

East Rockhill Township Planning Commission
Minutes of Meeting – October 12, 2006

The meeting was called to order by Dean Frankenfield with the following members present: Dave Nyman, Brenda Sears, Anne Fenley, Sam Martin, Dave Watt, and Township Engineer Steve Baluh. Nancy Booz and Township Manager Anne Klepfer were absent. Dean acknowledged the list of correspondence on the agenda. Corrections to the Minutes of 9/14/06 requested by Dave Watt include, Page 1, first paragraph, 8th sentence should read "*pond*, not ponded water; Line #10 should read, "moving the *convenience* store forward". Paragraph 3, Line #6 should read, "It was suggested that the *south side entrance* be an exit only", not traffic signal. Page 2, First paragraph, last sentence should read, ".other areas are *too wet and rocky*". Fourth paragraph, Item 5; "The applicant will pay for *installation of signs*". On page 5, first sentence should read, "*Similarly proposed architectural*". Dave Nyman's correction was on Page one, 4th paragraph, sentence three which should read, "Geroni's declined offers to *sell* that portion". Dave Watt motioned to approve the corrected minutes, seconded by Dave Nyman. The motion passed unanimously.

PACC Water Resources Plan – Dennis Livrone, Environmental Planner for Bucks County Planning Commission (BCPC) presented the overview. The plan is the result of a multi-municipal cooperative effort by the Pennridge Area Coordinating Committee (PACC), an ad-hoc group addressing issues of mutual concern common to the 8 municipalities in the Pennridge School District (East Branch of the Perkiomen Creek Watershed), and the BCPC. The basic information was compiled by Borton-Lawson Engineering, Inc. Phase 1 was a watershed assessment; the delineation of the various watersheds; Phase 2, the actual plan preparation, identifying objectives, data analysis, selecting tools, making recommendations, and creating an implementing schedule. Phase 3 is the on-going plan implementation process, which is Task G noted on page 30 of the report document. Funding for Implementation tasks include the DCED LUPTAP grant, the WREN grant, and the CZM –Growing Greener grant. Future tasks include education of the public, incorporating regulations and guidelines into municipal ordinances, completion of the source water protection plans, securing grant monies for the installation of stream monitoring stations, developing a Pennridge Area water balance/budget, coordinating Act 167 Stormwater management plans, updating Act 537 plans, and preparing an integrated water resource plan (DRBC). Mr. Martin asked what a non-point pollution assessment has to do with water quality. It would show how it's affecting a stream or watershed in general. A factory or gas station would be a "point" pollution example.

Dave Nyman noted that the state created six water resources planning areas/committees to put together a State-wide plan. The Delaware River Basin Committee's plan may share our same goals and objectives; not be a stand-alone document, but to improve on it.

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Dave Nyman made a motion to recommend to the Board of Supervisors that the Pennridge Water Resource Draft Plan be adopted as an amendment to the Township's Comprehensive Plan. The motion was seconded by Brenda Sears, and it passed, all in favor. Any revisions will be sent to the Township Engineer for review.

Estate of Elizabeth Frey – Herbert Sudfeld discussed C. Robert Wynn's review letter of 10/4/06. Item 1 – A wetland delineation report and a report by the US Army Corps. Of Engineers is on-going. Item 2 – Waiver requests include tree replacement, and roadway improvements. Deed restrictions on Lot 1 and 2 from further subdivision have been placed on the plan. Item 3 – Further driveway plan details, is a will comply. Item 4 – Additional calculations for stormwater management is a will comply. Item 5 – BCCD review comments, is on-going. Item 6 – Planning modules were submitted and awaiting approval. Item 7 – Monumentation is a will comply. Item 8 – Right of way dedication for Rockhill Road, is a will comply. Item 9 – Financial security agreements will be referred to the Supervisors for discussion. Improvements, septic system, stormwater management could be referred to a buyer of the new lot, with appropriate notes on the plan. Steve Baluh stated soils testing done; and awaiting BC Dept. of Health approval. Deed restrictions for both properties will be noted on the plan. Dave Watt noted the driveway details requested, the E & S control plan, and BMP's. Steve Baluh stated he conferred with the Director of Public Works, and that the existing swale is reasonable. After discussion of the waivers, Dave Watt motioned to approve Waivers #1, 2, and 3. Waiver #4 was not. Brenda Sears seconded the motion. The motion passed. Dave Nyman abstained. Herb Sudfeld stated a nephew is acquiring the 3 acre parcel by Ms. Frey's will. Dave Watt noted the tree waiver was not on the previous 9/6/06 waiver list. Dave Nyman motioned to recommend preliminary/final approval conditioned on the completion of items in C. Robert Wynn's review letter of 10/4/06. Dave Watt seconded the motion. The motion passed.

Cloonan Minor Plan – The applicant declined an appearance.

Capizzi – Bob Irick of Irick, Eberhardt, & Mientus, Inc. was present to discuss C. Robert Wynn's review letter of 10/4/06. A waiver was presented at the meeting for relief from the installation of roadway improvements, Section 22-505.16, 506.4.A, 512.1 and 513.1. The property is an L-shaped, 4.5 acre parcel on Hill Road. A burned-out home and kennel structures were recently removed. The concrete foundation of the kennel remains. Item 1 – Lot 1 is 1.9 acres and Lot 2 is 2.35 acres. Item 2 - Tree replacement is a will comply.

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Item 3 – A waiver is requested for roadway improvements, and no sidewalks or curbing currently exists along Hill Road. An escrow construction estimate must be submitted for consideration of the waiver request and/or fee in lieu of. There are two existing driveways. The driveway which connects to Rockhill Road does not have a swale. A trench grate is recommended. The Hill Road driveway has a drainage swale. Steve Baluh conferred with the Director of Public Works and he recommends a new driveway pipe be installed and the entrance re-paved. Item 5 – Additional calculations for stormwater management will be added. The addition of a stone trench and underdrain, and the execution of an operation and maintenance agreement, is a will comply. Item 6 – BCCD review is a will comply. Item 7 – BC Dept. of Health has approved a waiver from planning modules. Approval is required by the Township for submission to PADep for approval. Back-up system testing areas were included on the plan. Item 8 – Monumentation installation is a will comply. Item 9 – Dedication of the ultimate Right of way on Rockhill and Hill Roads is a will comply. Item 10 – In addition to sanitary sewage systems, structures and wells within the 100' of the property boundary must be identified on the plan. Item 11 – Financial security agreements with the Township is a will comply. An Opinion of Cost must be submitted for all improvements.

Dave Sebastian highlighted comments noted on BCPC's 8/25/06 review letter. Item 1 – A compliment for proposing BMPs for stormwater on the site was noted. It is, however, recommended that individual maintenance schedules with details, be shown individually for each lot. Item 2 – BCPC did not receive information that was sent to the Dept. of Health regarding planning modules.

Foster/Weierback Lot Line Change – Tom Skiffington was present to discuss C. Robert Wynn's letter of 10/4/06. Items 1 and 2 – The Foster lot is an existing non-conforming lot which accesses an existing driveway on the Nichol apartment complex lot. The Weierback and Foster lots are irregularly shaped. Item 3 – Right of Way dedication of School House Road is a will comply. Item 4 – A waiver from roadway improvements as no construction is planned will be supplied under separate cover. Item 5 – Foster Lot is recommended for public sewer, as it was installed previously on the Nichol lot is a will comply. Item 6 – Deed of consolidation is a will comply. Item 7, 8, 9, and 10, plan details/changes, are will comply. Item 11 – Monumentation installation is a will comply.

The one lot is landlocked, with an existing driveway easement. It cleans up the irregular Weierback lot. Mr. Skiffington must submit a calculation estimate of roadway improvement costs for waiver consideration. Dave Nyman motioned to recommend preliminary/final plan approval subject to completion of the items noted in C. Robert Wynn Review of 10/4/06, seconded by Anne Fenley, all in favor. ****Correction 11/906 Mtg* -Plan was not approved; it was tabled****

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Dave Nyman motioned to recommend conditional denial of the Estates at Cinnabar Farms and the Leister Plan, unless extension requests are received. Dean seconded the motion, and it passed all in favor.

Public Comment: None

There being no further business to come before the Board, the meeting was adjourned on motion by Dave Nyman, seconded by Brenda Sears, and passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary