

East Rockhill Township Planning Commission
Minutes of Meeting – April 13, 2006

The meeting was called to order by Dean Frankenfield with the following members present; Nancy Booz, Dave Watt, Dave Nyman, Sam Martin, Anne Fenley, and Township Engineer Bob Wynn. Dean read the list of correspondence noted on the agenda. A request was received to have the B & D Builders proposal on Old Bethlehem Pike to be removed from the agenda for discussion until a later date. Due to the number of residents who were in attendance, the applicant shall re-notify those adjoining property owners prior to the next submission. Corrections to the minutes were: On the third page, third sentence of discussion on the Environmental Assessment Ordinance, should read, "Dave Watt suggested it be for parcels of more than 10 acres." Dave Nyman questioned page 2, paragraph one, line 7 regarding right of way. It should read, "along with the assistance of the Township", not the Supervisors. Dave Nyman noted additional typographical errors and motioned to approve the corrected minutes, seconded by Nancy Booz and it passed with Sam Martin abstaining.

Old Business – Cinnabar Farms. As no one was present the meeting moved to the Antonuccio Plan. Scott Mease was present to discuss C. Robert Wynn's review of 3/28/06. Item 1 – A drainage channel has to be shown on the plan, per the US Army Corps of Engineers. Item 2 – The site is wooded and doesn't have room for replacement trees, but a fee in lieu of could be an option. A list of sites for alternative planting is not yet available. Item 3 – Scott queried the board for possible fee in lieu of for street improvements along the frontage of the site. It was determined a set fee is not in place, that it is determined on a case by case basis, and the planning commission does not make that determination. Plan will be submitted to the BCCD for its review. Item 4 – Scott stated the shared driveway will be placed entirely on Lot 3 and shows an added 20 feet to the easement, now 45' wide, for easier placement. Discussion ensued regarding existing boulders that may affect a shared driveway and easement, and the cost of installation. Scott added the easement will be shown as 50' on the revised plan. Item 4b – The 25mph speed limit will be posted on Richlandtown Road at the expense of the developer.

Item 5 – A stormwater report dated 10/24/05 was submitted, and facilities are to be installed. Item 6 – States the required BCCC Review is needed. Item 7 – Planning Modules are signed. Item 8 – Monumentation will be installed at the final plan stage. Item 9 – Right of way legal descriptions are submitted. Item 10 – Aerial work has been done to aid in locating the water and sewer locations on adjoining properties. If wells are above ground, and can be identified, they will show. Item 11 – Contains information regarding the development agreement and an opinion of cost which is needed for review. Dave Nyman motioned to recommend preliminary plan approval conditioned upon C. Robert Wynn's review letter of 3/28/6 and approval of the first 4 waivers, excluding the BCCD review, seconded by Nancy Booz and passed unanimously.

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New Business – Buck Subdivision: Scott Mease presented an overview of the 9 lot plan located on Richlandtown Road. Lot 1 contains an existing dwelling. The Tohickon Creek is located to the rear of the entire property and much is wooded. Lots 4 and 9 are flag lots, with 6 road-fronted lots. Three shared driveways are proposed. A channel is shown on Lot 4 in the building envelope and must be modified. The lot widths vary from 150'-200' wide. It appears the new lot 1 by itself, does not meet the ordinance requirements. However, it is large enough to be further subdivided. Discussion ensued regarding Lots 1 & 4 regarding sewer system types, and placement of a system on Lot 8, and its building envelope. Percolation tests were done.

C. Robert Wynn's letter of 4/4/6 was reviewed. Item 1 – A site visit by the US Army Corps of Engineers requires a minor modification, and then resubmitted to them. Item 2 – Riparian buffer is to be delineated on the plan. Item 3 – List of waivers include A – Plan scale of 1'-100', B - Lot line configuration, which the Board requests they be adjusted, C – Relief from cart way widening and road improvements. Item 4 – A six' wide stabilized shoulder, drainage improvements, overlay, and replacement of culverts is recommended. Item 5 – Site distance requirements are to be supplied at each driveway, and agreements for shared driveways are required. Item 6 - Lots are wooded and street and buffer trees are not planned, but a note states the developer will add trees to fill in gaps if necessary. Item 7 – Sheet 4, note 4 on the plan pertains to tree reforestation/replacement. It suggests placing evergreen trees on Lot 1 adjacent to Lots 3 and 4. The number of trees removed determines the replacement number.

As DEP regulates setbacks for septic systems, no minimum setback from a property line is in the ordinance. Item 8 – Additional calculations are requested by the Township after review of the stormwater management plan. Item 9 – Reiterates the well depletion agreement requirement. Item 10 – Scott Mease will discuss options with the applicant regarding sewage systems and lot configurations. Item 11 – Monumentation is required. Item 12 – Legal descriptions for ultimate road right of way has been submitted for Richlandtown Road. Item 13 – Lamp posts are planned for the driveway entrances. Item 14 – BCCD review is required. Item 15 – Development/Financial Agreements are required. Item 16 – Additional engineering drafting comments may be issued upon submission of revised plans.

Options for the tract were discussed, such as cul-de-sacs, lot reconfigurations, which may affect requested waivers. The BCPC review had similar comments, with the suggestion of defining access easements on the plan pertaining to the shared driveways.

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New Business - Pettit Sketch – John VanLuvanee, Eastburn & Gray, Engineer Scott Camburn, Urwiler & Walter, and Steve Katz, Katz Builders were present. Mr. VanLuvanee gave an overview of the tract. The tract had a previous sketch that contained 13 lots and this plan has been reduced to 9 lots. The C. Robert Wynn's letter of 4/4/6 was reviewed. Item 1 – The Pettit family will retain the farmland tract portion, which includes the house and barn. A conservation easement will be executed to protect farmland soils and will not be further subdivided. This would be accomplished with the township solicitor. Item 2 - Resource protection calculations are required. Item 3 – The riparian buffer shall be shown. Item 4 – Minor adjustments to lot lines may be possible. For lot 8, the line is drawn to avoid encroachment into the agricultural soils. A 125' minimum lot width requirement measured at the building setback line affects its configuration. Item 8 – Buffer yard requirement – BCPC suggests the planned road provides a boundary between the farmland and residential lots. They suggest a buffer be provided on southwest side of Lot 8 to identify boundary on the developed side. After discussion, fencing will be provided on the farmland site.

Item 5 – Sidewalks on the residential lots side will be planned, rather than both to keep foot traffic away from the farmland area. Cart way design will be addressed at preliminary plan stage. Item 6 – The previous sketch of 2005 offered a "P" loop street design. The 1300' cul-de-sac shown exceeds the 500' requirement. Mr. Van Luvanee gave the board documents concerning cul-de-sac design, which offered that the number of vehicle trips on the road, not the length, showed the utmost concern, per a document by BCPC of 1980. The limit was 200 trips. Additionally, a New Jersey State document of street standards uses 250 vehicle trips on a cul-de-sac street. He offered that the steep slopes at the back of the tract, makes a through street almost impossible. However, Bob Wynn offered the documents do not address maintenance of this length of street, i.e., the plowing of snow. Mr. Van Luvanee stated that it's a request they will make and he feels it's appropriate for this tract. Sam Martin stated this is different because the houses are only on one side. A variance would be needed if a through road was planned due to the steep slopes. Item 7 – Site distances and topography will be established at preliminary stage. PennDot permit is required for a Fifth Street road opening. Item 8 – Buffer yard requirements are stated. Item 9 – Requirements for a landscape plan are noted. Item 10 – A stormwater management plan with best management practices is required at preliminary stage. Item 11 – Discussion was had concerning the shown emergency access location. If built, all parties, including Lot #9 should have access to it in an emergency, along with emergency vehicles. It was suggested the plan be submitted to the Fire Marshall/company for review at preliminary plan stage.

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Mr. VanLuvanee stated it's his opinion the cul-de-sac length issue is a waiver issue. He stated it's a request for the board to exercise its discretion. The question was asked if the Supervisors look at this plan at sketch phase; it was explained the plan should be revised to move forward to the preliminary stage first.

Dave Nyman recommended denial of the Cinnabar Farm plan based on the non-compliance of the engineer's letter of 4/3/6, unless an extension request is received prior to 4/28/6; seconded by Dave Watt, and passed unanimously.

Valley View Plan, Perkasio Borough – The tract is located off Ridge Road and Benner Avenue consisting of two buildings containing 45 units each. The plan shows an existing stone driveway to remain for emergency access. Dave Nyman reiterated the Township has concerns pertaining to the traffic, particularly the Tunnel Road intersection and its impact from the development at that location. Lots 1 and 2 will contain single family dwellings. Lot 3 – The plan shows 90 dwelling units, with 4 floors, as housing for the elderly.

Dave Nyman made a motion to adjourn the meeting at 9:40 PM to sign the Pennridge Airport mylars, seconded by Dave Watt, and the motion passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary