

East Rockhill Township Planning Commission  
Minutes of Meeting – February 8, 2007

The meeting was called to order at 7:30 PM by Chairperson Dean Frankenfield with the following members present: Nancy Booz, Sam Martin, Anne Fenley, Dave Nyman, Jim Valletta, Township Engineer Steve Baluh, and Township Manager Anne Klepfer. Brenda Sears was absent.

Dean noted the correspondence listed on the agenda with additional correspondence from BC Department of Health regarding the Pileggi Plan of 1/31/07, PADEP Exemption approval for Clymer Mill Estates, BCCD Adequacy letter of 2/2/07 for the Antonuccio Plan, an extension request of 2/2/07 for the Wright plan to 5/1/07, and monumentation certification and wetland delineation for the Frey Plan. The minutes of 1/11/07 were accepted as presented on motion by Dave Nyman, seconded by Nancy Booz. Motion passed unanimously.

Old Business – Connolly/Mohn Lot Line Change – Charles Gambino, Metes & Bounds Surveying discussed the plan. Mr. and Mrs. Connolly have agreed to purchase 73' north of their property line to reduce the encroachment of their driveway on private property. The house would then meet proper setbacks and the driveway would not be on the Mohn property (Mrs. Connolly's mother). The 1/22/07 C. Robert Wynn's review letter was discussed. Item 1 noted requested waivers from plan scale, wetland delineation, drainage and street improvements, and street trees. No construction is proposed. Item 2 – Ultimate right of way for Three Mile Run Road is offered as an easement and legal description for same was submitted and appears satisfactory. Item 3 – Deed of Consolidation must be recorded and has been submitted. Item 4 – Monumentation certification is received. Nancy Booz motioned to recommend approval of the waivers and final plan approval, seconded by Sam Martin. Motion passed unanimously.

Cloonan Subdivision – Paul Dietz, Urwiler & Walter, discussed the plan noting items in C. Robert Wynn's review letter of 1/22/07. Item 1 – The existing lot is non-conforming with front yard setbacks. The chicken coops that were located in the side yard have been removed. Item 2 – The number of replacement trees is shown on sheet 3, but the minimum size should be 2 ½" caliper, not 1 ½ - 2" as noted. The chart showing trees being removed is on Sheet 2. The 4' evergreen replacement trees are okay. The notes will be revised. Item 3 discusses the waivers requested include, street improvements and lighting, and stormwater management for Lot 1. A cost estimate was submitted. Mr. Dietz stated a trench grate is being installed, and he noted that PADOT did some road work a couple years prior. Item 4 – Paul Dietz stated application has been made to PADOT for relocating the driveway on Lot 1, and for the new lot driveway. Item 5 – Easement documents will be prepared for Lot 1 discharging stormwater BMP on Lot 2.

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Item 6 – Application to BCCD will be resubmitted with plan revisions. Other changes may occur with possible PADOT comments. Item 7 – Sand mound is proposed for Lot 1. Marginal soils were noted by BC Dept. of Health, and a back-up site has been designated on Lot 2. Item 8 – Monumentation requirements is a will comply. Item 9 – Execution of Development/Financial agreements is a will comply. Steve Baluh noted a letter of concern from a neighbor regarding the shifting of the driveway. Stormwater management will address those concerns. The same neighbor queried the placement of recent stakes that were placed. Mr. Cloonan said the monuments were set with a previous plan, and the surveyor checked them and found them correctly set. The new stakes were placed to prevent accidental disturbance to the neighbor's property during construction. The board recommended a driveway post lamp be installed for the new lot in lieu of street light installation. It will help illuminate a future mailbox and required house numbers.

Sam Martin motioned to grant the waivers requested, with the exception of #4, in lieu of a street light, a driveway post light is to be installed, and the completion of items in C. Robert Wynn's review letter of 1/22/07, with a capital contribution fee in lieu of street improvements that is satisfactory to the Township. Dave Nyman seconded the motion. Anne Fenley made a motion to recommend to the Supervisors, conditional final plan approval, seconded by Nancy Booz and passed unanimously. Dave Nyman motioned to sign the planning modules; Nancy Booz seconded the motion, all in favor. Mr. Cloonan granted an extension on his plan to 3/30/07.

Christ Church Lot Line Adjustment - BCPC Review of 2/7/07 – This municipal review is independent of the subdivision review of 1/11/07. The review endorses approval of the plan. It conforms to the recreation policies of the township, its comprehensive plan, and the county's comprehensive plan. Dave Nyman motioned to recommend to the supervisors preliminary/final plan approval and the granting of the waivers requested from road improvements, which include installation of sidewalks and curbing. Anne Fenley seconded the motion, with Dave Nyman abstaining. Motion passed.

Furmanski Subdivision – Carolyn and Daniel Furmanski, along with Paul Dietz, were present. Mr. Dietz discussed C. Robert Wynn's review letter of 1/31/07. The 6.77 net acres is being subdivided to give son, Daniel, a building lot of 3.05 net acres. It's zoned AP and fronts Lake Nockamixon. Item 1 – It's a less than 10 acre lot and not required to preserve farm soils. Item 2 – Mr. Dietz offered that FEMA information impacts the RP chart; the numbers changed in the 100's category, which is a minimum impact, and has no affect to the building envelope.

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However, Steve Baluh noted that it's not the current FEMA map based on a recent flood study done on the Clymer Mill project which establishes the dam elevation. The calculated flood elevation should be identified on the plan. Item 3 – Waivers include road improvements, street lighting, and stormwater management. Suggested is a 6' wide improved shoulder which can be adjusted in areas with existing utility poles, if it's only 5 ½' to 6'. It may include removal of large trees. A cost estimate is to be submitted regarding waived improvements for consideration, and/or contribution for fee-in-lieu-of same. Mrs. Furmanski questioned the culverts recently improved by the township during the widening. Mr. Baluh offered extra piping could be clamped on to it. Item 4 – A wetland delineation was included with the plan, showing no existing wetlands. The ordinance requires a Jurisdictional Determination by the US Army Corps of Engineers. A waiver should be submitted by the applicant if one is not issued. Mr. Dietz offered that if waters can be navigated, the Corps usually does one. Steve Baluh will contact them for their official response for a request.

Item 5 – The proposed driveway is close to some trees, which may have to be removed, but as few as possible. If trees go, a plan for replacement trees must be in place. Required buffer trees cannot be used as replacement trees. Item 6 – Additional information regarding stormwater management will be supplied as requested. Item 7 – BCCD review has been submitted; awaiting reply. Item 8 – Placement of property monumentation is a will comply. Item 9 – Right of way dedication, is a will comply. Item 10 – Any improvements within 100' of the property line must be identified, is a will comply and driveways were placed on the plan. Item 11 – Engineer block, not required, will be removed from the plan. Item 12 – Planning modules were submitted to BC Dept. of Health. New test sites at the existing dwelling were certified as okay. A back up site is on the plan, but it's not noted as a back-up system. Item 13 – Requirements of items pertaining to Financial and Developments agreements are will comply. Item 14 – Additional comments may be forthcoming with submission of any requested information.

Sam Martin queried the relief of stormwater management issues. Steve Baluh offered that historically for small subdivisions, it's been policy to waive it for the existing dwelling; it is being addressed on the new lot. A lamp post light at the driveway is suggested in lieu of street lighting. A copy of the letter from the DCNR park office regarding the plan was given to Mrs. Furmanski. The township responded to the letter on 1/17/07.

New Business – Weidner Sketch Plan – No one was present to discuss the plan, therefore, it was tabled. No action is required.

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Branch Road Sewer Extension – Steve Baluh discussed the Township's plan to extend sewer service to the Diehl and Seiger properties on Branch Road. They are experiencing malfunctioning systems. Installation of gravity sewers is cost prohibitive. A force main will run along the Keeler property via an easement and into the sewer treatment plant. Planning modules are required for forwarding to PADEP. Other homes in the vicinity have recently installed sand mound systems. Dave Nyman made a motion to sign the modules, with a second by Nancy Booz; motion carried.

No comments from the public. Dave Nyman made a motion to adjourn and sign both the Grim Mylars and the Planning Modules, with a second by Nancy Booz. Motion passed all in favor.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary