

EAST ROCKHILL TOWNSHIP  
PLANNING COMMISSION MINUTES

April 9, 2009

The April 9, 2009 Meeting of the East Rockhill Township Planning Commission was called to order by Chairman Dean Frankenfield at 7:00 PM. Also present were Vice-Chair Nancy Booz, and Members Anne Fenley, Brenda Sears, Sam Martin, David Nyman and Bert Daikeler. Also present were Township Engineer Steve Baluh, P.E., Bucks County Senior Planner David Sebastian and Township Manager Anne Klepfer.

Minutes

Chairman Frankenfield asked if there was motion regarding the January 8, 2009 Meeting Minutes. By motion of Anne Fenley and second by Nancy Booz, the Planning Commission unanimously approved the January 2009 Minutes.

Correspondence: Correspondence listed on the Agenda was noted as received.

Draft Open Space Plan Update Presentation

Chairman Frankenfield introduced David Sebastian for a presentation of the *Draft 2009 Open Space Plan Update*. The Township is updating its Open Space Plan in order to qualify for available funding from the Bucks County Open Space Program. Mr. Sebastian introduced members of the Open Space Committee which is composed of a member each from the Park and Recreation Board- Bill Wilson, Planning Commission-Anne Fenley, and Board of Supervisors-David Nyman, as well as Township Manager Anne Klepfer. The Committee has worked for the past four months on updating the plan and Mr. Sebastian is the paid consultant assisting the Township. Mr. Sebastian proceeded to summarize the required components of the Plan that are included which include Community and Background, Goals and Objectives, Inventory of Protected Lands, Inventory of Vulnerable Resources, Greenway and Trail Network, Analysis of Resources, Tools and Techniques, Government Organization and an Action Plan. Mr. Sebastian provided a summary of the Open Space preserved or protected in East Rockhill Township to date indicating that the total acreage that has been protected since the original Open Space Plan from 1998 totals 645 acres for a grand total of 1,364.3 acres of preserved or protected land in the Township.

Land Preservation Focus Areas include Natural Areas Inventory Sites, Greenway and Riparian Buffer Corridors and Agricultural Lands. The Township also developed a ranking system to assist them with prioritizing acquisition projects. The Plan also includes an Action Plan that includes continuing its ongoing commitment to land preservation.

Public Comments: Jim Nietupski a resident of Route 313 spoke. He believes that there is a need for an Open Space Plan but he believes there is a fundamental flaw to the plan. He stated the Plan has three major flaws: (1) no major land owners were on the committee that worked on the plan; (2) David Nyman who is a member of the Board of Supervisors was on the committee; and (3) Township Manager Anne Klepfer was on the committee although she is not a resident or property owner in East Rockhill

Township. He stated that supervisors should never serve on any advisory committee and in his opinion the Plan is defective because of the composition of the committee and should be thrown away and a new committee composed to start over again. Asked if he had any specific comments about the content of the Plan Mr. Nietupski said he takes issue that his property fits in the description of three different focus areas. (Secretary's note: the Draft Open Space Plan identifies three priority focus areas: Natural Areas Inventory Sites, Greenway and Riparian Buffer Corridors and Agricultural Preservation sites. Mr. Nietupski's property falls into only one out of the three categories – Agricultural Preservation. See Figure 9 of the Draft Open Space Plan.)

With no additional public comments, Chairman Dean Frankenfield asked if there was a recommendation on the Plan for the Board of Supervisors. Nancy Booz moved to recommend adoption of the Open Space Plan Update as drafted. The motion was seconded by Brenda Sears and was passed by a 7-0 vote.

### **Old Business**

#### Rockhill Developers, Callowhill Road

Mr. Slipak presented his plan to the Planning Commission. He is proposing a two lot subdivision along Callowhill Road. He responded to the April 2, 2009 C. Robert Wynn Associates Letter.

1. Natural resource protection calculations list 0.14 acres of woodland disturbance. However, plan notes indicate that no trees over 6" diameter are to be removed therefore replacement trees are not required. **This issue will be clarified and applicant will comply.**

2. Lot 2 is proposed to be deed restricted from further subdivision. Deed restriction must be accomplished in a manner satisfactory to the Township Solicitor. **Applicant indicated he will comply.**

3. A Waiver and Variance Request List, dated July 10, 2008, was previously submitted with the plan (refer enclosed copy). Waiver requests include wetland delineation, street improvements (cartway widening, curb, and sidewalk), street trees, stormwater management, and financial security. Variances listed include perimeter buffer yard which will require approval by the Township Zoning Hearing Board. However, plan should be revised to delineate the buffer yard. Existing vegetation may be determined suitable in-lieu-of installation of buffer plantings, which would not require granting of a variance.

The following comments are made with respect to the remaining Subdivision Ordinance waiver requests:

- A. Correspondence dated March 13, 2009 from BuxMont Inspections, Inc. was submitted and indicates there are no hydric soils onsite. **This issue has been resolved.**
- B. Limited frontage exists along East Callowhill Road (approximately 130 feet). Township should determine if street improvements should be installed. If improvements are not required; design engineer must submit a Construction Escrow Estimate of Ordinance required improvements for consideration of contribution of a fee in-lieu-of improvement installation. **The applicant will provide a Construction Escrow Estimate of the Ordinance required improvements and will comply with the Planning Commission's Recommendation for a fee in lieu of improvements.**

- C. Township should determine if existing vegetation on Lot 1 is adequate in-lieu-of installation of street trees. **The Planning Commission is okay with accepting trees along the front. Mr. Slipak reiterated that he is saving a large maple tree and that nothing over 6" in caliper is proposed for removal.**
  - D. Stormwater management is proposed on the revised plan (refer comments below).
  - E. This office recommends that the Township not waive financial security to guarantee construction of required improvements; unless improvements are completed to the satisfaction of the Township prior to plan recordation. **Mr. Slipak was advised that the Planning Commission does not recommend this waiver request and he has the choice of either installing the public improvements prior to recordation or providing financial security.** Mr. Slipak indicated he would likely install the improvements first.
4. Stormwater management is proposed via installation of two stormwater BMPs on Lot 2. The following comments are made to the plan and Stormwater Management Report, dated February 25, 2009, prepared by Springtown Consulting, LLC:
- A. This office recommends that the stone gallery/underdrain proposed be extended to the surface to improve infiltration when conditions permit, and reduce extended ponding of water on surface. **The applicant will comply.**
  - B. BMPs are designed to permit overflow of the berm over and extended length. Based on the shallow depth of flow proposed and impractical ability to construct a long level berm, the design should be modified to incorporate a smaller controlled overflow area. **The applicant will comply.**
  - C. Drainage plan should be included in the plan set. **The applicant will comply.**
5. Driveway access for Lot 2 requires issuance of a Highway Occupancy Permit from PennDOT. Detail for proposed access is included on sheet 3 of 4. At a minimum, pavement of the driveway within the ultimate right-of-way should be clarified in accordance with Section 22-511 of the Subdivision Ordinance; and grading transition from roadside swale to trench box should be clarified on the plan. **The applicant will comply.**
6. Correspondence dated July 10, 2008 from Gary Winton, Manager, Perkasio Borough Authority, has been received indicating that PBA is willing to serve the proposed dwelling with public water and sewer facilities. Additionally, existing utility connections for Lot 1 should be clarified on sheet 3 of 4. Construction of utility connections within Callowhill Road requires approval from PennDOT via issuance of Highway Occupancy Permit. **The applicant will comply.**

A request for exemption for Sewage Facilities Planning Module submission was previously received. Applicant must obtain correspondence from Perkasio Borough Authority and Pennridge Wastewater Treatment Authority indicating that the proposed public sewer connection will not result in overload of facilities within five years. Additionally, the potential impacts identified in the PNDI environmental review must be cleared. The above documentation must be included with

the planning exemption request when forwarded to PADEP by the Township. (SLDO Sections 22-519 & 520) **The applicant will comply.**

7. Pursuant to Ordinance 129, 1,500 square feet of recreation land per building lot, or fee in-lieu-of must be contributed to the Township. **The applicant will comply.**

8. Area within the ultimate right-of-way of Callowhill Road is offered for dedication by note on the plan, and should be accepted as an easement in accordance with Section 22-506 of the Subdivision Ordinance. Legal description prepared by TLC Surveying, Inc. (undated), have been submitted and appear satisfactory. **The applicant will comply.**

9. Verification of approval must be received in writing from Bucks County Conservation District for erosion and sedimentation control measures to be implemented during earthmoving activities. (SLDO Section 22-518) **The applicant will comply.**

10. Property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **The applicant will comply.**

11. If improvements are not installed prior to plan recordation, Development/Financial Security Agreements must be executed between the Township and applicant to guarantee installation of "public" improvements, including but not limited to driveway entrance, street improvements (if required), and stormwater management facilities. An "Opinion of Cost" must be prepared by the design engineer and submitted for review. (SLDO Section 22-606) **Understood.**

12. The following engineering/drafting detail review comments should be addressed on the plan:

- A. All references to Doylestown Township within plan notes must be corrected.
- B. Additional traffic control details should be included for utility construction within Callowhill Road.

The Planning Commission reviewed the waivers as noted in the April 2, 2009 Review letter which is more current than the waivers requested in the July 10, 2008 letter because of the waivers are no longer needed. The only waivers are for street improvements and street trees. There were no additional public comments from the floor or the Planning Commission Members. By motion of Sam Martin and second by Anne Fenley the PC unanimously recommended the Board of Supervisors grant conditional preliminary/final plan approval subject to the C. Robert Wynn Associates Letter of April 2, 2009 with the clarification that the Planning Commission does not recommend the granting of the waiver referenced in Item #3.E and that the applicant revise the plan to the satisfaction of the Township Engineer prior to requesting to be on the Board of Supervisors' Agenda for consideration of preliminary/final plan approval.

#### Buck Final Plan Submission

Present were Scott Mease, of Mease Engineering and the applicant Dr. Walter Buck. The Buck Subdivision, consisting of 36 acres on Richlandtown Road proposes 10 lots for subdivision and previously

received Preliminary Plan Approval from The Board of Supervisors on April 15, 2008. The project has now received all of the necessary outside agency approvals and the applicant is seeking a recommendation for Final Plan approval. Mr. Mease indicated that he has reviewed the comments from the April 2, 2009 C. Robert Wynn Associates, Inc. letter as listed below and that the applicant will comply and is in agreement. The comments were as follows:

1. Restrictions must be recorded against each lot in a manner satisfactory to the Township Solicitor, to protect resource protection areas, including woodlands, floodplain, wetland, and wetland margin as shown on the plan. (Z.O. Section 27-1900)
2. Modification of Subdivision Ordinance requirements as requested within correspondence dated February 16, 2006, latest revision date December 17, 2007, from Mease Engineering, P.C., was approved with the preliminary plan subject to receipt of a capital contribution made payable to the Township prior to plan recordation in the amount of \$80,000.00, the estimated cost of waived improvements. Alternately, plan must be revised to include full improvements as required pursuant to Subdivision Ordinance requirements, including cartway widening, curb, and sidewalk.
3. Maintenance agreements must be executed in a manner satisfactory to the Township for proposed shared driveway entrances (Lots 2/3, 5/8, 6/7, and 9/10).
4. Street and buffer trees are not proposed due to existing woodland. Pursuant to Note 10 on the record plan, upon completion of clearing activities, developer must install trees to fill gaps in the existing vegetation along the frontage of the property, if deemed necessary by the Township. (SLDO Section 22-515)
5. Approximately 100 two-inch caliper evergreen trees (equivalent to 50 four-inch trees) have been planted on Lot 1. Installation of balance of required replacement trees (168 four-inch trees or equivalent) must be completed on the site. Reforestation as required pursuant to Section 22-515 of the Subdivision Ordinance must be completed in a manner satisfactory to the Township Engineer.
6. Maintenance Agreements must be executed in a manner satisfactory to the Township Solicitor for proposed stormwater management BMPs, which are to be owned and maintained by the respective lot owners. Maintenance schedule should be submitted by design engineer to be included with agreement. (Ordinance 199, as amended)
7. A Well Depletion Agreement must be executed in a manner satisfactory to the Township Solicitor to protect existing offsite wells. (SLDO Section 22-408.8)
8. Verification of approval dated April 22, 2008 has been received from PADEP for Sewage Facilities Planning Modules for on-lot sewage disposal systems. (SLDO Sections 22-407 & 22-520)
9. Property monumentation must be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522)

10. Area within the ultimate right-of-way of Richlandtown Road will be accepted for dedication as an easement in accordance with Section 22-506.2 of the Subdivision Ordinance. Legal description previously submitted must be revised to reference the current plan revision date. One original and three copies of the legal description, signed and sealed by the responsible surveyor must be submitted for review.
11. Verification of approval dated February 25, 2009 and March 5, 2009 has been received in writing from the Bucks County Conservation District for proposed erosion and sedimentation control measures and NPDES Permit respectively. (SLDO Section 22-518)
12. Development/Financial Security Agreement must be executed between the applicant and Township to guarantee installation of "public" improvements including, but not limited to, street improvements, stormwater management, erosion control, landscaping, pole relocation, etc. An "Opinion of Cost" dated March 17, 2009 prepared by the design engineer has been submitted and is under review. (SLDO Section 22-606)

Mr. Dave Sebastian summarized his comments in the Bucks County Review Letter of April 1, 2009 and the applicant indicated his willingness to comply.

By motion of David Nyman and second by Bert Daikeler, the Planning Commission unanimously voted to recommend Final Plan Approval for the Buck 10 lot Subdivision, condition upon the C. Robert Wynn Associates April 2, 2009 letter and the Bucks County Planning Commission letter of April 1, 2009.

### **New Business**

Geisert 5 Lot Subdivision, Blooming Glen Road: Ms. J. Cheryleen Strothers of Cowan Associates introduced the Plan. The applicant is proposing a five lot subdivision that includes an existing dwelling, and a lot containing a pond that is proposed to be conveyed and consolidated with an existing adjacent parcel and three new building lots. Ms. Strothers responded to the April 6, 2009 C. Robert W. Associates review letter as follows:

1. Natural Resource Protection Calculations are included on sheet 3 of 11. Calculations indicate that approximately 0.5 acres of woodlands will be disturbed. Replacement trees/reforestation requirements should be addressed for same in accordance with Section 22-517 of the Subdivision Ordinance, as amended by Ordinance 241. Additionally, extent of tree protection fence should be identified on the plan. **Applicant indicated that additional evaluation is needed and that she will meet with the Township Engineer and Complete an inventory of trees if necessary.**

2. Lots 2, 3, and 4 are proposed to be accessed via a shared driveway, being the existing driveway currently serving Lot 2. The driveway entrance is proposed to be widened to 18 feet in accordance with Section 22-511 of the Subdivision Ordinance. Lot 3 is an adjoining lane lot with frontage on Blooming Glen Road. Lot 4 contains frontage along Bridgeview Drive; however, access to Bridgeview Drive would require crossing of wetlands/waters of the US. Township should determine if proposed shared access configuration is satisfactory. Due to three dwellings utilizing the shared driveway, the driveway width should be increased to 18 feet to the point where the driveway splits. Additionally verification that emergency vehicles can reach the rear lots should be submitted. Finally, a

shared driveway maintenance agreement must be prepared in a manner satisfactory to the Township Solicitor. **The applicant stated that the proposed driveway to be shared by a total of three lots is proposed that way in order to protect natural resources, specifically waters of the commonwealth/waters of the United States. Ms. Strothers indicated that she feels the 18' width is a bit excessive for three residential lots. She indicated that she will check with the Fire Company to see what width they recommend. She is also willing to consider a pull-off area. The Planning Commission still believes the additional width to be prudent but will wait to hear back from Ms. Strothers and the Fire Company.**

3. A waiver request correspondence dated March 10, 2009 was submitted with the plan (refer enclosed copy). Waiver request includes street improvements (cartway widening, curb, sidewalk, and overlay paving), shared driveway not centered on property line, existing features within 100 feet of the property, lot lines not perpendicular to the street line, streetlights, stormwater management for Lot 2, and buffer plantings. The following comments are made with respect to the waiver request:

- A. Pursuant to site investigation and discussion with the Township's Public Works Director, this office recommends that at a minimum, stabilized shoulder improvements (6 feet wide) swale regrading, and overlay paving be required along Blooming Glen Road frontage. Additionally, plan details and Blooming Glen Road profile should be included on the plan. **The applicant questioned the appropriateness of the desired overlay. The Planning Commission feels that Blooming Glen Road is a substantial roadway and that the overlay would be beneficial and appropriate.**
- B. Township should determine suitability of the shared driveway alignment, as discussed above. **The Planning Commission will wait to hear back from Ms. Strothers after she speaks with the Fire Company regarding the width of the proposed shared driveway.**
- C. Dwelling and driveway locations should be identified on adjoining properties within 100 feet of the property boundary. **The Applicant will comply based on an aerial photograph.**
- D. Township should determine if proposed lot configuration is satisfactory. It appears in part, that configuration is based on conveyance of Lot 5 (existing pond parcel) to the adjoining property. **The Planning Commission was comfortable with the lot configuration.**
- E. Township should determine if existing vegetation is adequate in-lieu-of additional buffer plantings. **The applicant will review this further with the Township Engineer and will comply with his recommendation.**
- F. Driveway lamppost should be required to be installed at the shared driveway entrance and be referenced in the shared access maintenance agreement. **The applicant will comply.**

- G. Pursuant to Township policy, a construction estimate of all required improvements requested to be waived should be submitted for consideration of a contribution of fee in-lieu-of improvement installation. **The applicant will comply.**

4. Due to extent of natural resources, limited access and irregular configuration, consideration should be given to requiring Lot 4 and consolidated Lot 5/TMP #12-27-5 to be deed restricted from future subdivision. Same should be accomplished in a manner satisfactory to the Township Solicitor. **The applicant does not anticipate a reason not to comply with this request.**

5. Pursuant to Ordinance 129, 1,500 square feet of recreation land per building lot, or fee in-lieu-of, must be contributed to the Township. **The Planning Commission asked the applicant to explore granting a trail easement across the property to comply with this requirement. That applicant indicated they will comply one way or another.**

6. Area within the ultimate right-of-way of Blooming Glen Road is offered for dedication to the Township as an easement by note on the plan, and should be accepted in accordance with Section 22-506 of the Subdivision Ordinance. Legal description for same, one original and two copies, all signed and sealed by the responsible surveyor, must be submitted for review. Bridgeview Drive right-of-way was dedicated in conjunction with the Bridgeview Subdivision. **Upon approval of the plan the applicant will comply.**

7. Verification of approval must be received in writing from the Bucks County Conservation District for erosion and sedimentation control measures to be implemented during earthmoving activities. Additionally, an NPDES Permit must be obtained by the applicant for discharge of stormwater runoff during construction activities. (SLDO Section 22-518). **The applicant indicated that their NPDES application and Conservation District E&S Plan have already been submitted for review.**

8. Stormwater management is proposed via installation of individual stormwater BMPs on Lots 1, 3, and 4. The following comments are made with respect to plan and Stormwater Management Report, dated March 10, 2009, prepared by Cowan Associates, Inc.: (SLDO Section 22-516 & Ord 199)

- A. Site specific feasibility analysis for use of infiltration type stormwater BMP's should be included in the report. **The applicant will submit as requested.**
- B. Plan should include note indicating that all roof drains must be connected to stormwater BMP's. **The applicant will comply.**
- C. Plan details/grading should clarify if driveway grading is intended to direct flow to proposed driveway trench BMP's. **The applicant will comply.**
- D. Consideration should be given to requiring repair/reinforcement of the area down slope of the concrete overflow spillway of the existing pond. **The Applicant indicated that additional research and discussion with the Township Engineer is needed prior to responding to this comment.**
- E. Stormwater reports must be sealed by responsible engineer. **The applicant will comply.**

- F. Operation and Maintenance Agreement should be required to be executed between the applicant and Township to guarantee long term viability of the stormwater BMPs. Additionally, design engineer should submit an Operation and Maintenance Schedule to be incorporated in the agreement. **Upon approval of the Plan the applicant will comply.**
  - G. Drainage easements should be established along the riparian buffer and pond to ensure protection from future development/disturbance. **The applicant will comply.**
9. Appropriate approvals must be received from PADEP for proposed utility line crossings of the Waters of the US/wetlands in the rear of Lot 4. Additionally, plan details and erosion & sedimentation control features and sequence for the crossing should be included on the plan. **The applicant will comply.**
10. Proposed street tree installation should be clearly indicated on the plan with an itemization chart. (SLDO Section 22-515) **Applicant indicating they will correct the drafting error that led to this comment.**
11. Verification of approval must be received in writing from Perkasio Borough Authority for proposed public water extension to serve the lots. (SLDO Section 22-519) **The applicant indicated that they are working to resolve this matter with PBA but will definitely provide the Township with the verification of service letter from PBA.**
12. Sanitary sewage disposal is proposed via construction of a low pressure forcemain system with individual grinder pumps to connect to existing sanitary sewage facilities within Bridgeview Drive. Complete details of the low pressure forcemain/grinder pump system must be included on the plans for review. **The applicant will comply.**
- Preliminary Sewage Facilities Planning Modules have been submitted for review, and require approval by East Rockhill Township and PADEP. Component 4A of the planning module must be completed by Township Planning Commission regarding consistency of the plan with Township Ordinances and sewage facilities planning. (SLDO Sections 22-407 & 520) **Component 4A is submitted this evening for the Planning Commission's approval.**
13. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited to, street improvements, driveway entrances, stormwater management facilities, sanitary sewer facilities, and erosion/sediment control. An "Opinion of Cost" should be prepared by the design engineer and submitted for review. (SLDO Section 606) **The applicant will comply.**
14. Comments should be received in writing from the servicing fire company. **The applicant will seek comments from the Perkasio Fire Company.**
15. Outboundary property monumentation should be installed prior to plan recordation and certified in writing by the responsible surveyor (SLDO Section 22-522) **Upon plan approval the applicant will comply.**

16. Deed of consolidation for Lot 5/TMP 12-27-5 should be recorded in a manor satisfactory to the Township Solicitor. **Upon plan approval the applicant will comply.**

17. Additional comments may be generated pursuant to receipt of revised plan addressing the above, and resolution of required street improvements. **So noted.**

Present at the Planning Commission were adjacent property owners to the Geisert property. During the review and discussion of the Geisert Subdivision Plan the neighboring property owners commented on the proposal and expressed their concerns for how the proposed building lots might impact their property.

Ms. Paulette Mondjack of 106 Bridgeview Drive asked how flood plain is determined. She stated that sump pumps in her basement are constantly running and she believes a lot of the water from the pond is flooding her and her neighbors' properties. She questioned how lot #3 can qualify as a building lot. She indicated that when Bridgeview was built the property was considered flood plain but that this seems to have changed in 2001 and she asked how this could be.

Steve Baluh, P.E. Engineer for the Township indicated that he will review the Bridgeview and Country Hunt Plans and will compare the information to that presented on the Geisert Plans. He also indicated that FEMA did adopt some map revisions and he will compare the old FEMA maps with the new FEMA maps to see if anything changed.

Ms. Mondjack also commented that on the proposed Geisert plan the proposed house on lot #3 faces sideways in the building envelop but indicated she was advised that this could change when a house is built. She asked how this is so. Ms. Mondjack was advised by Ms. Strothers that the applicant is required to show the grading to indicate "a" house can fit in the building envelop but that upon application for a building permit, the property owner could revise how the home is situated and graded.

Ms. Mondjack commented on the trenches along Lot #3. She asked who determines that the proposed stormwater management infiltration ditches are adequate. Mrs. Klepfer responded that the applicant is responsible for designing a stormwater management that uses Best Management Practices to ensure that the stormwater leaving the site is no worse after construction than before construction. The Township reviews the proposed system for consistency with BMPs and the Township Ordinance, the improvements are escrowed and the money is not released unless the system is functioning properly as determined by the Township Engineer. The Township is responsible for the final inspection prior to acceptance.

Marianne Matz of 1231A Branch Road advised the Township Planning Commission that every time there is a rain event, the pond floods, then the woods flood, and her yard floods. The small "creek," the Waters of the US, spills over.

Mr. Tim Philips of Bridgeview Drive asked what type of housing type is planned and what price range is estimated. Ms. Strothers indicated that they will be single family homes, but the size, type and price of the single family home will be up to the purchaser of the property. She indicated that the Geiserts have not marketed the lots yet. Ms. Strothers added that the Township cannot regulate style or size of house as long as it fits in the building envelop. It could be a trailer, a prefabricated home or a home similar to

those found in neighboring developments. Mr. Philips also asked if there will be a buffer around the pond if the buffer will be preserved. Ms. Strothers indicated that there will be a buffer planted around the perimeter of the Geisert property and that the buffer would need to be maintained in accordance with the notes on the plan and the Township's zoning ordinance.

Mr. David Wagner of 104 Bridgeview Drive stated that he feels the engineers need to address the flooding problem that currently exists before they consider this plan for approval. Ms. Strothers reminded the Planning Commission and attendees that the applicant is responsible for designing a stormwater management system that must not increase run-off from what exists on the site now.

Mr. Baluh stated that the Township will research the existing easements, flood plains, and drainage and will work to ensure that the whole system as designed works. Mr. Wagner asked again who is responsible for assuring that stormwater improvements are made properly. The Township is responsible to make sure that the improvements are installed according to plan, according to Township Ordinances and State law. Mr. Baluh indicated that as he noted in Item #8 of his review letter, additional information is needed to complete the review.

Planning Commission Chairman Dean Frankenfield asked Mr. Baluh to look at the grading plans for the pond from prior plans and see if what is there now has been altered from what is approved.

Ms. Strothers noted that her client had floodplain soil mapping completed. They did a wetland evaluation done by the Army Corp of Engineers. The plan shows new soil maps. The entire site was evaluated and there are not wet lands and some hydric soils as shown on the plans. She explained the difference between federally protected wetlands and poor drainage areas.

The discussion ended when everyone agreed that residents are concerned about existing drainage problems and that the engineers need to do more research.

Ms. Strothers also reviewed the Bucks County Planning Commission letter of March 27, 2009. Mr. Sebastian summarized his comments and the applicant indicated a willingness to comply. With regard to item #5 relating to the Tree Protection Zone, Ms. Strothers indicated that she will modify the plan accordingly.

Ms. Strothers also reviewed her March 10, 2009 Waiver Request Letter as follows:

1. Public Road Improvements: Planning Commission recommends stabilized shoulder improvements (6 feet wide), swale regarding, and overlay paving full width along frontage of Blooming Glen Road. Planning Commission is okay with waiver of road improvements for frontage along Bridgeview Drive. There will be an overlay where the utility crossings occur on Bridgeview Road.
2. Township Planning Commission was generally in agreement with the request for a waiver of the requirement for individual driveways, subject to the issue of the width of the driveway being resolved to their satisfaction and execution of a shared driveway agreement.
3. The applicant will comply.
4. The Planning Commission is comfortable with the lot lines given the location of the pond.
5. The Planning Commission and Applicant are comfortable with driveway lamp posts.

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6. Stormwater Management will be reviewed further.
7. Existing vegetation is acceptable as determined by the Township Engineer.

Geisert Subdivision Planning Module Component 4A: By motion of David Nyman and second by Brenda Sears, the Planning Commission unanimously voted to authorize the Chairman to execute Component 4A of the Geisert Subdivision Planning Module.

Adjournment: With no further business or additional public comments, Anne Fenley moved to adjourn the meeting at 9:25 PM. The motion was seconded by Nancy Booz and the meeting adjourned.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Anne W. Klepfer  
Township Manager