

Planning Commission Board

Wednesday, May 23, 2018 Meeting Minutes

The May 23, 2018 public meeting of the Upper Makefield Township Planning Commission Board was called to order by Chair Karin Traina at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Karin Traina, Member Bud Baldwin, Member Phil Feig, Member Ken Rubin, and Member Mary Ryan. Also, in attendance were Township Solicitor Mary Eberle, Tri-State Engineer Larry Young, Planning and Zoning Director Dave Kuhns.

Public Comment: Ms. Susannah Dougherty who resides adjacent to the Washington Crossing Inn had questions regarding the construction planned at the Washington Crossing Inn. Ms. Dougherty asked for clarification on goals of the project, construction dates and times, and parking.

Confirmation of a Quorum, Chair Karin Traina: Karin Traina confirmed a quorum is present for this meeting.

Approval of Minutes:

A motion was made by Mr. Baldwin and was seconded by Mr. Feig to approve the March 28, 2018 minutes. The motion carried with unanimous vote.

Land Development:

A. Philmont Property Management, LP, Preliminary Subdivision. (Formerly the Arrow Subdivision Plan) – 2963 Windy Bush Road – Continued from the February 28, 2018 Planning Commission Meeting:

The following were present representing the Philmont Property Management Subdivision:

- John VanLuvanee, Esq.
- Mr. Kevin Reilly, Engineer with Country Builders, Inc.
- Mr. Meister, principle of Philmont Property Management.

Mr. VanLuvanee started with a review of the property summarized as follows:

This plan was presented to the Planning Commission February 28, 2018 with a lengthy discussion of the plan. A plan had been approved on this property a number of years ago. On the original plan wells were drilled. On the original approval Heritage Conservancy put a conservation easement on the property referencing the three lot subdivision. The three lot subdivision was never recorded because financial security had never been posted. The plan has now been revised to reflect compliance with after-adopted ordinances. The intention of the owner is to develop the three lot subdivision, conveying lot #1 to his daughter, eventually developing Lot 2 and 3. A full Land Development plan was submitted with all associated studies and reviews as required.

A review was done of the May 18, 2018 letter from Tri-State Engineers and Land Surveyors, Inc. All waivers and comments were reviewed and discussed with Planning Commission members, the representatives for the applicant, Larry Young, Engineer, Tri-State Engineers, Mary Eberle, Township Solicitor and Dave Kuhns, Planning and Zoning Director. There was a lengthy discussion regarding the Municipality Planning Code (MPC) requirement to either complete the property improvements or post security to guarantee the improvement and the waivers requested associated with this requirement.

Ms. Ryan made a motion to recommend preliminary/final approval and grant of waivers requested, conditioned on compliance with the recommendations set forth in the TSE review letter

dated May 18, 2018, payment of the amendment of the conservation easement on the property to reflect this subdivision, Mr. Rubin offered a second. The motion carried with a 4 to 1 vote, with Mr. Baldwin voting no.

Ms. Traina called for a 2 minute Recess.

B. Washington Crossing Inn, Land Development Plan – 1295 General Washington Memorial Blvd:

The following were present representing the Washington Crossing Inn, Land Development Plan:

- John Vogel, Jr., Genesis Investment Properties
- Dan Humes, Van Cleef Engineering
- Thomas Schlegel, Fitzpatrick, Lentz & Bubba
- Alex Bielanski, General Manager, Washington Crossing Inn
- Michael Gale, Genesis Investment Properties
- Michael Raphael, Raphael Architects

Mr. Vogel started with a brief history of the Washington Crossing Inn property, explaining the planned improvements and the goals of the project to include improved and efficient access and new support space with new bathrooms and more efficient prep areas. Mr. Vogel addressed resident questions from public comment. Mr. Vogel concluded with the approvals the plan has been through with the Township to date, to include, the Historical Architecture Review Board, Historical Advisory Commission and Zoning Hearing Board, which included a lengthy appeal of the ZHB decision..

The Planning Commission began with a review of the Zoning Hearing Board's decisions as follows:

- The above referenced special exceptions have been granted subject to compliance with all other applicable governmental ordinances and the following specific conditions:
 - a. That noise dampening insulation materials, such as spray foam insulation, shall be installed in the proposed additions;
 - b. That the new windows on the west side of the structure, facing the Van Wagner property, and his residential neighbors, be sealed;
 - c. That there be no amplified music outside of the structure and that when music is played, no doors shall remain open;
 - d. That there shall be no outside food preparation;
 - e. That the residential structure on the subject property shall accommodate no restaurant

A review was done of the May 16, 2018 letter from Tri-State Engineers and Land Surveyors, Inc. All waivers and comments were reviewed and discussed with Planning Commission members, the representatives for the applicant, Larry Young, Engineer, Tri-State Engineers, Mary Eberle, Township Solicitor and Dave Kuhns, Planning and Zoning Director

Following discussion, Ms. Traina made a recommendation for preliminary/final approval and grant of waivers 1, 2, 3, 4, 5, 8,9, 10, and Section 602 in the TSE review letter dated May 16, 2018, conditioned on compliance with the comments set forth in the TSE review letter and a CKS

follow-up with the septic system and well location. Ms. Ryan seconded the motion. The motion carried with unanimous vote.

Mr. Rubin expressed that the Village would not be what it is today without the Washington Crossing Inn and there is an appreciation for their 200 year operation.

Zoning Matters:

A. Floodplain Ordinance Amendment:

Ms. Eberle noted that there were minor changes to clarify what could be used as fill and maximum slopes where fill can be used. All changes have been reviewed by Mr. Young and FEMA. The planning commission, by consensus recommended adoption of the ordinance.

Liaison Report:

Dr. Ford was absent this evening.

Adjournment:

A motion was made by Ms. Ryan to adjourn the meeting and was seconded by Mr. Baldwin. Motion carried by an unanimous vote. The meeting adjourned at 9:35 p.m.

Approved: June 27, 2018