

Upper Makefield *Township*

Planning Commission Meeting

Wednesday, March 25, 2015

The March 25, 2015 public meeting of the Upper Makefield Township Planning Commission was called to order by Vice Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Members Henry Lieberman, Ken Rubin, Walt Wydro, Phil Feig and Richard Latella. Chair Karin Traina was not present. Also in attendance was Director of Planning and Zoning Dave Kuhns and Supervisor Mary Ryan.

I. Call to Order: 7:00 p.m.

II. Public Comment: no public comment.

III. Approval of Meeting Minutes:

A. February 25, 2015 – With a minor modification, Ken Rubin motioned to approve the minutes, Phil Feig seconds. Motion passed: 6-0.

IV. Planning Commission Annual Report: Motion was made by Ken Rubin and second by Walt Wydro to approve the Planning Commission Annual Report for 2014. Motion passed unanimously. New members Phil Feig and Richard Latella abstained.

V. Land Development:

A. Schimek Planning Module; 21 Hayhurst Drive

Dave Kuhns presented the Planning Module to the Planning Commission. The Planning Module relates to Lot 68 in Dutchess Farm, formerly the Reeve tract located at Brownsburg Road West and Pineville Road. The property consists of 37.97 acres with an existing old farmhouse and a large old barn. The Township has created a conservation easement for that lot and all the structures. The barn is to be renovated to include an indoor pool, basketball court and bathroom. The DEP required the applicant to go through the planning module process to add a new septic system to accommodate the barn. Kathleen Pisauro questioned Dave Kuhns whether this would become a second residence once the improvements were done. Dave Kuhns confirmed that once the applicant applied for the building permit, the permit would stipulate that it would not be for a residential apartment; only for recreational use. Walt Wydro questioned if the lot could be subdivided. Dave Kuhns confirmed that the lot could not be subdivided and further explained that in the CM District you are allowed one accessory apartment for a relative or a servant. The proposed septic system would not affect any neighboring wells. Ken Rubin moved to approve the planning module; Phil Feig second the motion. Motion passed: 6-0.

VI. Liaison Report: Mary Ryan reported:

- The 537 Plan was being forwarded to the DEP for comment.
- Park & Rec was moving forward with the court installation at Brownsburg Road which was sent out to bid. The court could be used as a basketball court as well as a tennis court.

- The road pavement plan which included 5 projects for this spring was currently in the bidding process.
- An Eagle Scout raised money for a flagpole and flag. The flagpole will be installed soon at Brownsburg Park.
- The Township received revised White/Melsky plans from Toll Brothers. Engineer Larry Young was in the process of reviewing the revised plans which should be before the Board of Supervisors within the next couple of weeks. Vice Chair Kathleen Pisauro questioned if the detention basins had been taken out of the open space. Plans did not show that the basins had been taken out of the open space.

Henry Lieberman questioned a conversation he had recently with Doug Rossino, the Township Engineer, regarding Riparian Grant relief with respect to Toll Brothers. Mary Ryan stated that the application for relief was currently being discussed and that there was a change in process, and suggested that if someone was interested they should apply by going to the zoning department at the Township to fill out an application.

VII. Adjournment. A motion was made by Phil Feig and Richard Latella second to adjourn the meeting. Meeting adjourned at 7:14 p.m. All in favor.

Approved: 5-27-15