

East Rockhill Township Planning Commission
Minutes of Meeting – May 8, 2008

The meeting was called to order at 7:30 PM by Chairperson Dean Frankenfield with the following members present: Brenda Sears, Anne Fenley, Sam Martin, Nancy Booz, Jim Valletta, Township Manager Anne Klepfer, and Township Engineer Steve Baluh. Member Dave Nyman did not attend.

Dean noted the correspondence listed on the agenda and requested the audience place their names on the sign-in sheet at the door.

The minutes of April 10, 2008 were approved on a motion by Anne Fenley, seconded by Jim Valletta, and the motion passed unanimously.

Old Business – B & D Builders – Present for discussion was Attorney Ed Wild, Nick Rose of Pro Tract Engineering, and Peter Stratton, B & D Builders. Mr. Wild described the project. The plan shows four new lots and one existing lot, with access driveways onto collector streets, shown as a B-2 Type subdivision. The plan depicts a waiver which is fundamental to this plan. The **Subdivision and Land Development Ordinance** prohibits new driveways onto collector streets. Without the waiver, the plan must utilize a cul-de-sac street. Dean requested he address the comments in C. Robert Wynn's review letter of 4/3/08. Item 1 – Nick Rose addressed the comments regarding a new wetland study which has not been submitted. He pinpointed the area of a drainage swale, and noted the new report will be submitted. Steve Baluh stated the policy is to require a **Jurisdictional Determination**. Item 2 - Mr. Wild stated errors noted in the site capacity calculations, but it do not affect lot yield or layout, will be corrected; it is a will comply. Item 3 – Also, the calculations for open space will be adjusted. Additionally, pending a change to the Township's recreation requirement, Mr. Wild does not foresee a problem with meeting the requirements. Regarding the existing motorcycle trail, Mr. Wild stated the limit of that use is suspect. Mr. Wild stated the applicant does not have a predisposition as to how to satisfy the recreation requirements, but will work with the Township to comply. Lot 5's driveway will be adjusted. Item 4 – A fee-in-lieu is preferred providing for the recreation land requirement. Item 5 – Disposition of the boulders, is a will comply. Item 6 – Required legal descriptions, is a will comply. Item 7 – Mr. Wild pointed to an aerial view showing existing driveways in the area and there are no local streets, other than the two collector streets. Twenty-seven driveways exist. Dean offered those driveways were developed long prior to the zoning ordinance. Practically, Steve Baluh offered Old Bethlehem Pike has substantially more traffic than Rockhill Road. Current residents have drainage issues with the number of proposed lots. Steve suggested moving lots to access Rockhill Road. Resident Joe Perott, adjoining property owner, stated seven homes access his road. Nick Rose answered two lots now share a driveway with this plan.

Mr. Wild stated reconfiguring the lots will be explored.

East Rockhill Township Planning Commission
Minutes of Meeting – May 8, 2008

Mr. Wild re-iterated his comment on the access onto the collector street. The board is more concerned about egress/ingress. Dean noted an existing drainage issue in the northwest corner of the lot – possibly revise the plan to minimize that issue. Mr. Wild would like to return with a reconfigured plan. Item 8 – The lot configuration may change with revisions; Item 9 – A partial waiver has been submitted for street improvements along Old Bethlehem Pike. Anne Klepfer stated the plan should be submitted to West Rockhill Township. Nick Rose stated a paved shoulder is planned. Steve Baluh reminded him the Liberty Bell Trolley Trails exists, mostly in the road right-of-way. Anne Klepfer indicated that Steve Baluh and Road Master Steve Funk should confer with West Rockhill's Road Master as they maintain this section of the road. Drainage and shoulder improvements are main concerns of the board. Residents Donald Swartley and Ed Frick commented on existing drainage ditches and flooding in the area. Mr. Perott stated after tree removal in the area for the development that now gets 3 water run-off, how much more water will be coming from the property? Steve Baluh stated they would have to control it. Mr. Perott bought his property which had four condemned houses, which he removed. The existing garage was allowed to remain. The plan shows its placement past his lot line onto this plan. He asked how it will be addressed. Mr. Wild will review the issue.

Ted Marks, who lives adjacent to the property, stated water from the property runs 24-48 hours after a storm, right through his driveway. His concern is the 8' shoulder improvement. Dean stated it would be addressed in the stormwater plan design. Item 10 – Additional driveway construction details, is a will comply. Item 11 – Street trees regulations, is a will comply. Item 12 – Reforestation requirements, is a will comply. Item 13 – E & S approval and an NPDES permits, are will comply. Item 14 – Stormwater Management requirements, are a will comply. Item 15 – Well Depletion Agreement, is a will comply. Item 16 – Sewage Planning Modules, is a will comply. Item 17 – Property monumentation, is a will comply. Item 18 – Lamp posts are favored by the applicant to satisfy the requirement. Item 19 – Any SALDO requests of the applicant will be submitted in writing. Item 20 – Development/Financial Security Agreements, is a will comply. Item 21 – It is understood that, additional comments will be generated with additional submissions.

Steve Baluh revisited Item 16 stated should marginal conditions be located on the site, replacement areas may be required. Anne Klepfer queried Steve regarding the possibility of public sewer in West Rockhill. He replied they're revising their Act 537 Plan, but it would be a long-range planning item, and not applicable. Jim Valletta asked what happens if the BCCD plan is not acceptable. The plan is for soil conservation during construction; they review it and if changes are made, the application must be resubmitted.

East Rockhill Township Planning Commission
Minutes of Meeting – May 8, 2008

A question arose on what will occur at the corner where the motorcycle trail exists. The board expects it to be removed. Mr. Wild expects to have a dialogue with the Township and it will have to meet the requirements of the ordinance with regard to open space. Ownership is to be determined. Mr. Wild wants to return with a sketch based on tonight's discussion. A resident stated another well exists, along with turtles and fox dens, near the drainage creek.

Draper DBS Final Plan – Brad Clymer was present to discuss the plan and Steve's review letter of 5/1/08. Item 1 – States a PennDOT permit is still required. Response was submitted to PennDOT, and Mr. Clymer stated those comments were to be reviewed today. Item 2 – A \$6,945.75 capital contribution in lieu of sidewalk installation, is a will comply. Item 3 – Shrubs were planted along the Pettit property and truck access as suggested. Item 4 – Connection to public sewer when available, is a will comply. It will be noted in the development plan. Item 5 – PBA confirmed their intent to serve the site with public water. The design for public facilities was satisfactory per PBA's engineer. Item 6 – Notes that the Stormwater Management report is satisfactory. Item 7 – BCCD and NPDES permits are issued. Item 8 – Dedication of the ultimate right-of-way of N. Fifth Street is offered and its legal description is satisfactory. Item 9 – The fee in-lieu of for recreation land is a will comply. Item 10 – Development/Financial Security is a will comply. An Opinion of Cost by Mr. Clymer will be submitted after the applicant (Draper) reviews them.

The BCPC review of 5/2/08 noted similar comments to the township's engineer's letter. Dean asked for public comment on the plan. Jim Nietupski asked what the dollar amount is for the recreation land. Anne Klepfer stated the fee is spelled out in the ordinance. It's based on the percentage of acreage for a project, if not supplying the acreage, there's a fee in the ordinance, and its multiplied. The capital contribution is different. It goes into the capital fund, organized by streets. It was a policy decision during the budget process; money from development projects should go towards that street, whether its for a traffic signal, road improvements, bike path, or sidewalks. There are no legal constraints.

Additionally, he asked about water testing. Mr. Clymer stated their building a dry water main; he should contact Gary Winton at PBA who is conducting some testing. Dean asked for a motion. Jim Valletta made a motion to recommend to the Supervisors, they give final approval, conditioned upon completion of the items listed in C. Robert Wynn's review letter of 5/1/08. Nancy Booz seconded the motion; it passed unanimously.

Holly Brooks Plan – Jerry Harris was present for the plan.

East Rockhill Township Planning Commission
Minutes of Meeting – May 8, 2008

C. Robert Wynn's review letter of 5/1/08 was discussed. Item 1 – Additional site capacity calculations, including pond shore lines, wetlands, wetland margins, and riparian buffer zones; is a will comply. Item 2 – Wetland Delineation report must be submitted. Item 3 – Flood plain will be submitted to FEMA for mapping. Mr. Harris will submit it upon preliminary approval. Item 4 – Shoulder widening and improvements are satisfactory. The class D buffer requires placement at the rear of the house, and sides of the farm. However, it offers an option for a fence or staggered plants. Due to the continued farm use, the applicant proposes a 5-strand high-tensile fence. Currently, the fence stops at the creek. It is to surround the farm, separating the farm from the cul-de-sacs. Is the Board agreeable to a fence rather than plantings? Also, does it meet the zoning ordinance? Steve will visit the site to look at the existing fence, and have a discussion with the solicitor. Item 5 – A variety of trees will be shown in the plantings, revised from a single species. Item 6 A – E – Mr. Harris stated it's a will comply. Steve Baluh offered additional comments – A – pertains to the storm sewer waiver, for a 15" pipe; B – Additional detail for the culvert modification to even the two pipes and improvements at the ends; C – Additional detail on the spot elevations to insure the water will go the desired direction; D – A storm easement is needed for any piping outside of the road rights-of-way; E – The O & M agreement requirement for privately-owned stormwater management facilities.

Item 7 – Application to BCCD, will be made upon preliminary plan approval. Item 8 – Mr. Harris stated Mr. Bob Buehler tested his well and was told he would not have a problem supplying good water to new homes. Mr. Harris's well depth is 60 feet. It was noted PBA is planning to provide water to the Cedar View development and may have bids ready for October. Anne Klepfer stated Bruno Mercuri, a hydro-geologist working with PBA, could be asked based on his knowledge of the TCE issue, to issue comments on prior well drilling/testing. Mr. Harris stated the health department test only wells for new houses. John Cressman offered the Township requires a certified well appropriate for a house. Dean offered the TCE plume is located in the second aquifer, and it's moving from its origin. Mr. Harris stated about 30 gallons per day for each cow is needed, which is 1500 gallons per day usage. Dean stated with the drawing of more water for new homes, the plume could move further. The board had previously suggested a new test well in each of the cul-de-sacs. Mr. Harris stated TCE was not found in his well. Dean offered new wells are drilled at 150' deep at least, into the two aquifers. Mr. Harris stated his well driller said they could be drilled at 60-64'. Dean offered he would feel negligent if prior testing wasn't done. Discussion ensued, noting the knowledge of the presence of TCE in the area, sparked this well testing issue. Nancy Booz stated the levels found in Cedar View homes vary with each lot. Item 9 – Perkasio Fire Company offered no objections to the plan.

East Rockhill Township Planning Commission
Minutes of Meeting – May 8, 2008

Item 10 A-F – Planning modules were submitted to the health department. The area is shown on the Township's Act 537 Plan for on-site sewers, and the plan proposes on-lot sewers. When the report is back from BC Health department, it will be reviewed for its consistency with the Act 537 Plan. Item 10 D – Steve Baluh stated he had spoken with the health department and it did not appear to be a concern; however, Mr. Harris should confirm separation between the BMP's and sand mound areas is satisfactory. Item 11 – An easement is planned for recreation area requirements. Item 12 – Street lights and lamp posts locations have been placed on the plans. Item 13 – A disclosure statement, informing potential buyers of restrictions, protected areas, location of wells, sewage disposal systems and stormwater management facilities, will be part of the development agreement. Item 14 – Executed development/financial agreements, is a will comply. Item 15 – Additional engineering and drafting items, are a will comply. An additional waiver item was supplied in a 4/21/08 letter pertaining to the class B buffer plantings and fencing. The 4/8/08 letter contained a previous 18" pipe (10C), which will now be a 15" pipe. Dean asked for public comment; there was none.

He queried the board for comments. Anne asked about the on-lot stormwater issue. Steve discussed it with Brooks today. They will design more underground facilities; making lots more usable and level. The main issue for the board is the well testing. The board deferred any recommendation until the BMP changes and well testing is done. An extension will be needed for the plan. Mr. Harris executed the extension. Steve Baluh will contact Mr. Mercuri, requesting he comment on the best location and depth for test wells, each in the vicinity of each cul-de-sac.

Bedminster Comprehensive Plan – Steve Baluh reviewed the plan, showing a colored, future land use map. Areas next to the Township are identified as the villages of Hagersville and Keelersville. The core development area is the orange-colored, higher density area. They're in favor of continuing work on the Rt. 563/Rt. 663 Traffic Impact Task Force plan. They plan to investigate village design guidelines. The plan identifies the intersection of Old Bethlehem Road and Ridge Road as needing improvements, an area of concern. The plan was prepared by Bucks County Planning, as was the Township's. It was noted a line through the lake area shows the former boundary line which is a portion of Old Bethlehem Road under the lake.

There being no further business to come before the board, the meeting adjourned on motion by Anne Fenley, seconded by Nancy Booz. Motion passed unanimously.

East Rockhill Township Planning Commission
Minutes of Meeting – May 8, 2008

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary