

East Rockhill Township
PLANNING COMMISSION MINUTES

February 8, 2018

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 8, 2018 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, Chairperson
Nancy Booz, Vice-Chairperson
David Nyman, Secretary
Bill Barnish, Member
Joe Chellew, Member
Blaze Youngers, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 6:58pm by Mrs. Fenley.

Approval of January 11, 2018 Minutes: **On motion** by Mr. Chellew, seconded by Mr. Youngers, to add Boice Minor Subdivision under new business for clarification and approve the meeting minutes from the January 11, 2018 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. No action was taken.

New Business:

Department of Community Economic Development Grant Submission. The Township is seeking a DCED small water and sewer program grant which allows up to \$500,000 in costs for the replacement of a pumping station at 1000 Three Mile Run Road near Schoolhouse Road. The grant submission requires certification from the Planning agency the project meets the Comprehensive Plan. Mr. Baluh shared details regarding the age of the existing pumping station.

On motion by Mrs. Booz, seconded by Mr. Chellew, to approve Mrs. Morano sending correspondence directed to DCED confirming the Three Mile Run Road pumping station replacement meets the East Rockhill Township Comprehensive Plan which calls for public sewer. With no additional discussion, all present voted in favor.

Old Business:

Boice, Richlandtown Road Minor Subdivision. The following comments and/or recommendations are made relative to the subject Minor Subdivision Plan, sheet 1 of 1, dated October 11, 2017, latest revision date January 11, 2018, prepared by Irick, Eberhardt & Mientus Inc.; and prior review correspondence dated January 5, 2018.

Mr. and Mrs. David Boice were present.

1. Proposed driveway for Lot 2 has been relocated to the south end of the lot frontage, and now indicates that adequate sight distance is available with minor clearing/grading. (SLDO Section 22-511.A)
Additionally, typical driveway entrance profile design (slope, culvert, etc.) should be included on the plan to verify compliance with requirements of Section 22-511 of the Subdivision Ordinance. Applicant is required to obtain driveway access permit approval from the Township, as indicated in Note #20 on the plan.
2. Note has been included on the plan requesting waivers from Section 22-504.J, lot fronting on collector street; and Sections 22-505, 506, 512 & 513, street Improvements including cartway widening, drainage, curb and sidewalk. Waiver requests should be submitted in a separate correspondence in accordance with Section 22-308 of the Subdivision Ordinance. Based on existing conditions, this office recommends that hidden driveway signs (W11-103) be installed and a contribution in lieu-of curb and sidewalk be paid to the Township. **The Public Works Director did not recommend improvements due to the road was recently paved, oil and chipped and had shoulder work.**
3. If construction on Lot 2 is not proposed at this time, Township may consider deferral of improvements subject to recording of a declaration of covenants and restrictions, executed between the applicant and Township in a manor satisfactory to the Township Solicitor to document improvements required to be addressed at the time of construction; including but not limited to driveway permit, driveway construction, erosion control and stormwater management. **Details will be deferred until time of building permit application.**
4. Applicant has advised that BCHD is requiring the existing sewage system to be replaced. If marginal soil conditions are identified on Lot 2, a tested and approved replacement sewage system location must be provided in accordance with Section 22-520.E of the Subdivision Ordinance.
Additionally, sewage facilities planning modules must be prepared for the subdivision and require approval by Bucks County Department of Health, East Rockhill Township, and PADEP. (SLDO Section 22-407 and 520)
5. Required right-of-way concrete monuments and property boundary iron pins should be installed and certified in writing by the responsible surveyor prior to plan recordation. (SLDO Section 22-522)
6. Recreation land is required to be dedicated to the Township in accordance with Section 22-525.C of the Subdivision Ordinance; unless a contribution in-lieu-of dedication is approved by the Township. The current fee schedule establishes the contribution at \$1,900.00 per dwelling unit.
7. The pond berm and existing stone wall on Lot 1 partially encroach within the required ultimate right-of-way (30 feet from centerline). The ultimate right-of-way line has been revised to be “stepped” around the pond berm and wall to eliminate the encroachment as previously requested. However, this office recommends that the dedicated right-of-way

be revised to include the legal right-of-way (16.5 feet from centerline) in those affected areas.

Area within the ultimate right-of-way of Richlandtown Road is offered for dedication to the Township by Note 2 on the plan; and should be accepted as an easement in accordance with Section 22-506.2.A of the Subdivision Ordinance. Legal descriptions for the right-of-way, signed and sealed by the responsible surveyor, should be submitted for review.

Mr. Boice indicated will comply to all items. Waiver requests noted on plan will be provided in a letter format prior to February 22, 2018 to meet the Board of Supervisors February 27, 2018 meeting deadline.

On motion by Mr. Youngers, seconded by Mr. Barnish, to accept the waiver requests as presented and recommend preliminary/final approval to the Board of Supervisors subject to C. Robert Wynn Associates letter dated February 2, 2018. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mr. Barnish, the meeting adjourned at 7:22pm .

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager