

East Rockhill Township Planning Commission  
Minutes of Meeting – June 12, 2008

The meeting was called to order by Chairperson Dean Frankenfield with the following members present; Brenda Sears, Anne Fenley, Dave Nyman, and Township Engineer Steve Baluh. Jim Valletta, Nancy Booz, Sam Martin and Manager Anne Klepfer were not in attendance. Dean opened the meeting requesting attendees place their names on the sign-in sheet at the door, and noting the correspondence received is listed on the agenda.

Brenda Sears motioned to approve the Minutes of May 8, 2008 as presented, seconded by Anne Fenley; motion passed unanimously.

Old Business – B & D Builders, Sketch Plan, Old Bethlehem Pike/ E. Rockhill Road – Present to speak were Ed Wild, Benner & Wild, Peter Stratton, B & D Builders, and Nick Rose, ProTract Engineering. Mr. Wild stated he had appeared at the last meeting and discussed the Township Engineer's review. A sketch plan has been prepared as a result of the discussion, comments by the Board and neighbors of the site. Nick Rose explained the changes on the sketch. A corner lot near Kooker Avenue was removed and placed on the E. Rockhill Road side of the plan reducing the number of new driveways on Old Bethlehem Pike, which is a collector street, and due to storm water issues with residents on Kooker Avenue and Old Bethlehem Pike. The open space was extended in that area. Two new driveways, one of them a shared driveway, are shown on Old Bethlehem Pike, and one new, shared driveway on E. Rockhill Road. He stated sewer testing was okay. An existing well, owned by Larry Wolfinger near that lot, will be relocated at the expense of the applicant. Mr. Rose stated his pump needs replacing, and erases any possible septic location issues with this plan.

Dean Frankenfield stated because of neighbors concerns the Township was looking for the method of storm water management for the runoff, i.e., any basin locations, plans for the swale. Mr. Rose, using the sketch, stated though not yet designed, it would be through a system of swales, capturing and retaining the water. Individual storm systems on each lot would contain the runoff, utilizing trench drains and underground drainage systems, and some runoff from Old Bethlehem Pike will be redirected through the subdivision to the existing stream. Dean asked if a berm would be installed along the northern property line. Yes and a concave-shaped area in the open space. Mr. Perott of Kooker Avenue stated the water also runs between his property and an empty lot and into the street, flooding the private road. Ed Frick added he also gets flooded. Nick Rose said it will not worsen, but help with the run off. Steve Baluh offered they should work with these property owners, channeling the water to a place that's comfortable with them so it can be managed through they're properties; even if its increasing the pipe size on Kooker Avenue; it may be a better alternative.

East Rockhill Township Planning Commission  
Minutes of Meeting – June 12, 2008

Ed Wild spoke on the waiver issues. Waivers are still needed for placement of the new driveways onto collector streets. Street improvements are not proposed due to the nature of the area. That, too, is a waiver request. Prior to meeting with neighbors to resolve these issues, Mr. Wild wanted to know if the waivers are obtainable. Another lot can't be moved due to the current sewer approvals. They would have to start over, putting in a street or cul-de-sac, or accessing directing to the street. Five lots with three driveways is the best plan. If the board is not comfortable with the geometry, then the plan would have to have more than five lots.

Dean stated the number of driveway accesses hasn't changed; but increased vehicular traffic from new lots. The northern most lot shows a 20' side yard, and it is his opinion it will be hard to fit the storm water and sewer system and have a useable yard. Mr. Rose will try to move the lot line forward. Has additional septic testing been done to get another lot? It was stated DeVal Soils did not find additional useable soils. Was a standard B1 subdivision pursued rather than this cluster plan? Yes, but due to the wetlands in the middle, the cluster was designed. Dave Nyman asked where additional lots could be then placed. Mr. Wild stated the site capacity is 12 or 13 lots, but it was not engineered and they would rather not. Mr. Nyman said yes, if it was an ideal site. Mr. Wild stated cul-de-sacs could be placed on both streets, though it's not desired. Steve Baluh offered if the planning commission would be comfortable with shoulder work, contribution for fee-in-lieu of, for consideration of the waivers, could be an option. Mr. Wild would like to know in advance if the contribution exceeds the receipts of the new lots. A meeting could be set up for staff discussions with Steve Funk, Anne Klepfer, Steve Baluh, and the applicant. The board also wants feedback from West Rockhill Township as they plan to do some oil and chip work in the area.

Dean reiterated his desire for an investigation into one more lot being moved to E. Rockhill Road; he feels it's a better idea and worthwhile for the project and the residents. Is there another area on this parcel that can be accessed from E. Rockhill Road? Soil testing said no. Steve Baluh offered if such a study was done, the information should be supplied to the Township and shown on the plans. Dave stated this plan shown is an improvement to the former. It would be better if it's possible, to move another lot. They will meet with staff, talk to West Rockhill Township, and return with a response. Ed Frick stated water from West Rockhill does come onto his property now. Dean offered they hope to improve that issue and Dave stated if nothing occurs it won't change. A question arose why a well is being drilled for Mr. Wolfinger. Mr. Rose stated his well is 2 feet from the road and the pump is troublesome. As a lot is planned directly across the street, they offered to drill a new one, as they have to be 100' away from his well. Donald Swartley stated his well is about 80'.

East Rockhill Township Planning Commission  
Minutes of Meeting – June 12, 2008

When the new wells go in, what happens to the water level? A well impact fee would be in place for five years. Dave stated you establish your base line; then if it's impacted, they go from there. He offered, too, that when the quarry was operational, Mr. Bleam's well would go dry. He's read that it may re-open, and it's a concern.

As the PHS Zoning Hearing is still underway, the next item of New Business – Richland Township's Comprehensive Plan was discussed by Steve Baluh. The color-coded future land use map, which is essentially rural residential along the borders of the East Rockhill, pinpoints various use areas. The main goal is to reduce traffic congestion along Route 309. They have a separate plan for traffic planning. Another goal is to bypass Route 309 via an area near the Faulkner's used truck lot on Route 309 via the Portzer Road to Route 663. They wish to coordinate a county-wide bus and rail system. They desire better cooperation with adjoining municipalities and government agencies. Areas dedicated to the Quakertown Swamp are shown, along with watershed areas to be protected. Lighter green areas designate conservation areas. Rural reserve areas could be changed in the future to residential areas if needed.

The white area is the primary development area, which is essentially, the Borough of Quakertown. Steve said a response is not required; however, Dave Nyman stated a response from the Township that East Rockhill Township has similar goals to Items 4 and 5 should be sent. Steve will discuss with the Township Manager.

Hans Sumpf, Hilltown Deep Run Valley Sports Association, asked Dave what company is the Township's emergency ambulance service. It is Grandview and St. Luke's. Dave suggested he speak with Bedminster and Dublin as they're using Pt. Pleasant service. Hilltown decided to do their own.

PHS Synthetic Turf Field – Justin Massie, Terraform Engineering, gave an overview of the project. He discussed C. Robert Wynn's review letter of 5/1/08. Item 1 – Pertains to the Zoning Hearing Application, currently underway at BCCC. Item 2 – Information submitted is satisfactory regarding the storm water management analysis. A waiver is not required. Item 3 – A 5/15/08 BCCD inadequacy comment was received. They wanted basin "C" designated as a sediment basin, but the project manager stated it would kill the plantings. After discussion with BCCD, the basin did not have the freeboard requirements as a sediment basin; therefore, do not designate it as such. Item 4 – A water hydrant will be installed for wash-up with availability served via Perkasio Borough Authority. Item 5 – Justin attended the hearing proceeding prior to this meeting. He stated the Township Solicitor offered certain conditions for the school board to consider.

East Rockhill Township Planning Commission  
Minutes of Meeting – June 12, 2008

The lighting would only be used on week days, Monday through Friday up until 9:45 PM. On weekends, never on Sundays; on Saturdays, one time during each month during the academic school year up until 9:30, but it requires a specific permit; Additionally, no Saturdays outside the school year.

Item 6 – A waiver is requested pertaining to the plan set; showing only the portion involving the sports field area. The plans will be changed to 24 x 36 sheet size, with a scale of 1" – 40'. Item 7 – Discussion ensued regarding installation of a preemption device on the Campus Drive/Fifth Street traffic signal. Mr. Massie stated he did not have the authority to speak with regards to the request. Item 8 – The signature sheet will be the "record" plan sheet, and follow immediately the title sheet. Item 9 – Mr. Massie stated the storm lid's sole purpose is for cleaning out and is in the rubberized surface area. Steve Baluh said he's agreeable to not having a slotted lid. Item 10 – Pertaining to junction boxes, Mr. Massie stated, if access is needed, they would cut the field, replace material and stitch the turf together again. Item 11 – After explaining the location of the handicapped parking and ramp location, Steve agreed to the location as shown on the plans. Item 12 – The development agreement/financial security, is a will comply. Item 13 – After the zoning hearing decision is given, additional comments may be added.

The BCPC review was discussed. Item 1 – Lighting details should be placed on the plans. Item 2 – Pertains to storm water management items. A note will be placed on the plan. Additionally, a maintenance schedule should be noted on the plans, which would be in the best interest of the School District.

Brenda Sears made a motion to sign the BCCC Land Development final plans/mylars, seconded by Dave Nyman, and passed unanimously. Dean Frankenfield read a letter from Success Rehabilitation stating their desire to withdraw their land development plans; therefore, an extension is not necessary. Brenda made a motion to deny the Hollybrooks Plan unless an extension is received by 6/30/08, seconded by Anne Fenley, and passed unanimously. Information was received from Bruno Mercuri that a test well should be drilled. Dave stated recent information was received that public water availability is proceeding. It may be in their best interest to take advantage and install public water to the subdivision.

Therefore, being no further business to come before the board, the meeting was adjourned at 9 PM on motion of Dave Nyman, seconded by Anne Fenley, and passed unanimously.

East Rockhill Township Planning Commission  
Minutes of Meeting – June 12, 2008

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary