

## East Rockhill Township Planning Commission

**November 13, 2008**

The meeting was called to order at 7:30 PM by Vice Chair Nancy Booz in the absence of Chairman Dean Frankenfield. Members present were Sam Martin, Brenda Sears, Anne Fenley, Dave Nyman, Township Engineer Steve Baluh, and Township Manager Anne Klepfer. Jim Valletta did not attend. Nancy noted the list of correspondence printed on the agenda.

Nancy Booz read a letter from Jim Valletta announcing his resignation from the board as he is moving from the Township. He was thankful for the opportunity to serve the township and he gained more knowledge about municipal planning, and said it was a pleasure to work with the board.

The Minutes of October 9, 2008 were approved as presented on motion by Dave Nyman, and seconded by Brenda Sears; motion passed unanimously.

**Old Business** – Pileggi, Revised Traffic Study – Present were Scot Semisch, Esq., Tara Bernard of DelVal Soils, Rich Knudsen, Engineer, Joseph Pileggi, and Dave Kondrat, Traffic Engineer. Mr. Semisch gave a brief review of the plan, and stated he had no issues with Steve Baluh's 4/14/2008 review letter. Additionally, he had no issues with the 11/10/08 Horner & Canter Associates, Inc., review letter. He commented they want an 8-hour study for warrant and also a 4-hour study for warrant. He questioned the need for an 8-hour study, as the warrant states there is a need for a light. Dave Kondrat stated the study shows improvements are needed at the Mt. View Road intersection; the signal is needed first, then the left turn phasing, then the right turn lane. In the year 2019, everything is needed. The signal is needed now. Scot stated they would like to go to PADot now with a preliminary approval for PADot's comments i.e. Item 7, Page 2 of the Traffic review. Stacking and the deceleration lanes are two issues along the property and impacts the adjacent property. A longer deceleration lane is desirable if it can be put in place. Scot stated he contacted the Geroni's via certified mail; they were not interested, even with an offer of \$10,000.00 for the portion involved. Additionally, PADot said to put forth a best effort to buy it; if not accepted, build up to their property line.

Sam says the study shows a difference in improvements at the intersection – two different designs? Dave Kondrat stated (Item 3) is not proposed, but what the analysis states. In traffic study work, what is there in 2009, you should try to have everything in place for 2019. Sam Martin stated when improvements are not done up front, it's hard to keep going; traffic issues are taken very seriously. Dave Kondrat agreed everything should be in place up front.

## Minutes of Meeting – Continued

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Scot stated a Well Depletion Agreement and Sewage Management Agreement were negotiated with the Township, with a six month hauling limit. They would like to lengthen the period should the first site fail, the second site should be up and running. Steve Baluh did not want the fill sites built now; it allows too much time for pump and haul. Steve Baluh replied to Nancy's query about PADot; they do need to get PADot involved. The plans should state these are the developer's plans. Dave Kondrat stated PADot wants a firm footprint of development. Steve referring to his notes asked if there was information from the fire company. Rich Knudsen spoke to Doug Wilhelm of the Quakertown Fire Company, and his one comment was the need for water on-site for fire protection. Citing square footage of the site, with 3666 gallons per minute flow, five water tankers would be necessary for fire fighting. Rich Knudsen spoke with Mr. Wilhelm informing him of the dry hydrant location at the wet pond. Apparently, the separate buildings will not require sprinkling under the fire code.

Dave Nyman queried previous items in the 3/4/07 review letter; Item 13, identifying the well and septic location on the Reinbott (Wagon Wheel) property. That will be shown if the owner can show the location to them. Discussion ensued about a possible driveway location between those two properties. Scot offered they can discuss it with PADot, but it's not a welcome idea should an inebriated driver enter their parking lot from that site. If a pre-emption device is planned for the traffic signals, the Township would have to approve the design and be placed on the application to PADot. Scot stated the study shows a traffic signal must be placed at the entrance to the site which the developer will install. Scott stated the owner would prefer a cash contribution towards the Mt. View Road location, with the Township doing what it needs to do to complete it. This would be deferred to the Board of Supervisors for discussion.

Scot stated he'll make another effort to approach the Geroni's. The parking area lighting – they agreed to reduce the lights at night, and turn off or dim the store signs at night. Steve reviewed the waivers. Curbing was reduced on the internal parking areas; curbed islands, not the perimeter; buffers trees in the parking area, sidewalks along Rt. 313, less than 20' minimum between parking and building exterior, storm water basin depth, basin is fenced and has a bench in the dry section, and it is a permanent pond.

Scot stated no fuel pumps are planned. They want to move forward with this plan. Steve offered it would clear things up, if fuel pumps were removed from the study. Scot stated in the future, possibly fuel pumps would be desirable; better to over-design than not design for a future use. Dave stated that's an environmental sensitivity with its proximity to the Quakertown Swamp and wetlands.

## Minutes of Meeting – continued

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Sam Martin will not make a motion, citing nine issues or deficiencies in the Traffic Study. Dave Kondrat offered discussion on how the analyses work. The 2019 conditions are set in stone. It's the intermediate points in the analysis without the improvements, or with expanded improvements when you do the mitigation for impact; you don't do intermediate. PADot expects the built-out, 2019 condition. Item 1 - Dave Nyman said it should be stated no fuel pumps are planned, and explain why you put them in the study. Steve offered it should be in the narrative. Item 2 – They can put an 8-hour study in the packet. Item 3 – It's not a discrepancy, it's the partial improvements in the analysis that shows what needs to be on line in 2019. Item 4 – The summaries of peak hour volumes and peak hour factors are in the study, but not on the forms. Item 5 – Table Six, Saturday hours can be included – the numbers are in the analysis, but not in the Table. Item 6 – The same, the LOS information is in the analysis, but not in the Table. Item 7 – This item will be resolved through PADot as they are PADot issues. Item 8 – This is a statement in agreement with the applicant regarding Sterner Mill Road findings. Item 9 – States the Traffic Study needs revising, and the applicant will revise it.

Anne Fenley stated the traffic signal was recommended at Mt. View Drive and Rt. 313. Scot stated the recommendation came from the Conditional Use approval to be at either location at the Township's discretion. Scot stated the Traffic Study warrant requires a light at both locations. They were anticipating one light and now two are needed. As a compromise, they will install the one at the site, and pay a nice contribution for the Mt. View location. Dave Kondrat stated it meets the warrant now. Anne Klepfer stated this is why it needed a conditional use. With the use, those things go out the window. Why would they approve a conditional use if the deficiency wasn't to be corrected? Brenda Sears commented when this was being reviewed, it was the boards' understanding that a light would be put at Mt. View; and it was at the Township's discretion. The fact that one is needed at your entrance location, that had come up in discussions prior to this. The Board bartered and compromised, diminishing our requirements knowing you may need a second light. Scot says the ultimate decision will be made through the supervisors and they'll do whatever they say.

Sam queried Steve Baluh on items 10 – 20. He offered they're mostly drafting items. PADot will want a turning movement diagram when it's submitted. Steve stated discussion can be had with Horner and Cantor as how to show the revisions to the study. A revised traffic study will be done. Any plans submitted to PADot will be submitted to the Township. Brenda asked how PADot will be aware of the Township's desire for two traffic signals; they are not on the plans. Will there be supporting documentation submitted?

## Minutes of Meeting – continued

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Steve stated it would be a separate submission; more of a developer agreement. The development would have to have an extreme affect on the location, and it's not close enough to the site. Anne Klepfer stated the Township is on the list of municipalities which submits, in a letter, the Township's position on the subject.

Steve said they will require a full-site plan to see what's happening on the property and it's also sent to the Township. The Township acknowledges the plan, and then requests to be involved as an active participant. The Township is copied on all correspondence and is given notification of all meetings.

Sam Martin motioned to recommend to the Board of Supervisors preliminary approval provided a revised Traffic Study is submitted. In addition, the satisfaction of all items in the C. Robert Wynn review letter of 3/4/08 and 4/14/08. It recommends the waivers be granted, and the consideration of funds contributed to the Mt. View Drive Traffic Signal by the developer. Anne Fenley seconded the motion. The motion carried with 3 yeas; one nay by Brenda Sears, and with Dave Nyman abstaining.

Dave Nyman motioned to approve the signing of the Dan Scholl Final plans/mylars; Anne Fenley seconded the motion and the motion was unanimous. There was no public comment. Dave Nyman motioned to deny the Courtney Plan, unless an extension is received by 11/18/08. It was seconded by Brenda Sears. Dave Nyman recommended the Wright Plan applicant be sent a letter with a time limit noted for submission of revised plans by 1/1/09. It was seconded by Brenda Sears, and passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 8:30 PM on motion by Dave Nyman, seconded by Anne Fenley, and passed unanimously.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary