

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – APRIL 27, 2015

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on April 27, 2015. Chairman Pazdera called the meeting to order at 7:30 p.m.

Those present:

Planning Commission: John Pazdera, Chairman  
Dean Dickson, Vice Chairman  
John Tracey, Secretary  
William Clark, Member  
Karen Friedman, Member

Others: Steve Ware, Keystone Municipal Services  
Nathan Fox, Township Solicitor  
Maryellen Saylor, Township Engineer  
Dobby Dobson, Supervisor Liaison

APPROVAL OF MINUTES

Mr. Dickson moved, Ms. Friedman seconded and it was unanimously carried to approve the Minutes of 2/23/15 as written.

Mr. Dickson moved and Ms. Friedman seconded to approve the Minutes of 3/9/15 as written. Motion carried with Mr. Tracey abstained.

ESTATES AT CHANTICLEER – PRELIMINARY/FINAL PLAN PROPOSED LOT LINE CHANGE DISCUSSION AND APPROVAL

Mr. Eric Clase, engineer, was present with Mr. Jason Peters. Mr. Clase stated Mr. Peters' property is Lot #15 of Chanticleer, and he showed its location on the Plan. Mr. Clase stated it is a long flag lot with the driveway to the back of the property. He stated during the construction of the Peters' driveway, they encroached onto the adjacent lot, Lot #16; and instead of ripping the driveway up, they worked out an agreement with the neighbors to have an even exchange of land so that neither lot changed lot area. Mr. Clase showed this location on the Plan. Mr. Clase stated on the left side of the property, Mr. Clase will purchase a little under an acre of resource-protected land that will add pervious surface to his property. He stated impervious surface area is based on gross lot area. He stated they are purchasing this so that they can install an outdoor pool and the decking, etc. associated with the pool.

Ms. Friedman stated she assumes most of the amenities will take place in the back yard, and Mr. Peters agreed. Mr. Clase showed on the Plan where the improvements will be constructed.

Mr. Clase stated they have received a number of review letters. He stated the Bucks County Planning Commission letter is just general comments. He stated the Tri-State letter indicated they are satisfied with water and sewer, and nothing is changing. The Bucks County Conservation District letter dated 3/30 was noted, and Mr. Clase stated they will have to re-submit once they have a final date on the Plan.

The Boucher & James letter dated April 15, 2015 was noted, and Mr. Clase stated they will comply with Item #1.

Mr. Clase stated Item #2 is a reference to the allowable impervious area, and he discussed this with the Solicitor today; and 19% is the correct number based on the original Chanticleer Development. Mr. Fox stated he discussed this with Mr. Garton who indicated that he had given Mr. Clase an interpretation that 19% is the correct permissible number for these lots, and this should be a non-issue. Mr. Clase stated he did speak to Ms. Saylor about this, and her office had not been aware of this; and Mr. Fox apologized for not communicating this.

Ms. Friedman stated 2.b discusses Lot #15, and at the bottom it states "allowable impervious surface for Lot 12" which she feels should be "Lot 15;" and Ms. Saylor agreed.

Mr. Clase stated they will comply with Items #3 and #4.

With regard to Item #5, Mr. Clase stated it indicates that you cannot take credit for pervious paving; and he stated he discussed this with Ms. Saylor and advised that they are not trying to take credit, and even if it is pervious, they are stating that everything is impervious on the Plan so the percentage is coming in at 18.5% for the entire property. Ms. Saylor asked that they remove the Note on the Plan about taking credit.

Mr. Clase stated Item #6 deals with the distance between a septic seepage bed and the stormwater system, and he stated they did not label the existing stormwater bed correctly on the Plan. He stated he discussed this with Ms. Saylor and she is comfortable with the distance between the two.

Mr. Clase stated they will comply with Items #8 through #15.

Mr. Clase stated this is basically two simple Lot Line changes.

Mr. Pazdera asked if they are planning on revising the Plans before going before the Board of Supervisors, and Mr. Clase stated although he does not feel it is necessary, they could do this. He stated they could Condition Approval on compliance with the letter. Ms. Saylor stated provided they agree to comply with all the comments, she does not feel this would be a problem. Mr. Dobson stated he feels the Board of Supervisors would be comfortable acting on the Plan as presented.

Mr. Dickson moved, Ms. Friedman seconded and it was unanimously carried to recommend to the Board of Supervisors approval of the Plans last revised 3/19/15 subject to compliance with the following:

- 1) Boucher & James letter dated 4/15/15 except for Items #2 and #6 which are non-issues per the Township engineer
- 2) Bucks County Planning Commission letter dated 8/28/14
- 3) Tri-State Engineers letter dated 4/10/15

#### OTHER BUSINESS

Mr. Ware provided information to the Planning Commission this evening on a new Application, adding several more will be coming as well.

Mr. Pazdera stated he received a letter from Jennifer Stark, Chair of HARB, and they would like to have a joint meeting with the Planning Commission to review the Master Plan for the Village, discuss past and present development, and formulate a platform to present to the Board of Supervisors. It was recommended to coordinate this with Mr. Ware and find a time when both of their Agendas were light. After discussion it was agreed to have Mr. Ware see if HARB would be able to come to the next Planning Commission meeting.

There being no further business, Mr. Dickson moved, Mr. Tracey seconded and it was unanimously carried to adjourn the meeting at 7:55 p.m.

Respectfully Submitted,

John Tracey, Secretary

