

Planning Commission Board

Wednesday, June 27, 2018 Meeting Minutes

The June 27, 2018 public meeting of the Upper Makefield Township Planning Commission Board was called to order by Vice Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Vice Chair Kathleen Pisauro, Member Bud Baldwin, Member Phil Feig, Member Ken Rubin, Member Mary Ryan, and Member Walt Wydro. Also, in attendance were Township Solicitor Mary Eberle, Township Engineer Larry Young, and Planning and Zoning Director Dave Kuhns.

Public Comment: No public comment presented.

Confirmation of a Quorum, Vice Chair Kathleen Pisauro : Kathleen Pisauro confirmed a quorum is present for this meeting.

Approval of Minutes:

A motion was made by Ms. Ryan and was seconded by Mr. Baldwin to approve the May 23, 2018 minutes. The motion carried with a 5 to 0 vote, 1 abstain by Ms. Pisauro.

Land Development:

A. Anderson Subdivision – 282 Aqueduct Road – Preliminary Subdivision Plan :

The following were present representing the Anderson Subdivision:

- Mr. Zackary Siversten, Attorney with Eastburn and Gray, PC.
- Mr. Rob Cunningham, with Holmes Cunningham Engineering

Mr. Siversten represented Martin and Ruby Anderson, the owners of 282 Aqueduct Road, seeking a recommendation for Preliminary and Final subdivision approval. This is the third presentation to the Planning Commission. The previous presentation was for a Sketch Plan presented in October 2017. The property involved is tax parcel #47-20-29 at 282 Aqueduct Road, approximately 8.5 acres located in CR-1 (Country Residential/Low Density District) zoning district, used as a residential home. The plan is to subdivide into 3 lots. The existing home will reside on Lot 3. Lots 1 and 2 will be approximately 1 acre each with a planned use of a Single Family Detached Dwelling. All lots will have on-lot sewage and well. Access to the property will be from Aqueduct Road.

Mr. Siversten explained that they are requesting seven (7) waivers. Mr. Siversten noted that all the comments in the Tri-State Engineering letter dated June 18, 2018 are a “Will Comply” status. Mr. Siversten then requested questions from the Planning Commission regarding the waivers requested in the letter from Engineers.

There was a discussion of the waivers. Mr. Cunningham noted that most of the waivers were related to the topography and the slope on the property. Planning Commission discussion included the following topics:

- Lot line.
- Backup septic locations.
- Slope elimination.
- Retention basins and the operations and management of the basins.
- Site line distance for driveway entrances.
- Final approval without hydro examination.

- Letter from the Fire Marshall requesting the building have automatic sprinkler protection throughout.
- Stormwater flow on Aqueduct Road and Taylorsville Road.

Ms. Ryan made a motion to recommend preliminary approval of the Anderson Subdivision, subject to the conditions set forth in the Tri-State Engineering letter dated June 18, 2018, granting the waivers as requested, except in regard to SALDO §316.8 the waiver for 4H:1V and 3H:1V slopes shall be granted for stormwater facilities only. The owner will provide a future buyer a disclosure of stormwater maintenance responsibilities at the time of the signing of the agreement of sale. The fact that the basin will be open and located close to the house will be in the disclosure in bold print. With regard to SALDO §804.A(2)(a)[12] requesting a plan showing significant features within 500 feet of the site, the waiver is granted conditioned upon providing an aerial photo and delineating on the plan wells within 100 feet of the property. Mr. Baldwin offered a second to the motion. The motion carried with a unanimous vote.

B. A&V Co./Colonial Farms - 1108 Taylorsville Road – Land Development Plan :

The following were present representing the Anderson Subdivision:

- Mr. Eric Clase, Vice President, Land Design with Gilmore & Associates, Inc.
- Nick Angelakis, with A&V Co./Colonial Farms

Mr. Clase started with a review of the property and project summarized as follows: Colonial Farms is an existing gourmet food market that has been operating in Washington Crossing for many years. The project involves two (2) small additions totaling 760 square feet and the addition of 10 parking spaces at the rear of the property. The project will also include modifications to the current stormwater management facility with a slight modification to the existing retention basin, along the bottom and the cement wall. The stormwater basin is in the northern corner of the property.

Mr. Angelakis presented the purpose of the project. The addition in the front is to expand the bakery production area. The addition in the back right is to install bathroom facilities that would be accessible to customers. The third component of the project is to expand the parking to add 10 additional parking spaces.

The discussion then turned to reviewing the Tri-State Engineering letter dated June 19, 2018. Planning Commission discussion points included the following items:

- Parking space zoning code and how this property will comply or if a waiver is required.
- Architectural design compliance with the Washington Crossing Overlay District.
- Groundwater recharge requirement and plan to satisfy the requirement with the addition of wet tolerant plants.
- Indoor seating.
- Preliminary/Final approval process and consideration.

Mr. Baldwin made a motion to recommend preliminary/final approval of the A&V Co./Colonial Farms Land Development plan, subject to the conditions set forth in the Tri-State Engineering letter dated June 19, 2018, granting the following waivers; SALDO §332.7.A requiring road widening, sidewalks provided the application leave the situation as it is, not removing the

sidewalks that are currently in place; SALDO §609 requiring an environmental impact assessment (EIA); SALDO §804.1.B(12) requiring the plans to show features within 500 feet of the site, provided the applicant provides an aerial photo to the satisfaction of the Township Engineer; Article III, §304.A of the stormwater management requirement pertaining to groundwater recharge requirements, provided the applicant plants wet tolerant plants at the bottom of the basin to make up for the lack of available recharge. Mr. Wydro offered a second to the motion. The motion carried with a unanimous vote.

C. 485 West Brownsburg Road – Preliminary Subdivision Plan:

The following were present representing the property at 485 West Brownsburg Road – Preliminary Subdivision Plan:

- Mr. Matthew J. McHugh, Esq., Obermayer, Rebmann, Maxwell, & Hippel, LLP
- Mr. Rob Cunningham, with Holmes Cunningham Engineering

Mr. McHugh started with a review of the property and project summarized as follows: This subdivision plan is for a 3 lot subdivision at 485 West Brownsburg Road, located at the corner of Brownsburg and Pineville Roads. This property was presented to the Planning Commission as a sketch plan in January 2018. There is an existing single family dwelling on the property. With the subdivision, the lot with the existing single family dwelling will be a three (3) acre lot. The two additional lots in the subdivision are planned for single family detached dwellings on approximately three acre lots. The property is located in the Conservation Management (CM) district. Access for lot 1 is planned for both Brownsburg and Pineville Roads access. Lot 2 will access from Pineville Road and lot 3 will access from Brownsburg Road. All three lots will have separate on-lot wells and sewage systems.

Mr. McHugh then turned the discussion to reviewing the Tri-State Engineering letter dated June 20, 2018. Mr. McHugh noted that they will comply with the comments. Mr. Cunningham addressed the waivers requested. Planning Commission discussion points included the following items:

- Location and plans to retain the 3H:1V slopes and 4H:1V slopes with regard to the plans for construction of a single family detached dwelling and driveway.
- Requirements for a completed hydrogeological study.
- Conditions for waiver to provide features within 500 feet ensuring Township Engineer receives the information needed for review.
- Lot lines and not being perpendicular to the street.
- Fire Marshal recommendation that the buildings have automatic sprinkler protection throughout to be addressed with building permit plans and reviews.

Ms. Pisauro called for public comment on this property, with none received.

Ms. Ryan made a motion to recommend preliminary approval of the 485 West Brownsburg Road Subdivision Plan, subject to the conditions and comments set forth in the Tri-State Engineering letter dated June 20, 2018, with the waivers requested in §B. of the letter to include items 1, 2, 3, 4, 6; the waiver requested in item 5 was withdrawn and is now a 'Will Comply' status; and with the addition of a waiver for SALDO §315.C which requires that side lot lines shall be at right

angles or radial to the street line. Ms. Pisauro offered a second to the motion. The motion carried with a unanimous vote.

D. Schwartz – 1070 Eagle Road – Planning Module:

Mr. Kuhns presented the Schwartz planning module with an overview of the property. This property is a three (3) lot subdivision with an existing house. This review is part of the process for their sewage facilities. Mr. Kuhns then directed the discussion to the CKS Engineering, Inc. letter dated April 3, 2018. Mr. Kuhns noted that the Bucks County Planning Commission review letter and the Planning Module review fee had been received.

The Planning Commission had some discussion of the planning module process and the Bucks County oversight of on-lot sewage disposal.

Ms. Ryan made a motion authorizing Dave Kuhns to sign the planning module for the Schwartz property located at 1070 Eagle Road. Mr. Baldwin offered a second to the motion. The motion carried with a 5 to 0 vote, 1 abstain by Ms. Pisauro.

Liaison Report:

Dr. Ford reported that the Board of Supervisors approved the Meister application with the driveway improvements and the escrow delayed until the building permit process.

Dr. Ford reported that Route 532 near Aqueduct Road recently flooded and carried a number of large logs PECO had recently cut and eroded part of the road. The erosion has been repaired by PECO.

Public Comment: No public comment presented.

Adjournment:

A motion was made by Mr. Wydro to adjourn the meeting and was seconded by Mr. Baldwin. Motion carried by a unanimous vote. The meeting adjourned at 8:20 p.m.

Approved: August 22, 2018