

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

The meeting was called to order by Chairperson Dean Frankenfield with the following Board members present: Anne Fenley, Brenda Sears, Sam Martin, Jim Valleta, Dave Nyman, and Township Engineer Bob Wynn. Not in attendance was member Nancy Booz, and Township Manager Anne Klepfer. Dean noted the correspondence listed on the agenda.

The Minutes of February 8, 2007 were approved on motion by Anne Fenley, seconded by Dave Nyman; motion carried.

Old Business – Pileggi, Shopping Center - Rich Knudsen, Knudsen Engineering, was present to discuss progress on the plan. Improvements include a full-width curbed shoulder widening, and a wider access driveway, allowing left and right turn-out lanes. Entrance access is one lane. Mr. Knudsen stated the Geroni's have not responded to certified letters discussing purchasing an easement along the frontage of their property for installing improvements. The improvements would have to stop in front of the Geroni Tract and start again after it. The Township was not copied on the correspondence. Mr. Knudsen stated a traffic study would have to determine if a traffic signal was required at the site entrance. Recently a meeting was held at the Township to discuss the issue. The question remains, will PennDOT require a traffic signal at these locations, and does the Township want a traffic light.

C. Robert Wynn's review letter of 2/27/07 was discussed. Item 1 – Is a statement noting the Conditional Use of 10/21/03 granted by the Supervisors, and the conditions thereof. Item 2 – Notes the list of waivers requested by the applicant of 8/2/06. Paragraph two of Item 2 suggest revamping the layout of the convenience store by eliminating parking in front, moving the building forward, and adding a truck parking area to the rear. Additionally, comments regarding the parking within 20 feet of the building should be received from the servicing fire company. Item 3 – A previous traffic study submitted, recommended signalization and a left turn lane at the main site entrance, and a traffic signal warrant study of 11/18/06 for Routes 313/563 was also submitted. Revised reports are required to address comments contained in those studies, along with PennDOT comments, signal warrants, and final improvement design.

Item 3A – Documents showing attempts to contact the Geroni's should be copied to the Township. Revisions should be submitted regarding grading encroachments on the Geroni Tract. Item 3B – Plan details and profile for street improvements must be submitted for review. Item 3C- Designs for traffic signal(s) must be submitted. Item 3D – Plans and reports must be submitted to the Township prior to submission to PennDOT and notify the Township of any meetings with PennDOT to coordinate state and municipal requirements.

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Item 4 – Wetland plantings must be specified on the Landscape plan, and it's a will comply. Item 5A – A dry hydrant for fire fighting purposes should be proposed and details added to the plan. Item 5B – Additional specifications on water inlet inserts is required. Item 5C – O & M agreements for the stormwater basin and water quality measures – is a will comply. Item 6 – BCCD approval and NPDES permit requirements are will comply, along with additional calculation information as requested. Item 7, 8 – DeVal Soils is continuing its work and as to Item C regarding well water comments, Mr. Knudsen stated he is not qualified to comment on the issue. Item 9 – Lighting and possible related glare issues pertaining to the parking area, is a will comply. Item 10, 11, 12 pertaining to Development agreements, submittal of an Opinion of Cost, septic and well information on the adjoining Reinbott property be noted on the plan, and tree protection locations in construction sequence prior to tree cutting, are will comply. Item 13 – Additional comments will be forthcoming as supplemental information is submitted with regards to resolution of the previous topics of discussion.

Pettit 9-Lot Plan, N. Fifth Street – The applicants declined their appearance at this meeting at 9:45 this morning.

Weidner Sketch Plan – Scott Mill, Van Cleef Engineering, was present to discuss the plan; RealPro Enterprises is the applicant. Mr. Mill gave an overview of the approximate 30 acre tract; twenty lots in Hilltown, and 4 in East Rockhill Township, with two cul-de-sac streets. The tract extends from Seven Corner Road to South Perkasio Road; however, access is limited due to steep slopes on South Perkasio Road. A basin is planned for the northeast corner of the Hilltown portion. The comments in C. Robert Wynn's review letter of 1/24/07 were discussed. Item 1 – Refers to a prior 1990 subdivision plan, conditions not met, and plan not recorded. However, different parties are involved. Item 2 – The 1700+ cul-de-sac street does not comply with East Rockhill Township's limit of 500+, or Hilltown's. Item 3 – The proposed street traverses both municipalities therefore, maintenance issues must be resolved. Item 4 – Proposed street width is shown at 28' with sidewalks on both sides, conflicts with Township regulations for streets with parking on both sides which would require a 36' width. The board favors wider streets. Item 5 – Drainage concerns are known on TP 12-13-21-2 and are an issue; improvements along Seven Corner Road (pipe replacement) would address some issues, and easements would be necessary from owners for discharge of Basin 1. Item 6 -The previous plan showed this area of Basin 1 delineated as wetlands. Item 7 – Township sewer facilities are on Seven Corner Road. Discussion ensued regarding the number of lots, and Hilltown's Act 537 plan issues in the two zoning districts, CR2 and RR and the method of sewer service.

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Item 8 – Water service to the site must be identified on the plan; the area is located in the Hilltown Water and Sewer service area. Road restoration must be addressed with extension of services. Item 9 – Ordinance requires 1500' of land for recreation purposes per lot, or a fee in lieu of contribution. The board noted that the lots in Hilltown are larger than the four in East Rockhill Township; 2 lots would require only 3000' of recreation space. Item 10 – Tree replacement of any trees, 6" or greater diameter removed during construction, must be addressed. It was noted that Information would be submitted at the preliminary submittal.

The board suggested the applicant investigate further into the street extension/temporary cul-de-sac issue, for access through adjoining properties as a thru-street. Additionally, any comments from Hilltown Township regarding this plan will be reviewed by the Board.

Public Comment – Mr. & Mrs. Geroni were present at the meeting and stated they were contacted, at least once a year, and they replied, suggesting Mr. Pileggi could buy their entire property, not an easement. They are not in favor of the shopping center across the street from their home.

The meeting adjourned at 8:20 PM to sign the Antonuccio mylars, on motion by Brenda Sears, seconded by Anne Fenley and passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary