

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – MAY 24, 2010

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on May 24, 2010. Chairman Pazdera called the meeting to order at 7:35 p.m.

Those present:

Planning Commission: John Pazdera, Chairman
 Dean Dickson, Secretary
 Tony Bush, Member (joined meeting in progress)
 Karen Friedman, Member

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

Absent: Mark Fried, Planning Commission Vice Chair

TABLE MINUTES

Ms. Friedman moved, Mr. Dickson seconded and it was unanimously carried to table the Minutes of March 22, 2010.

Mr. Bush joined the meeting at this time.

#582 – SANDRA MIDDLEMISS – FINAL PLAN APPROVAL

Ms. Sandra Middlemiss, owner, and Mr. Robert Pelke, engineer, were present. Mr. Pelke stated they were before the Planning Commission in January and received Preliminary Approval. He stated they are proposing a three-lot Subdivision with one existing house and two new lots. He stated they also propose a Conservation Easement and a disturbance restriction along the cemetery to the west. He stated the two new lots will get access from Mahlon Drive. All lots will be served by public sewer and water.

He stated they are proposing four rain gardens and seepage beds for stormwater control. Mr. Pelke stated the lots range in size from 20,000 square feet to 80,000 square feet. He stated the entire site is approximately three and a half acres.

Mr. Pelke noted the Township engineer's letter dated May 17, 2010. He stated the Waivers being requested are listed, and he stated these have been granted by the Board of Supervisors. Mr. Pelke stated they will comply with Items #2 through #5.

Mr. Pelke noted the letter from Gilmore & Associates, Inc. dated April 23, 2010. He stated they will comply with Item #3. Mr. Majewski noted with regard to Item #4, they would have to cut down trees in order to do the infiltration tests. Mr. Pelke stated they will comply with Item #6. With regard to Item #7, Mr. Majewski stated the Plans do show what the width, depth, and length are. Mr. Pelke stated they will comply with Item #8. There was discussion about Item #9 with regard to the rain gardens, and Mr. Majewski stated the rain gardens were sized correctly. Mr. Pelke agreed to comply with Items #10 through #16.

Mr. Pelke noted the letter from the Bucks County Conservation District indicating the Plans are adequate.

The letter from the Sewer Authority engineer was noted, and Mr. Pelke stated all the issues in this regard have been resolved.

Mr. Dickson moved, Mr. Bush seconded and it was unanimously carried to recommend to the Board of Supervisors approval of the Final Plans for the Middlemiss Subdivision, last revised 1/26/10, subject to compliance with the following:

- 1) Remington & Vernick letter dated 5/17/10
- 2) Gilmore & Associates, Inc. letter dated 4/23/10 with the exception of Items #1, #2, #4, #5, #7, and #9
- 3) Bucks County Planning Commission letter dated 4/21/10

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Dean Dickson, Secretary

THIS WAS TAKEN FROM TAPE AND WAS VERY DIFFICULT TO HEAR AS A NUMBER OF PEOPLE WERE SPEAKING VERY SOFTLY SO SOME COMMENTS HAVE BEEN MISSED.