

Upper Makefield Planning Commission

April 26, 2023 Meeting Minutes

The April 26, 2023 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Kathleen Pisauro, Vice Chair Phil Feig, Member Bud Baldwin, Member Ken Rubin, Member Karin Traina, and Member Jack Wiseman. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Dr. Ed Ford, Township Supervisor Thomas Cino, Township Supervisor Tim Thomas, Township Supervisor Yvette Taylor, Township Supervisor Ben Weldon, Heritage Conservancy Member Jeff Marshall and Planning & Zoning Director Denise Burmester.

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Mr. Feig to approve the March 22, 2023 meeting minutes. Ms. Traina abstained. Motion carried by a unanimous vote.

LAND DEVELOPMENT – SKETCH PLAN – ZAVETA CUSTOM HOMES – WASHINGTON CROSSING GATEWAY – 1099 WASHINGTON CROSSING ROAD

Mr. Oetinger gave guidance on the meeting. He provided an overview of the conceptual plan for the proposal of Gateway to Washington Crossing project. Mr. Murphy then explained that Mr. Zaveta came forward and discussed the project with Glenn McAllister and Jim Harris.

Discussion followed with the following topics:

- This project will encompass 4.32 acres and 5 parcels located at the corner of Taylorsville Rd. and General Washington Memorial Blvd. for sale with Mr. Zaveta.
- The Matthews Sunoco Station is under agreement with Mr. Zaveta. History of the property was reviewed. The present structure will be demolished and re-built as an average size “center-home” with “additions” on either side of the “center-home”.
- Mr. Marshall, Historian, discussed vision for home built in year 1824 at 1131 General Washington Memorial Blvd, George’s Canoe Rentals, for inclusion into the Gateway of Washington Crossing. This would add a 6th parcel to the proposed development effort. The barn was noted as having significant historical value.
- A driveway is planned between the Mancuso-Maziani Building (Dunkin Donuts Building) and Historic House at 1126 General Washington Memorial Blvd. It was noted that Dunkin Donuts will be re-built on the existing footprint.
- The signs would be compliant with Washington Crossing Overlay.
- The lot will be replaced with a large barn containing retail shops.
- Porch roofs will be erected to keep customers out of the weather. Shops proposed to consist of Canoe rental, Restaurant, Convenience Store with fueling stations. Mr. Zaveta has met with local business for interest in occupying the new retail space.

- The plan presented was very preliminary and conceptual and leaves out many details to be considered.
- The footprint of Dunkin Donuts Building = 6250 sq. ft., proposed Pharmacy = 4550 sq. ft., and proposed Convenience Store = 3995 sq. ft.
- Glenn McAllister, long-time/life-time resident and a business partner gave his comments.
- Mr. Zaveta stated that decisions needed to determine if the sale commitment should be made.
- Sharon Dotts, PE., the applicant's Planning Engineer for this project, referred to the Planning review:
 - The Right of Way is 120 feet. She would be requesting relief to a 50 ft. setback.
 - Reference was made regarding impervious coverage.
 - Waivers would be needed, and special exceptions will be requested from the ZHB.
 - PennDOT will need an agreement.
- Priscilla Linden of 50 Dillon Way, in Traditions, wanted to see printouts. She had concern for traffic regarding bottlenecks with existing traffic. She reflected on Fuel Island and asked about guarantees for businesses.
- John Mordock of 26 Betts Dr., in Traditions, was concerned about the character change to Washington Crossing.
- Kathleen Gough of 10 Dillon Way, in Traditions, is worried about parking.
- Mark Caola of 16 Larkspur Lane aired concern regarding water & sewer.
- George Coyne, a local business owner from Upper Black Eddy, PA likes the path of the Development. He questioned charging stations and has concerns with the intersection traffic.
- Frank Gunther of 5 Betts Dr., in Traditions, stated he endorses the project and feels the marketing plan will not fail.
- William Trainer of 19 Barton's Mill Drive, in Traditions, stated he wants to have a positive view but sees opportunity for improvement in the plan as presented.
- Ellen Radow of 9 Timber Knoll Dr., an Environmental Attorney, likes the profile and the local connection. She sees the risk to environmental regulations. She does not see any stormwater planning. Concerned regarding the runoff to canal and gas spillage for proposed pervious surfaces.

Mr. Rubin took a poll of public attendance regarding their thoughts on the project:

- To stay AS-IS - 0%
- Something along the lines of what was presented - substantial majority.

Edward Murphy, Esq. then asked the opinions of the Commission Members, and they are as follows:

- Gratitude for the design and pleased with the aesthetics. The presentation provided a better understanding of the project.
- Consideration of luxury apartments be proposed, as a possible year-round income.
- If fuel stations include diesel that could attract large truck traffic.
- Acknowledgement that proposal is "better than what is there" and agreed that this is a difficult project. Recognition that no better plan has been presented but wants to explore further.
- Environmental concerns were discussed.

- Stormwater concerns were discussed and that a Stormwater plan had not been provided.
- Septic concerns, as on-lot needs to be designed or an alternate proposal needs to be presented.
- Agreement with the concept but needs more details regarding water, charging stations and loading zones.
- Confidence in Richard Zaveta, Jim Harris and Glen McAllister but need more detail.
- Retail stability was a concern.
- Support of a local facility that meets the local needs.
- Would applicant be supportive of a plan without a gas station? Applicant indicated they had not considered the elimination of the gas station.
- Parking needs to be addressed to ensure there are enough spaces for visitors.
- Traffic concerns were discussed to include difficulty of ingress and egress with the site and traffic flow.
- Concerns regarding impervious surface of porous pavement and questioned if there would be soil testing. Applicant responded that soil testing has not been done.

COMPREHENSIVE PLAN

Wrightstown Township Draft

This has been tabled until next meeting.

Upper Makefield Township Draft Review

This has been tabled until next meeting.

LIASION REPORT

Board of Supervisors - Dr. Ford

Dr. Ford provided Board of Supervisor status on the following topics:

- Electric Charge Stations and autonomous vehicles concern as these are tied to metals provided by other countries. For example; lithium, cobalt (from Africa and Russia). He stated the Jointure is working on residential charging stations.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Wiseman to adjourn the meeting at 9:23 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: May 24, 2023