

Upper Makefield *Township*

Planning Commission Board Wednesday, January 27, 2016 Meeting Minutes

The January 27, 2016 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Karin Traina at 7:00 p.m. In attendance were the following members of the Planning Commission: Vice Chair Kathleen Pisauero, Member Walt Wydro, Member Ken Rubin, Member Richard Latella, and Member Phil Feig. Also in attendance were Township Solicitor Mary Eberle, Board Supervisor Liaison Mary Ryan, and Director of Planning and Zoning Dave Kuhns.

Public Comment

There was no public comment.

Approval of Minutes

Ms. Traina made a motion to approve the minutes of the August 26, 2015 meeting. Mr. Wydro made a Motion to approve. It was seconded by Ms. Pisauero

All were in favor and the motion passed.

Ms. Pisauero proposed a change to the spelling on page 2 of the October 28, 2015 minutes. Members accepted the proposed change and the revised minutes were adopted unanimously.

2016 Planning Commission Reorganization

Ms. Pisauero nominated Karin Traina as Chair. No discussion. All were in favor.

Ms. Traina nominated Kathleen Pisauero as Vice Chair. Seconded by Mr. Rubin.

All were in favor.

Land Development

Dunkin Donuts Sign Review, 1118 General Washington Memorial Blvd.

Joe Catuzzi introduced himself and was there on behalf of the applicant, Joe Young, Franchisee of Dunkin Donuts, both were present for two sign applications: a wall sign and a monument sign.

The wall sign is new signage, 2 sq. ft., and affixed to the building. The monument sign application is updating an existing sign. The wall sign colors submitted were the Dunkin Donuts colors of orange and pink. Ms. Traina had two issues with the colors. The first being that signs in the Washington Crossing District should match or compliment the buildings or trim and that colors must be historic in nature. Ms. Traina explained that it was already approved for two colors: black and white. Mr. Catuzzi stated that the colors need only to compliment the building and that they meet the subjective requirement and the 2 sq. ft. or less requirement. Mr. Rubin said that the sign is small and therefore not such a significant matter and mentioned the Shell Station, Wells Fargo, and Santander with their logos were previously approved. Ms. Eberle asked Mr. Catuzzi if Dunkin Donuts has withdrawn his application to the Zoning Hearing Board for the application of a 20 ft. sign. If the Planning Commission approves the 2 ft. sign with these colors then it could be said that it was approved for the larger sign applications. Ms. Traina's concern is that Dunkin Donuts has submitted 3 different requests: a 20 sq. ft. request to the Zoning Hearing Board, a 12 sq. ft. request to the Board of Supervisors, and a 2 sq. ft. request before the Planning Commission. Ms. Eberle asked Mr. Catuzzi if Dunkin Donuts is withdrawing the application to the Zoning Hearing Board. Ms. Eberle suggested that this PC application be tabled until the other

applications are reviewed because it was not clear about the other sign applications. Mr. Catuzzi answered that Dunkin Donuts was not withdrawing their application for the 12 sq. ft. sign application to the Zoning Hearing Board. Ms. Traina made a motion to deny the wall signage application but then withdrew it. A modified motion for the wall sign was put on the table to table the application and ask the owner to come back with muted colors. The Applicant agreed. The Planning Commission also recommended that the Zoning Officer allow a banner sign to hang from the property while this matter was pending with the understanding that this action by the Planning Commission had no precedential value and that the Township is not prejudiced by allowing the banner sign to be installed.

All were in Favor.

Ms. Traina made a motion to deny changes to the existing monument sign. It was seconded by Mr. Wydro.

Motion carried a 5 to 1 vote.

Circle K Sign Review (Formerly Cumberland Farms), 1250-1 General Washington Memorial Blvd. Danielle Pulone, Manager at Market Place was present for the proposed sign review and Dave Kuhns said that he has already communicated to the corporate office and explained about the design of the sign and that they were working on a new design. It was supposed to be submitted by the meeting but was not ready. The Circle K Sign Review was tabled at this time. Ms. Pulone will return with the new design.

Current and New Business

2015 Planning Commission Annual Report

Ms. Traina presented the Annual Report to the Members for discussion.

Mr. Wydro asked Mr. Kuhns about the White Melsky denial. Dave Kuhns said that it is still in litigation waiting on them to submit revised plans. The Annual Report was well received by the Members.

Special Events Draft Ordinance from Mary Eberle

This year there are 21 Special Events scheduled in the Township. Some of the residents during the events cannot leave their homes for several hours and that there isn't always notification to the residents. Ms. Ryan said that they are seeing a rise in the number of events each year. Ms. Traina suggested to change page 4 of the Draft Ordinance that says not more than one closure per year. Also, that the application should include a notification plan to residents. Discussion followed on benefits and obstacles of different methodologies of potentially covering costs for police and fire. Ms. Eberle to work on changes: "impact" may exclude closures, no road closures, Legacy events excluded for those over 20 years after ordinance, may impact, impede but not close roads. No sale of food or beverages: no alcohol sold on Township property and no food in the street. Ms. Eberle said that changes will be made and more discussion to follow at the next meeting.

Liaison Report Presented by Mary Ryan

Ms. Ryan reported that a new Township Manager was hired, Jim Pascale. Mr. Pascale was the Township Manager of Princeton Township for 30 years. A reorganization of the Board of Supervisors has taken place with the addition of one new board member, Diana Noland. Dan Rattigan is now the Board Chairman and Tom Cino is the Vice Chairman.

Adjournment

A motion was made by Ms. Traina and seconded by Ms. Pisauero to adjourn the meeting at 9 p.m.
Motion Carried.

Submitted by: Debra McFadden

Approved: February 24, 2016