

East Rockhill Township Planning Commission  
Minutes of Meeting – 9/14/06

The meeting was called to order by Vice Chair Nancy Booz due to the absence of Dean Frankenfield with the following members present: Brenda Sears, David Nyman, Sam Martin, Dave Watt, Anne Fenley, Township Engineer Steve Baluh, Township Manager Anne Klepfer, and County Planner, Dave Sebastian.

Nancy read the list of correspondence on the agenda, noting the addition of the receipt of the Grim Subdivision Planning Module Component 1. The Minutes of August 10, 2006 were approved on motion by Brenda Sears, seconded by Sam Martin, all in favor.

Old Business – Pileggi Shopping Center – Scott Semisch and Rich Knudsen were present to discuss C. Robert Wynn's review letter of 9/6/06. Item 1 – Discussed the conditional use adjudication items, and notes that the plan shows a traffic signal installation at the main entrance, and at Rts. 563 and 313. Item 2 – Notes the requested waivers for installation of sidewalks along Rt. 313; partial parking area curbing; from buffer plantings as the existing woods can be used for the buffer; parking at the store area less than 20 feet from the building; pond water depth in the basin, and the basin slope ratio, which is designed for standing water and a bench. Curbing was recommended around the main island and abutting the septic systems. It was recommended moving the convenience store forward, and demonstrate that a large truck can make the turns, and provide that data on the plans. Extra wide parking for trucks can be provided at the rear of the store and make the front parking space area smaller, is favored.

Item 3 -The client's Traffic Engineer is doing studies for Rt. 313 now that two traffic signals will be installed per PennDot and the previous study. Mr. Semisch offered that the Geroni's declined offers to vacate that portion which encroaches onto this site. The Township has not previously condemned any property in favor of a developer. The driveway was redesigned as to not affect them. It was suggested the south side entrance shall be an exit only. Street improvements along Rt. 313 must be submitted for review, along with the traffic signal design. It was noted comments already received from PennDot, should be forwarded to the Township. In addition, the Township should be included in any preparatory meetings with PennDot in the future. Item 4 – A more comprehensive landscape plan must be submitted, with the addition of wet-tolerant, rather than wetland plantings. Item 5 – Pertains to the Stormwater Management Plan that was submitted. The items A through D, requesting additional detail, are will comply.

Item 6 – Erosion and sedimentation controls, along with the Bucks County Conservation District, are will comply. Item 7 – DelVal Soils submitted a Water

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Resource Impact Study, and items A through E, requests for additional detail, are will comply. Item 8 – A 5,000 GPD Sewage Disposal System is proposed. Planning modules must be submitted, with approval from BC Dept. of Health. A maintenance agreement must be executed with the Township. The site was thoroughly tested for alternative sites, but other areas are too wet and rocky.

Item 9 – The area of parking will be illuminated. Steve Baluh will review the lighting in conjunction with the traffic signal, to define the entrance driveway. Mr. Knudsen will check right of way areas for lighting options.

Dave Watt's comment relating to Item 6; He offered that top soil should be kept on site, as it must be tested if it is removed. Mr. Knudsen will confirm with BCCD. Mr. Semisch will set up a pre-application meeting with PennDot to get a handle on the costs and discuss the entrance site with them. Anne Klepfer added that meeting should be first. The Township could evaluate and discuss the waiver requests, including Anne and Steve Baluh at the office or at District 6 location. Dave Nyman suggested the planning modules be submitted early on, to work with the Health Department, as they will likely have restrictions.

Antonuccio – Scott Mease was present to discuss C. Robert Wynn's review letter of 9/6/06. Item 1 – US Army Corp of Engineers submittal was returned as currently Jurisdictional Determinations are not being issued. However, the site investigation reveals that the plan appears accurate. The revision of the natural resources to include the stream, and the woodland density calculations should be placed on the plan. Item 2 – General Permit application for the driveway is in process. Item 3 – The cost for replacement trees, 23 at \$300 per tree is suggested, fee in lieu of, would be \$6,900.00. Item 4 – The waiver for Street Improvements was deferred to final plan stage. A fee in lieu of for same will be considered. Item 5 – The widened 50' driveway easement includes rock obstructions. A plan note should state the driveway may not be straight, and a maintenance agreement must be executed. The applicant will pay for installation of speed limit signs in the area of the development. Item 6 – Application to BC Conservation District is will comply. Item 7 – BC Dept. of Health forwarded the planning module to the Township. The PNDI has been submitted and will be added and forwarded to PA DEP upon review. No endangered fauna species was detected. Item 8 – Pins/Monumentation is a will comply. Item 9 – Legal Descriptions will be forwarded to the Solicitor upon review after plan approval. Item 10 – An Opinion of Cost was received and will be reviewed upon approval.

It was suggested to show the well location of the house behind the back of the back lot. BCPC Dave Sebastian touched on the site capacity calculations which show an overlap. The site capacity calculations note should be revised on the plan showing the stream and woodland density calculations.

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It was suggested a letter be attached to the Stormwater Maintenance Agreement with instructions on routine maintenance. Additionally, information to preserve trees, and showing the drip line detail on the plan. Silt fence will be placed outside the drip lines. Dave Nyman motioned to recommend final plan approval conditioned on the meandering driveway note, the revised Natural Resources Note, the additional maintenance trench drain letter, and the addition of the neighboring well site noted on the plan, with a second by Dave Watt, all in favor.

Buck Subdivision – Scott Mease and Dr. Buck were present to discuss the C. Robert Wynn Review letter of 9/6/06. Item 1 – States that the plan was reduced from 9 to 8 lots, with Lot 1 deed restricted from further subdivision. Item 2 – A Jurisdiction Determination was documented by a letter of 6/14/06. Restrictions should be recorded against each lot pertaining to resource protection areas. Dave Nyman offered that it's a notice to the lot owners; a recorded conservation easement. A walk-through with both engineers to determine tree restoration and concern about the existing boulders will occur. Item 3 – Waivers requested include, A - Plan scale of 1"-100', rather than 1"-50'; B - Lot configuration for Lots 2, 3, & 8; C – Cartway widening and sidewalk installation along Richlandtown Road; D – Stormwater management on Lot 1; E – Lamp posts in-lieu of street lighting. 4 – The applicant will comply with a 6' wide stabilized shoulder swale, re-grade for drainage, and clear the trees to improve a clear sight area. Item 5 – More clearing for sight distance will occur with grading improvements. Item 6 – Additional trees will be installed if deemed necessary to fill gaps along the frontage of the property. Item 7 – Tree reforestation/and tree removal plan must be submitted to the Township for review by Steve Baluh.

Item 8 A – Drainage plan regarding trench will be reviewed and resubmitted (Lots 6 & 8). B – BMPs will be submitted for(Lot 7). Item 9 – Well Depletion Agreement must be submitted for review. Item 10 – PNDI report indicated that further work must be done, and marginal conditions offer that replacement sites must be shown. Item 11 – Will comply, monumentation requirement. Item 12 – Legal Description for right of way will be reviewed for Richlandtown Road upon plan approval. Item 13 – The board is in favor of driveway lamp post lighting. Item 14 – BCCD and an NPDES permit are required. Item 15 – Items will be addressed upon approval of a revised plan. Item 16 – Other drafting and engineering items, A - E requested, are will comply. It was suggested that application to BCCD be submitted soon. An extension request is needed as the time clock for the plan expires on 9/30/06.

Courtney Tract – Scott Mease offered comments on C. Robert Wynn's review letter of 9/6/06. Item 1 – Verification by the US Army Corps of Engineers

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is required, of wetlands and Waters of the US. Item 2 – Necessary permits are being processed relating to driveways and culverts.

Item 3 – Driveway information and design must be submitted for review, as well as access easement documents, including lighting lamppost maintenance in the agreement. Item 4 – PennDOT permit approval must be submitted. Scott stated he received comments and will supply them to the township. Item 5 - Letter of approval from Mr. Carber must be submitted to the Township regarding his driveway improvements. Item 6 – Discharge pipe must be extended on Lot 3. Item 7 – Required Maintenance Agreements pertaining to Stormwater BMPs on each lot, is a will comply. Item 8 – Planning Module Approval by BC Dept. of Health is received. Maintenance Agreement is needed for Lot 3's IRSIS. Item 9 – Monumentation/documentation, is a will comply. Item 10 – The Opinion of Cost submitted will be reviewed upon plan approval. Item 11 – Legal Description for right of way of Rt. 313 has been submitted for review.

Dave Sebastian recommended that information as to a schedule of inspections and maintenance to the future owners of Lots 1, 3, and 4 be offered and copied additionally to the Township. The wetland mapping source should be provided on the plan. Discussion on septic designs were noted, and the possibility that the basin location may have to be moved. A waiver on slope grading for the sand mounds may be required to ensure the ability to mow it.

Scott will submit an extension request for the Leister Plan.

Dave Watt motioned to deny the plan if an extension is not received by 9/30/06 for B & D Custom Builders, with a second by Brenda Sears, all in favor.

Gulla Sketch Plan – Cherlyleen Strothers and Tim Gulla discussed a proposal to revamp the existing Stan's Stop at Hagersville Road and Rt. 313. The proposal includes a convenience store, a gas station, carwash, and an oil changing facility. A letter was submitted to Anne Klepfer regarding zoning issues and she is drafting a response. The size of the store, the multi-uses on one property now at 3600 square feet; adequate parking, alignment of the driveways, availability for large truck parking, access on one side, shifting pumps to the rear, various parking scenarios, stacking issues, the occasional bottleneck, and gap of spaces between use areas. The plan proposes for a right turn in, and right turn out only to Rt. 313; Exiting north on Rt. 313, not south. The traffic light would be used for southbound traffic. A meeting will be held with PennDot to discuss improvements at the intersection and discuss both projects to function to its full potential. The uses would be leased, under a single ownership. Underground stormwater management facilities would be utilized. Anne stated one of the issues is accessory uses; which is primary and/ or secondary uses.

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Tim Gulla said similar proposed architectural design features will be implemented to reflect the project on the site opposite this corner proposal. All the current underground tanks would be replaced, and any contamination issues would be cleaned up as development occurs. Additionally, a new well, sewer system, and a basin will be installed. It was suggested that the tankers access and main driveway be shown at the preliminary plan stage.

Anne Klepfer will set up a discussion with the Supervisors at the next work session for comments on the proposal. A suggestion to coordinate signage for the sites was suggested.

The meeting was adjourned on motion by Brenda Sears to sign the Hafler Final plans/mylars, with a second by Dave Nyman, all in favor.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary