

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – APRIL 24, 2006

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on April 24, 2006. Vice Chairman Taylor called the meeting to order at 7:30 p.m. He welcomed Mr. Tony Bush to the Planning Commission and thanked Ms. Cynthia Harrison for her service to the Township.

Those present:

Planning Commission: William Taylor, Vice Chairman
Dean Dickson, Secretary
Tony Bush, Member
Karen Friedman, Member
John Pazdera, Member

Others: Nancy Frick, Director Zoning, Inspection & Planning
John Donaghy, Township Solicitor
James Majewski, Township Engineer
Ron Smith, Supervisor Liaison

#570 – BARBARA BODINE – APPROVAL OF PRELIMINARY/FINAL PLAN

Mr. Henry VanBlunk, attorney, was present and stated some minor changes have been made to the Plan since this matter was last before the Planning Commission. He stated they moved the rear lot line which resulted in some minor changes to the calculations for impervious surface. Item #1 of the Schoor DePlama review letter dated 3/27/06 was noted regarding impervious surface. The letter indicates that Lot 1 has an impervious surface ratio of 0.267 which exceeds the maximum permitted impervious surface ratio of 0.25 permitted by the developer, but is less than the 0.28 total permitted by the property owner inclusive of that permitted by the developer. This will allow future homeowners an additional 267 square feet of impervious surface on the lot.

Mr. VanBlunk stated there is an existing house on Lot #1 with an existing driveway and sidewalks, some of which will be removed. He stated they will still be within the permissible limits of what the homeowner would be allowed.

Mr. Pazdera stated at the last meeting they had discussed removing a small portion off the side of the driveway. Ms. Frick noted the Minutes when this matter was previously discussed which indicate that they were to remove 145 square feet. Mr. VanBlunk noted on the Plan it indicates they are removing two slate patios and the walkway to the back door so that a substantial amount of impervious surface will be removed from Lot #1. Mr. VanBlunk stated when you remove this, it will result in 5,312 square feet of impervious coverage. Ms. Frick stated this is only what is permitted by the homeowners,

and not the additional three by the developer, and Mr. VanBlunk agreed. Mr. Majewski stated the 5,312 square feet is what they proposed for Lot #1 and this does exceed the amount that is allowable by the developer. He noted this is an existing lot and he assumes they would prefer not to remove more. He stated if a future homeowner wanted to add something to the property, they would only be able to add 267 square feet additional. He stated the Township must decide if they want them to remove more now to give a future homeowner more flexibility, or have them remove it later if they want to add more. Ms. Frick stated she feels a Note should be put on the Plan if they are going to wait until later.

Ms. Friedman asked if it would be better to do this up front noting it is possible a future homeowner may not want to add anything and the Township would therefore be making a judgment call. Ms. Frick suggested they indicate that the existing homeowner remove it before they move.

Mr. Majewski asked if the prospective homeowner for Lot #1 was present this evening, and do they understand that they would only be allowed to have 267 square feet additional impervious surface. Mr. VanBlunk stated the existing homeowner of Lot #1 is present as well as the prospective purchaser of Lot #2. Mr. VanBlunk stated the Bodines are only planning to sell Lot #2 at this time, although at some point they will probably also sell Lot #1.

Mr. Taylor asked if the lot line were moved down to Lot #2 by twelve to thirteen feet, would it bring it down to 25%; and Mr. VanBlunk stated he does not want to have to move the lot line again as this has been the subject of significant discussion between the buyer and the seller.

Mr. Majewski stated possibly whoever purchases Lot #1 in the future, may not want to add any additional impervious surface and they would be requiring them to remove something now for no real reason. Ms. Friedman stated this is her concern and feels they are speculating they may do something which may not occur. Mr. Majewski stated this is not like a new home where a developer maximizes all the impervious surface and later the homeowner finds they cannot add any additional impervious surface as the owners of Lot #1 are aware of how much impervious they have and if they choose to add more in the future, they will have to remove something else to stay under the 28% allowable. Ms. Frick stated Note #1 should be revised to clearly indicate this on the Plan.

Mr. VanBlunk stated he was on the Lower Makefield Zoning Hearing Board for a limited period of time; and if an Applicant came before the Zoning Hearing Board for a Variance for impervious surface, the Zoning Hearing Board would make recommendation on impervious surface which could be removed.

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Item #2 of the Schoor DePalma review letter will be discussed with the Board of Supervisors. Mr. VanBlunk stated they will comply with Items # and #4.

There was no public comment.

Mr. Pazdera moved, Mr. Dickson seconded and it was unanimously carried to recommend to the Board of Supervisors approval of the Preliminary/Final Plan dated 10/6/05, last revised 3/6/06 subject to compliance with the Schoor DePalma letter dated 3/27/06 with Note #1 on the Plan to be modified to the satisfaction of the Township engineer.

OTHER BUSINESS

Mr. Donaghy stated at some point the Planning Commission will need to choose a new Chairman and Vice Chairman. It was agreed to consider this at a future meeting.

There being no further business, Mr. Pazdera moved, Mr. Dickson seconded and it was unanimously carried to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,



Dean Dickson, Secretary