration Testing Report by Piedmont Environmental Group Inc., for its information.

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Rich Bland questioned if the lot could be compressed further. Mr. Hallowell explained the reasoning behind the design. Tim stated the reviews were done on the current plan as it relates to the Ordinance and its compliance with the Ordinance. Reducing the lot size further would be difficult. Carl Holz, adjoining land owner, questioned the swale not being necessary. Mr. Hallowell and Tim Fulmer explained that the grading would prohibit water to approach his property. Tim suggested the Township state that water cannot be directed towards any neighboring lots, and that it could be shown on the revised plans.

Mr. Holz questioned the utility installation methods. Mr. Hallowell did not have that information. Tim offered the Township's SLDO requirement is that the placement has to be underground. The applicant has not requested a waiver. PPL will not go under the pipeline. Mr. Bland stated he has not given an easement through his property as of this date. Tim requested the method of utility service to the house on Lot 1 be shown on the plan, and if the method does not meet the requirements, it would prompt a need for a waiver request; or show another access from elsewhere. The applicant has not requested a waiver or a variance, therefore the Board has to assume they will comply. Dave stated further conditions could be added. Roger recommended the approval of the waivers as noted in Item 3 of the 5/5/04 C. Robert Wynn's letter from implementation of streets, curbing, and sidewalks. Sam seconded and motion passed unanimously. Dave recommended conditional preliminary/final approval based on compliance with the conditions in C. Robert Wynn's 5/5/04 letter, and due to the complexity of the Texas Eastern right of way, revision of the plan to show that the electric access conforms to township ordinances. Brenda seconded the motion and it passed unanimously. Mr. Holz questioned the length of construction for this plan. A development agreement between the applicant and the township is typically a 12 month period. A question pertaining to the top-coating of Mr. Holz driveway by the Craigs should be directed to the Craigs.

Cliff's Auto Body Land Development – Scott McMackin, Cowan Associates discussed C. Robert Wynn's letter of 3/30/04. Item 1, 2 – PennDot review has been received and the comments will be addressed. Item 3- will comply. Item 4 – Awaiting approval. Item 5 – Awaiting approval. Item 6 and 7 for site lighting – are will comply. Item 8 – Will clarify the right of way note on the plan. Item 9 – Agreements, will comply. Item 10 – Detail will be shown. Sam motioned to recommend final plan approval conditioned upon completion of the engineering items in the 3/30/04 C. Robert Wynn review letter. Nancy seconded the motion and it passed unanimously.

Creekside Independent Living – Scott Mease was present to discuss C. Robert Wynn's letter of 5/5/04. The project will be serviced with public water from PBA. He showed the locations of the mains and fire hydrant locations.

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The height of the berm along the property line has been increased to 3 ft. as requested in the area of the Woodbridge development. Item 7c – a 24' internal street is proposed, and a request for a waiver was submitted. Limited curbing is proposed. The stormwater report of 3/22/04 will be revised with Item 11a, b and c and is a will comply. The board expressed its desire for a 28 ft. roadway since 4/3/03. Resident Dave Watt stated his agreement with the 28 ft. width requirement and overflow parking. Additional concerns include the radius of the curves for emergency vehicles and the berm in the buffer area. Sometimes mature trees must be removed. Scott offered some brush is to be removed. He said the design of the facilities would not steer water to off site properties. Dean stated the design by the fire company is required.

Item 1 and 3 of the waiver requests are not acceptable. Items 2 and 4 will be considered. Dave Nyman motion's to recommend to the Board of Supervisors the granting of waivers #2 for sidewalks, and #4 for landscaping requirements was seconded by Roger Arnold and passed unanimously. A motion to recommend preliminary plan approval, conditioned upon the completion of the items in C. Robert Wynn's review letter of 5/5/04 to the Supervisors, was made by Sam Martin, seconded by Roger Arnold, with an abstention by Dave Nyman, and a nay from Brenda Sears. The motion passed. Scott expressed his disdain with the fire company, having had no response from them. Dave stated if a response is not received by the next level, escrow monies will be used to have a review done by the local fire Marshall.

New Business – Schott Minor Subdivision: Scott Mease explained it is a 4 acre parcel located on south side of 3 Mile Run Road in the RR zoning district. The sewer system must be replaced on the existing dwelling. Scott stated most of the items are will comply in C. Robert Wynn's letter of 5/6/04. He offered that limited road frontage improvements would be agreeable, noting waiver Item #4 for road improvements of 4/23/04. An adjoining property owner – Item #12 will be corrected, as well as the W. Rock Road identification in Item #13. The plan will be revised.

Bucks County Community College (BCCC) – Matt Hallowell, of Showalter & Associates was present to discuss C. Robert Wynn's review letter of 5/6/04. Item 1 – The zoning officer will be contacted to determine if the separate parcels can be deemed "one lot". A portion is located on the other side of Hillendale Road. If not, separate lot calculations would be required. Mr. Hallowell offered information was taken from a 1981 plan. Dean invited members of the audience to view the plan. Item 2 – Will comply with the requirements of the Class A buffer. Items 3 and 4A and C, are will comply. Item 4B – will request a waiver from curbing the parking lot in the grass area to aid in pushing the snow

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on to the grass areas. Item 5 – The location of proposed sidewalks and crosswalks was shown. Item 6 – The parking area facing the residential areas has a row of shrubs. Evergreen plantings were suggested. Mark Grisi, Director of Facilities, stated it's a will comply, with the plantings installed in the fall. James Forliano, adjacent property owner, states a buffer of 25'-30' tall evergreen trees at the entrance to the college buffers the parking lot from their properties. Per sheet 3, 21 trees are slated for removal. After discussion that area of parking will be re-evaluated by the applicant. Additionally, Mr. Forliano and Mr. Ambrose stated headlights will be shining into their windows if the buffer is not satisfactory. Lighting is another issue.

Item 7A –Will Comply. Item 7B – Will request a waiver. Item 7C, D, E, and F are will comply. Item 8 – The plan was just submitted to BCCD, will comply. Item 9 – Discussion ensued regarding the height of light poles and type of lighting. The suggestion is to lower the poles, especially those located on the residential side of the parking lots. Item 10 – Will comply. Item 11 – Will comply. Item 12 – Engineering and drafting details, will comply. Basically, buffering, zoning, and a waiver list are outstanding issues. If the applicant can modify the plan, it could be discussed as early as the next work session, which is the first Thursday in June.

Mr. Hallowell had a suggestion altering the driveway entrance. Discussion on parking, grading, safety, one-way versus two-way drives, and alignment followed. Mr. Texter questioned a Blooming Glen Road entrance. It is not proposed at this time. Willard Wismer questioned the number of parking spaces utilized everyday. Rodney Altemose said currently 168 spots exist, and 200 cars, so some are parking at the shopping center. That pertains to credit students, not non-credit people. With fifteen classrooms, fifteen faculty members, 7-10 staff members; means approximately 250 people. An additional 165 parking spaces are added with this plan, looking at future growth.

The Bland planning modules were signed, and with no further business to come before the Board, the meeting was adjourned at 9:45 PM on motion by Dave Nyman, seconded by Nancy Booz, and passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

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Recorded:

Ellen L. Roesener
Non-member Secretary