

Upper Makefield Planning Commission

September 27, 2023 Meeting Minutes

The September 27, 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, Member Bud Baldwin, Member Harry Barfoot, Member Ken Rubin, and Member Jack Wiseman. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Dr. Ed Ford, 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. Barfoot to approve the July 26, 2023 meeting minutes. Motion carried by a unanimous vote.

HONEY HAIR STUDIO – 1091 GENERAL KNOX RD – SIGN

Stephanie Waslenko, 1091 General Knox Rd., provided an overview of the application requesting approval of her sign for Honey Hair Studio.

Discussion followed with the following topics:

- To amend present sign from original 20 square feet to a two (2) square foot sign - wooden in black and white.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the sign. Motion carried by a unanimous vote.

MOCKAITIS – 1113 GENERAL WASHINGTON MEMORIAL BLVD – MULTI BUSINESS SIGN

Denise Burmester, Zoning Officer, provided an overview of the application requesting an additional multi business sign for the back parking lot with dimensions the same as the existing one in the front.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the additional sign in the rear. Motion carried by a unanimous vote.

CHALOFSKY – 66 WOODSIDE LANE – PLANNING MODULE

Justin Halsey, architect, and Andrew Chalofsky, property owner, provided an overview of the applications regarding the Planning Module. Clarity of what is being asked of the Planning Committee was explained by Will Oetinger, Township Solicitor.

Discussion followed with the following topics:

- New septic / mound (change)
- Barn - two (2) bathrooms with sinks and renovated guest house
- They will require a new system. Any approval of Planning Module is only for method of sewage disposal.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the Planning Module only, based on CKS letter, letter from the County of Bucks Sewage Enforcement Officer, and letter from the Conservation District. Motion carried by a unanimous vote.

KANIEWSKI RANCH – 2955 WINDY BUSH RD – SUBDIVISION

Ed Murphy, applicant attorney, provided an overview of the applications regarding the Subdivision for the Kaniewski Ranch. The last presentation was June 28, 2023 at which no recommendation was made and redesign was suggested.

Discussion followed with the following topics:

- Concern regarding the width of the cartway. The revised plans were submitted in early August, submitted to Tri-State Engineers, September 25, 2023 and to the Fire Marshal for approval. Fire Marshal agreed that the width increase of cartway will be 24 ft. width of the road. (Originally at 18 ft.)
- Cul-de-sac was designed with 40 ft. radius. The Fire Marshal did not give opinion on 900 ft. in length with at least 40 ft. radius for driveways and cul-de-sac. Mr. Rubin felt 40 ft. is too small and recommends 50 ft. PC requested to confirm with the Fire Marshal. PC requested an additional discussion after Fire Marshal opinion issued.
- Environmental Impact Assessment statement was requested from the applicant.
- Street sign will be provided for the new roadway.
- Applicant stated five (5) houses and one (1) private club house covenant with HOA Association planned in subdivision.
- Stormwater Ordinance waiver is requested by applicant.
- Tri-State letter from September 22, 2023 reviewed.
- Fire suppression system requirement eliminated.
- Underground pathway for fire suppression vehicles access to open space and was agreed to by the applicant.

A motion was made by Mr. Rubin and seconded by Mr. Barfoot to incorporate the past motions and include the new requirements to approve the plan. Ms. Pisauro abstained. Motion carried with a 4 to 0 vote.

A motion was made by Mr. Rubin and seconded by Mr. Barfoot to widen the cartway from 18 ft. to 24 ft. Motion carried by a unanimous vote.

A motion was made by Mr. Rubin and seconded by Ms. Pisauro that the radius of the cul-de-sac have a radius of 50 ft. with no waiver. Motion carried by a unanimous vote.

A motion was made by Mr. Baldwin and seconded by Ms. Pisauro to request a streetlight at Windy Bush Road and the private road. Motion carried by a 4 to 1 vote.

A motion was made by Mr. Rubin and seconded by Mr. Barfoot to approve the waiver regarding enlarging the cul-de-sac length from 500 ft. to 982 ft. Motion carried by a unanimous vote.

A motion was made by Ms. Pisauro and seconded by Mr. Baldwin to approve the fire suppression system be eliminated. Motion carried by a unanimous vote.

A motion was made by Mr. Baldwin and seconded by Mr. Rubin to accept the Preliminary Plans as Final. Motion carried by a unanimous vote.

LIAISON REPORT

Board of Supervisors - Dr. Ford

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

- The Board opposed zoning variance for impervious areas. They have taken a harder stance on variance requests.
- There have been resident concerns raised regarding bridges on privately owned property on Aqueduct Rd. A riparian grant has been requested by the residents. Dr. Ford noted that reforestation, riparian zone no-mow and reduced building in flood zones should always be considered with requests in flood zones.
- At present no claims have been filed for the flash flood.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Rubin to adjourn the meeting at 8:08 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester
Director of Planning & Zoning
Approved: February 21, 2024