

East Rockhill Township
PLANNING COMMISSION MINUTES

February 11, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 11, 2021 at the Police Headquarter meeting room at the Pennridge Regional Police Headquarters, 200 Ridge Road, Sellersville, PA 18960.

Based on the Governor's COVID-19 Disaster Declaration, the Planning Commission meeting was held with special meeting protocol. Six feet social distancing and mask protocol, public attendance limited to six members of the public with pre-registration required. Attendance requests were permitted on a first come, first served basis. Anyone wishing to provide public comment could do so to the Manager prior to the meeting and would be read into the record.

Present: Anne Fenley, Chairperson
Joe Chellew, Vice-Chairperson
David Nyman, Secretary
Richard Kelly, Member
Blake Eisenhart, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

Members of the public were present.

The meeting was called to order at 7:00pm by temporary Chairperson Mrs. Fenley.

Reorganization:

Mrs. Fenley appointed Mrs. Morano as Temporary Chairperson.

On motion by Mr. Chellew, seconded by Mr. Eisenhart, to appoint Anne Fenley as Chairperson. With no additional discussion, all present voted in favor.

Mrs. Morano turned the meeting over to Mrs. Fenley.

On motion by Mrs. Fenley, seconded by Mr. Nyman, to appoint Joe Chellew as Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mrs. Fenley, seconded by Mr. Chellew, to appoint Dave Nyman as Secretary. With no additional discussion, all present voted in favor.

Introduction of Vacancy Candidates:

Mr. Aaron Teel and Mr. Colin Monahan were present to introduce themselves for two vacancy positions each with a term ending December 31, 2024.

Approval of October 8, 2020 Minutes: **On motion** by Mr. Kelly, seconded by Mr. Chellew, to approve the meeting minutes from the October 8, 2020 Planning Commission regular meeting. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status Memo:

Dated February 5, 2021 was provided to the Commission. No action is necessary.

Old Business:

Weidner Tract Preliminary Plan: Proposed subdivision is located within both Hilltown Township and East Rockhill Township, containing a total of 28.61 acres in area (net). 2.54 acres (net) are located within East Rockhill Township along Seven Corner Road. An approximate 1,650 feet long cul-de-sac street is proposed for access to 20 single family dwelling lots, with one additional lot taking access from South Perkasio Road. The site entrance and four building lots are located within East Rockhill Township. Lots in East Rockhill Township are 50,000+ square feet in area. Site is located within the Suburban (S) Zoning Districts in Hilltown Township. Lots are proposed to be served by public water and sanitary sewer disposal facilities.

At the time of sketch plan review it was suggested that the applicant prepare a more details, but not necessarily complete, plan to provide additional information for the Townships to review and discuss subdivision feasibility, requested waivers, street length/configuration, and street ownership/maintenance. Subsequently, this partial preliminary plan submission was received. As the submission is incomplete, the following comments will be cursory in nature, except where detailed information was provided.

On behalf of the applicant Mr. Ben Goldthorp P.E. was present.

1. The 1650 feet long cul-de-sac and number of lots serviced by the cul-de-sac street is in noncompliance with Section 22-507 of the Subdivision Ordinance. East Rockhill Township regulations limit cul-de-sac streets to a maximum of 500 feet in length, and to serve access to no more than 12 dwelling units. Hilltown Township Subdivision Regulations are consistent with these limitations for a permanent cul-de-sac street. Current plan eliminated the previously proposed "Reserved R-O-W" connecting the cul-de-sac turnaround to South Perkasio Road. However, a "Reserved R-O-W" is proposed between lots 15 and 16 for possible future access to an adjoining parcel.
2. Proposed street crosses the Township boundary which requires approval by both Townships pursuant to Section 22-505.13 of the Subdivision Ordinance. Street maintenance responsibilities must be resolved between the applicant and Townships if the proposed street is permitted. Pursuant to review by Township staff, it was recommended that East Rockhill Township only enter into an agreement to provide winter maintenance for the portion of the street in Hilltown Township if the total Cul-de-sac length does not exceed 500 LF (consistent with Township regulations). Township staff does not recommend ownership and full maintenance responsibilities of the Hilltown Township portion of the street. Pursuant to plan notes, a waiver is requested from cul-de-sac street length requirement and crossing of township boundary, in both Townships.
3. The cul-de-sac street is proposed to be 32 feet wide, within a 56 feet wide right-of-way, with curb and sidewalk on both sides for the full length of the street. Section 22-506 of the Subdivision Ordinance regulates street right-of-way width based upon on-street parking as determined by the Township. If Township determines that parking on both sides of the street is required, minimum street width of 36 feet within a 60 feet wide

right-of-way should be provided. Current design allows for parking on one side.

Discussion was to provide adequate road width for emergency services, bus stop would be discussed with Pennridge School District which typically does not have busses go into a cul-de-sac and it was suggested to allow the road be private with homeowner association responsible for road maintenance. Currently there is a homeowner association for stormwater facilities only.

4. Site capacity calculations have been included on the plan and indicate that 4 dwelling units are permitted in East Rockhill Township. **Comment.**
5. A portion of lot 20 is proposed to cross into Hilltown Township. The area, which is approximately 15 feet wide, is part of the required side yard setback and is not buildable. Pursuant to notes on the plan, the applicant is requesting a waiver of Section 22-502.3 of the Subdivision Ordinance which requires lot lines to follow township boundaries. Township should determine if lot configuration is satisfactory. **Two lots were proposed with access to the new road instead of Seven Corner Road with a waiver request. One lot is preferred by the Commission; however the two new lots can have access to Seven Corner Road which would not require a waiver request.**
6. Improvements are proposed along site frontage with Seven Corner Road including, drainage improvements, widening, curb, and sidewalk. Full width cartway reconstruction/overlay paving is also required. Drainage improvements/storm sewer is proposed to extend southwest into Dublin Way and northeast along two adjoining properties to address existing drainage issues discussed during a site meeting with the neighboring property owners. More detailed plans are required to determine the full impact of proposed improvement on grading and tree removal. (SLDO Sections 22-505.16 and 506.4) **Will comply and continue discussion with Township Engineer.**
7. Intersection of proposed street with Seven Corner Road is located within 250 feet of a sharp bend in Seven Corner Road at its intersection with Dublin Way. Sight distance information (required and available) and adequate detail should be submitted to determine if the proposed access location is satisfactory with respect to safe traffic flow/turning movements. Consideration should also be given to the dwelling located opposite the proposed intersection (NYCE, TMP 12-13-18-7). Finally, any improvements proposed along Seven Corner Road should be designed to integrate with Dublin Way intersection, existing driveway access to TMP 15-11-102 (Wimmer), and existing drainage facilities. (SLDO Section 22-510) **Will comply.**
8. Stormwater management must be designed in accordance with Township Stormwater Management Ordinance (Township Code Chap. 26, Part 3). A proposed stormwater management basin is located to the rear of lot 19 within Hilltown Township. This area was delineated with wetlands on a 1990 subdivision plan. Basin location/wetland conflict

should be clarified. The basin is proposed to discharge thru a pipe extension to Seven Corner Road via an easement between the adjoining Noll and Eberhardt properties. Appropriate approval/easements should be obtained by the applicant from adjoining property owner(s) who will be impacted by offsite stormwater discharge. Stormwater management calculations should also verify that downstream conveyance facilities are adequate for proposed flows. Finally, proposed grading over the storm pipe extension must also accommodate surface runoff which flows thru this area.

The northwest portion of the property drains to a different watershed/conveyance path than that where the main stormwater Basin A discharge is located. A small stormwater BMP appears to be proposed to the rear of lot 10 to address runoff to the northwest of the site. Stormwater management calculations should be submitted to verify that stormwater discharge is not increased to any existing drainage path/point of interest. **There was discussion on how many trees were proposed to be removed with stormwater installation which is unknown due to a landscape plan survey has not been done until roadway length has been resolved. It was noted there are dead ash trees that need to be removed and there is a 20 foot wide existng easement from a 1970 plan. Will comply to send to the Bucks County Planning Commission for a second review of the entire plan set and working with the Township Engineer.**

9. East Rockhill Township sanitary sewer facilities exist within Seven Corner Road. Design to extend sanitary sewer to serve proposed lots within East Rockhill Township must be included with the preliminary plan. Applicant should also address proposed sanitary sewer service to the Hilltown Township portion of the property which is within Hilltown Township Water and Sewer Authority service area. (SLDO Section 22-520) Purchase of sanitary sewer EDUs from the appropriate Township/Authority should be resolved by the applicant. Sewage facilities planning modules should be prepared by the applicant and require approval by East Rockhill Township, Hilltown Township, and PADEP. (SLDO Section 22-407) **Water service will be with Perkasio Regional Authority and sewer is anticipated to be gravity from cul-de-sac with an inter-municipal agreement.**
10. Source of public water to serve the site must be identified by the developer. Site is located in the Perkasio Regional Authority service area within East Rockhill Township (the portion of the site within Hilltown Township is located within Hilltown Township Water and Sewer Authority service area). Plan proposes extension of PRA facilities in Seven Corner Road (near Firethorn Drive) to serve the entire site. Applicant should provide their service area. Any offsite extension of public water facilities may require additional restoration of Township roads. (SLDO Section 22-519) **Will comply.**
11. Recreation land in the amount of 1,500 sf per dwelling unit is required to be dedicated in accordance with Section 22-525.C(1) of the Subdivision Ordinance. In the alternate, the Township may accept a fee in-lieu-of land dedication pursuant to Township fee schedule. **Will comply.**

12. Street/intersection lighting should be addressed on the plan in accordance with Section 22-526 of the Subdivision Ordinance. Proposed lighting should be consistent in both Townships. **Will comply.**
13. Preliminary plan should be revised to address reforestation/afforestation requirements of Section 22-515.8 of the Subdivision Ordinance. A comprehensive landscape plan should be submitted to address all planting requirements. (SLDO Section 22-515) **Will comply.**
14. Plans should be revised to address/include all preliminary plan and submission requirements as specified in Sections 22-305, 403, 406 and 407 of the Subdivision Ordinance. As discussed above, plans as submitted are incomplete. **Will comply.**
15. Applicant is required to provide proof of notice to adjoining property owners of the plan application in accordance with Section 22-403.13 of the Subdivision Ordinance. **Completed and will provide documents to Township.**
16. Any request(s) for waiver of Subdivision Ordinance requirements should be submitted in separate correspondence and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request, at the time of preliminary plan submission. (SLDO Section 27-308) **Will comply.**
17. Comments should be received from Hilltown Township regarding the proposed development. Proposed subdivision layout and improvement design should be consistent and coordinated with the requirements of both Townships where possible. **Will comply.**

It was noted sidewalks are proposed on both sides of the street.

- Glen Wimmer, 1618 Seven Corner Road, questioned stormwater facilities. Stormwater was proposed to go into inlets at the back of new lots to collect groundwater. Buffer trees are to remain.
- Jennifer Wimmer, 1618 Seven Corner Road, requested additional buffering to deter trespassers on their farmed property.
- Mike White, 112 Dublin Way, stated he has experienced a house fire on a cul-de-sac and emergency personnel could not easily access the property which should be considered.
- Dean Wolf, 1621 Seven Corner Road, stated at the house fire two fire trucks could not park side by side.
- Cindy Wolf, 1621 Seven Corner Road, question how fire hydrant locations are determined. Emergency services will review the plan and make recommendation.

2020 Annual Report:

The 2020 Planning Commission Annual Report was provided.

Mager Lot Line Adjustment:

Plan was recorded November 12, 2020.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mr. Chellew, the meeting adjourned at 8:04pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager