

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – MAY 22, 2017

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on May 22, 2017. Mr. Tracey called the meeting to order at 7:35 p.m.

Those present:

Planning Commission:                    John Tracey, Chair  
   Dawn DiDonato Burke, Vice Chair  
   Chad Wallace, Secretary  
   Craig Bryson, Member  
   Charles Halboth, Member

Others:    Jim Majewski, Director Planning & Zoning  
   Barbara Kirk, Township Solicitor  
   Mark Eisold, Township Engineer  
   Jeff Benedetto, Supervisor Liaison (left  
   meeting in progress)

APPROVAL OF MINUTES

Mr. Halboth moved, Mr. Bryson seconded and it was unanimously carried to approve the Minutes of May 8, 2017 as written.

**#658 – SNIPES TRACT ATHLETIC FIELDS – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DOLINGTON ROAD & QUARRY ROAD - DISCUSSION AND RECOMMENDATION FOR APPROVAL**

Mr. Tracey stated they have received a substantial amount of information including the Environmental Impact Assessment done by Boucher & James which will help the Planning Commission in their decision-making process. Mr. Tracey stated he does not want this meeting to turn into another three hour presentation of opposing viewpoints. He stated he understands that Mr. Bryson has done some preparatory work for making some recommendations to help resolve this situation.

Mr. Bryson stated he feels that the Board of Supervisors is looking for recommendations from the Planning Commission prior to their vote, and he has prepared his opinion as to what he feels they should do.

Mr. Tracey stated Mr. Bryson is a professional landscape architect and has done a lot of work with Planning Commissions and Zoning Hearing Boards in other Townships. Mr. Tracey stated he feels Mr. Bryson's expertise would be worth listening to.

Mr. Bryson stated he believes that this tract was purchased some time ago for athletic fields. He stated he saw the Plans from years ago which were different from the current Plan. He stated he understands that the Park & Recreation Board has worked on the current Plan and proposed three fields, a short field, and some amenities. Mr. Bryson stated he had continually asked for the field capacity analysis, and he was trying to evaluate it not knowing what the exact budget was. He added that he also felt the project would have to be phased, although he is not sure. Mr. Bryson stated he ran his own analysis based on the data they were provided at the previous meeting regarding sessions.

Mr. Bryson stated with regard to football, he added 20% for growth in flag football although he left tackle football stagnant as he feels those numbers will continue to drop. He stated he also had discussions with Mr. Dean Curtis who is the head of Lower Bucks Lacrosse. Mr. Bryson stated he formulated his opinion that they will not need three fields based on the capacity. He stated he feels two fields would suffice, and he feels it would not make sense not to put in artificial turf fields. Mr. Bryson stated rather than installing more fields than he feels they need, he feels they should spend the money to put in better fields. He stated artificial turf has a lot of benefits as they can play in the rain, it will never flood out, and you can stack the play on it. He stated for flag football, if they do a regulation, multi-purpose field and take the dimensions used for flag football which is a short field, you can get eight sessions done on one artificial turf field for flag football. Mr. Bryson stated they might be able to get everything they need done on two artificial fields with no delay since what usually backs up the schedule is when it rains and the fields flood. Mr. Bryson stated if they do the artificial turf fields which have a higher capacity, it will also save money on maintenance even if they are more expensive to install. He stated he would recommend that they do two artificial turf fields and move the basin up to lessen the disturbance to the trees. Mr. Bryson stated if the fields are lit, it will then pull the lights even further into the site where it would have less impact on the surrounding neighbors.

Mr. Bryson stated his recommendation to the Board of Supervisors would be to reduce it to two artificial turf fields unless he gets additional documentation from the sports organizations that indicates two fields would not be sufficient. Mr. Bryson stated he would not recommend the short field or the skate park. He stated he hopes that the Leagues come to the next meeting with a capacity analysis. He stated there is a possibility that they would not have to put the lights in.

Mr. Tracey stated comments had been made at the previous meeting about the issue of lighting which will create its own demand. Mr. Bryson stated he does not feel they need the lights on the weekends for LMFA, LBL, or the Rugby program which were the sports they were presented with. He stated he does not know about the practice sessions during the week, and that would dictate whether or not they would need the lights. Mr. Bryson stated if they are going to have heavy practice sessions during the week that spill into dark times, they may need the lights; however, he has not been presented evidence in this regard.

Mr. Wallace stated the lighting expert provided a full presentation, and the way the technology is for lighting fields today is much different than in the past. Mr. Bryson agreed; however, he stated he would rather take the money if they do not need the lights and put the money into artificial turf fields.

Mr. Tracey stated Ms. Burke did research as well and he read from the 5/11/04 Park & Recreation Minutes, Page 5, Paragraph 3 where Ms. Bunn stated that there would be a restroom facility and a maintenance building, but there would not be lights other than for security lighting similar to the Park at Oxford Valley/Roelofs Road. There had also been discussion about the location of the parking and whether it would be pushed back to the I-95 area, and Ms. Bunn had stated that they tried to keep the paving in one area because the longer the drive the more it would cost. Mr. Tracey stated he believes the Carroll Engineering review of the Boucher & James analysis also recommended that they take away part of the asphalt in the back and put in swales which goes to the issue that if you have one less field, they may not need the ring road or the second means of ingress/egress which is proposed for Quarry Road.

Mr. Tracey stated he agrees that with the higher stanchions and the LED lighting, they could get zero lumens at the periphery of the tract.

Mr. Bryson stated he understands that the primary use for the fields is for football, lacrosse, and rugby. He stated he felt 80' high light poles were for soccer, and if they were doing football and lacrosse the light standards could come down although he is not sure. Ms. Saylor stated the way the lighting expert explained it was that if the height of the poles came down, he would need more light standards.

Mr. Bryson stated he feels they should leave the space for the third field; and if there is a need in the future, they could install it at a later date. He stated he feels they should build the two fields from I-95 in; and if lighting is installed, it would then be on the far side away from the neighbors.

Mr. Tracey stated there have been recent articles about the number of concussions related to tackle football, and flag football has become much more popular. He stated he does not feel that flag football will be the mainstay of lighted football fields rather it would be tackle football and perhaps other sports. Mr. Tracey stated he feels it would make logical sense that they consider having one less field from a cost analysis perspective to start off. He stated with regard to high intensity lighting, while it works, it also represents approximately 20% of the cost of this project. He stated the original estimate for the project was \$3 million so the lighting would be \$600,000 which is a lot of money. Mr. Tracey stated he is not opposed to sports or this project, but he feels due consideration needs to be given to the fact that they need to try to keep everyone in a sense of community; and he does not want as a consequence of this particular project the way it is currently formulated to become an issue of acrimony in the future. He stated he feels there is a way to move the project forward without having all of the “bells and whistles” that are currently envisioned for the project.

Mr. Wallace stated in the fall it does get dark very early; and if there are no lights, there is a lot less time that the fields will be able to be used. He stated if they are going to the expense of building this, he does not see why they would not have lights.

Mr. Halboth stated previously someone discussed the location of the concession/ restroom building in the front which was, in that person's opinion, not being a good neighbor; and he feels doing a better job with the location of that facility would be a minor change to the design which would be appreciated. Mr. Halboth stated in the past he was opposed to his neighbor's proposal to install a cell tower, and one of the people who spoke at the prior meeting indicated that it was not so much the lights but that it was the 80' poles; and that resonates with him given his prior experience.

Mr. Halboth stated during the last meeting a document was circulated which was an inventory of all the fields in the Township, and there were in excess of fifty fields; and of those fifty fields, thirty-four were not lit. Mr. Halboth asked if there might not be a more cost-efficient way to achieve the lighting goal rather than putting the lights in at this location.

Ms. Burke stated she feels a sports complex is a wonderful asset for any community, but she feels the community also has to look at the cost benefit analysis. She stated while it would benefit the children, they have to look at the Township as a whole and not just the children; and she feels based upon the negative impact to the surrounding community, she cannot be in favor of it. Ms. Burke stated she feels spending \$3 million on a Park is not a wise choice for Township funds.

Mr. Wallace suggested that they hear from the sports organizations about the suggestion made for the two turf fields. Mr. Tracey asked if there was anyone present from Park & Rec who could address some of the comments which have been made this evening.

Mr. Bryan McNamara stated he has been on the Park & Recreation Board for over two years, and in 2009 there was already a Plan approved for this property. He stated when the election changed hands, it was taken out of the Budget. Mr. McNamara stated in 2009 Mr. Jason Simon was on the Board of Supervisors and voted to build the fields at Snipes. Mr. McNamara stated with regard to a needs analysis, there should be consideration given to the potential of allowing thousands of apartments to be built in the O/R District. He stated if that happens it could potentially lead to a lot more residents in the Township so that would impact the needs analysis.

Mr. McNamara stated with regard to having fifty fields in inventory, if you go to Macclesfield in the evening in the fall there is baseball, soccer, and football going on at the same time on Field H. He noted there are few lit fields which can be used by the numerous children playing in the fall when it gets dark at 5:00 p.m. He stated there are not enough lit fields in the Township. He stated every sports organization is a volunteer organization, and those coaching cannot do so until they get home from work. He stated all of the practices happen from 5 p.m. to 10 p.m. and soccer takes place almost all year round. He stated while he would love to have artificial turf fields, YMS will have to pay \$850,000 to re-do their one turf field which already has a base structure. Mr. Bryson stated he recognizes a new artificial field would cost approximately \$1 million. He stated this is a \$3 million project so they could have two fields for \$2 million with \$1 million for the site. Mr. McNamara stated artificial turf fields would alleviate a lot of problems because one of the main problems they have at Macclesfield is that the fields never get rest to grow other than August which is not really a good growing season for grass.

Mr. McNamara stated the youth sports are “bursting at the seams,” and there has already been testimony that there are over 3,500 children in these organizations. He stated Lower Bucks Lacrosse wants to come in as does field hockey which cannot find space. He stated there is also rugby and Frisbee. He stated they are also ignoring the National Standards which indicate that there are not enough fields for the existing population, and how the population could potentially increase based on what the Planning Commission does as far as recommending adding Residential to the O/R.

Mr. McNamara stated there was also a domino effect when they put in the Dog Park since soccer had to give up that field recognizing that they had the Snipes Plan in place so they could move football and other sports there so that soccer could take over the existing football fields. Mr. McNamara stated baseball was also willing to give up Field H at Macclesfield to soccer to help with soccer's congestion when they lost a field to the Dog Park.

Mr. McNamara stated Park & Rec has looked at this proposal extensively. He stated he lives across the street from Snipes, and he would have loved to have this facility there when his children were younger and he was coaching.

Mr. Bryson asked who would be the target audience to use the Snipes fields, and Mr. McNamara stated the Plan was to move Lower Makefield Football Association up to Snipes as well as to let lacrosse and rugby come in. Mr. Bryson stated Macclesfield would then become all soccer and whatever fields baseball would keep; and LMFA and LBL would move to Snipes and potentially rugby. Mr. Bryson stated if this is the plan, you can do a capacity analysis for flag football; and even adding 20% for growth to the numbers he was given, you could put four teams on one multi-purpose field and get done on game day in six hours. Mr. McNamara stated he believes he heard that they had forty flag teams last year, and they will have sixty-five teams coming in spring and fall. Mr. Bryson stated that would be sixteen teams per session.

Ms. Burke stated they indicated that 50% of those playing were from out of the Township. Mr. Bryson stated that contradicts the numbers that he was provided.

Mr. Matt Marinelli, Lower Makefield Football, stated they could go with four teams per field and play across the field as opposed to the length of the field. Mr. Bryson stated he feels sixteen teams could play in one session on two fields.

Mr. Wallace stated he feels the need has already been established by the Park & Recreation Board who is responsible for making recommendations to the Board of Supervisors regarding Park & Recreation activities; and they have advised that the Snipes Plan should be moved forward, and they have done a lot of work towards that recommendation. Mr. Wallace stated he does not feel that the Planning Commission should be questioning the need, and instead they should be discussing how this should be built and not if it needs to be built. Mr. Wallace stated he did not previously consider Mr. Bryson's suggestion of going to two artificial turf fields. Mr. Wallace asked Mr. Marinelli if he feels two artificial turf fields would meet their needs as opposed to three natural grass fields. Mr. Marinelli stated he had not previously considered this. He stated the way they would run the flag program

across the field, it is not sixteen teams per hour, it is eight teams per hour. He stated they have sixty flag teams plus tackle. Mr. Marinelli stated Saturdays and Sundays are not the problem, rather it is the week nights, because the volunteers are only available at that time. Mr. Wallace asked how important are the lights; and Mr. Marinelli stated he does not feel they would build this facility without lights, and without them, they could not function.

Mr. Halboth stated he feels that the Planning Commission has a very limited say in whatever will go to the Board of Supervisors. Ms. Kirk stated the Plan before the Planning Commission is the proposed Snipes Tract to develop it into three full football-sized fields with a fourth mid-size field in the configuration that is shown. She stated the Planning Commission's function is to hear the information and then either recommend approval of the proposed Plan in its present form, recommend no approval of the proposed Plan, make no recommendation, or recommend approval with modifications they believe are appropriate. She stated since the Planning Commission is an advisory board when it is presented to the Board of Supervisors for the Land Development phase, the Township Supervisors may vote totally opposite the recommendation of the Planning Commission. Mr. Halboth stated the Planning Commission could make a recommendation with modifications, and Ms. Kirk agreed.

Mr. Dean Curtis, 183 Aspen Road, stated he is the President of Lower Bucks Lacrosse. He stated they would make use of all three fields. He stated they cannot run their spring program without lights as they have coaches that can only be there after 6:00 p.m. He stated in the spring by 7:30 p.m. you would no longer be able to practice, and safety is the main concern for their sport; and the players would need to be able to see. Mr. Curtis stated they would love to have artificial turf fields since at least 30% of their practices this spring were cancelled on Tuesdays and Thursdays. He stated with artificial turf they would be able to stack more teams during those hours that they are operating currently since it would not be as destructive to those fields. He stated they practice from 6:00 p.m. to 7:30 p.m. and from 7:30 p.m. to 9 p.m. He stated they have an arrangement with Middletown Community Park that the lights are off by 9:15 p.m. which gives the teams fifteen minutes to clear the fields and get to their cars.

Mr. Wallace asked Mr. Bryson if it would be more cost effective to have two artificial fields than to have three natural fields. Mr. Bryson stated with the new artificial turf field technology, there could be almost a break even point in ten to fifteen years based on maintenance. Mr. McNamara stated he felt that was the

normal life for those fields. Mr. Bryson stated the older fields had a five to ten year life depending on the play, and the newer fields have a ten year life with a five year extension depending on the manufacturer.

Mr. Wallace asked Mr. Curtis if he would be more in favor of two artificial turf fields or three natural turf fields, and Mr. Curtis stated he would be in favor of the two fields provided it was designed in such a way that the third field could be added in the future if there was a need. Mr. Curtis stated he would be in favor of the two artificial fields as a resident and as a leader in one of the sports organizations.

Mr. Marinelli stated they would still need the lights. He stated they only turn the lights on when they have to, and they are off the fields by 8:15 p.m. Mr. Marinelli stated he feels the residents should know that the lights will not be on around the clock or going to 10 p.m. or midnight.

Mr. Curtis stated all of their coaches know that if you cancel a practice, there is a phone number they call, a text is sent, and the lights are off. He stated they only light the fields that they are using. He stated if there is only one field being used, they only light that one field. He stated if they need them on a little longer one night, they let them know.

Mr. Wallace asked if YMS would like to comment regarding the two artificial turf fields versus three natural fields. Mr. Sean O'Hara, YMS, stated he would be in favor of this if football and lacrosse are in favor of it; and if they are not comfortable with it, football would not leave Macclesfield which would mean that YMS would not have access to the fields they need at Macclesfield. He stated they have six teams practicing at one time between 5:00 p.m. and 6:30 p.m., they have another four older teams practicing on one field from 6:30 p.m. to 8:00 p.m., and they usually have another four practicing on one field from 8:00 p.m. to 9:30 p.m. He stated they are able to do this because they are lit fields. He stated if football is okay with two fields and moves out of Macclesfield to Snipes, he would be comfortable. He stated if they are not comfortable with that, it will not help YMS at all; and YMS will be back in the same situation since they gave up Heacock, and they are currently even more compressed at Macclesfield. Mr. Wallace stated he feels it is important that both football and lacrosse are comfortable with the proposal.

Mr. Marinelli stated he does not feel two fields are better than three fields. Mr. Tracey stated turf fields would provide better utilization. Mr. Bryson asked the dimensions they use for a short-sided field, and Mr. Marinelli stated it is 35 yards by 70 yards. Mr. Bryson stated they could therefore have four games taking place on one field; however, Mr. Marinelli stated he disagrees, and it would be two.



Mr. Bryson stated a regulation multi-purpose field would be 384' by 184' giving them four fields. Mr. Bryson was asked if he was factoring in the goal posts, and Mr. Bryson stated with a multi-purpose field there would be removable goal posts so there would be four fields and eight teams could be accommodated in one session. He stated two fields would result in sixteen teams being run in one session. Mr. O'Hara asked if he is trying to justify lighting or not lighting. He stated during the weekend, Mr. Bryson's point is well taken; but week nights are the issue when it gets dark in the fall. Mr. Bryson stated he is not talking about lights right now – just field capacity. Mr. Bryson stated with two fields being able to run sixteen teams, he assumes they would do this for practice. He stated during the week nights, they could get two practices in for every team for flag football.

Mr. Wallace asked Mr. McNamara if the Park & Recreation Board ever discussed artificial turf fields when they reviewed this Plan, and Mr. McNamara stated it was never in the Budget. Mr. Wallace stated just like baseball has three different sized fields, soccer is now being required to have three different sized fields as well. Mr. Bryson asked if he is saying that soccer will be coming to Snipes; and Mr. McNamara stated he is not, he was just discussing the impact of this new requirement at Macclesfield.

Ms. Kirk discussed potential Motions the Planning Commission could make to the Board of Supervisors.

Mr. Tony Kehoe, 476 Liberty Drive, stated one of the proposals was to re-locate the drainage basin; and that would allow for any re-development of the intersection. He stated some of the stormwater management experts and civil engineers felt that a better design would be to break the one basin up into two basins.

Ms. Kathy Hirko, 1450 Dolington Road, stated a resident had an issue with the concession stand; and she was unable to attend this evening. Ms. Hirko stated that resident lives on the Elm Lowne property, and she would be viewing the concession stand looking out from her property; and she asked if that could be in a different location. Ms. Hirko thanked the Planning Commission for thinking about the neighbors and would like to see it scaled down a little bit and consider their feelings on the lights. She stated maybe the project can be done in a way to meet in a common ground as the neighbors had been feeling that they had not had a lot of input.

Mr. Bryson moved to recommend to the Board of Supervisors approval of the proposed Land Development Plan with the following revisions:

- 1) Build two full-sized, multi-use fields from the I-95 border inward and reserve but do not build the third full-sized field;
- 2) Install artificial turf on the two fields and eliminate the fourth mid-sized field and the proposed skate board park.

Ms. Burke stated a lot of the neighbors coming directly across from Quarry Hill Elementary were asking that the Park entrance not be directly across from Quarry Hill but down further heading toward Lindenhurst. Mr. Bryson stated that is not necessarily the safer maneuver; and when you offset intersections, it is not necessarily a safe thing to do.

Mr. Halboth seconded the Motion as made by Mr. Bryson; and the Motion carried with Ms. Burke opposed.

Mr. Wallace moved and Mr. Tracey seconded to recommend approval of the proposed lighting plan with appropriate revisions or considerations due to the reduction in the number of fields.

Motion carried with Ms. Burke opposed.

Ms. Catherine Calabria, 1500 Miller Place, stated she is representing the Citizens Traffic Commission. Ms. Calabria stated Ms. Torbert is their Chairperson, and she had sent a letter dated May 19; and Ms. Burke stated they received it. Mr. Bryson asked Ms. Calabria if she is a traffic engineer, and Ms. Calabria stated she is a bridge engineer. Ms. Calabria stated the CTC discussed this Plan at their meeting and traffic concerns have been raised by residents. She stated the CTC is to review the Plans and bring to light certain issues that may not have been addressed. She stated in their letter they mentioned that tournaments were not addressed, and they do not know how tournaments would effect the traffic in the area and the neighborhoods or the parking. Ms. Calabria stated the CTC also talked about the Quarry Hill and Afton School evening events, and they do not know how the nighttime use of the fields may conflict with the School evening activities. She stated they did not feel those items were addressed in the traffic study recognizing that it was a Preliminary Study; however, they feel very strongly that if the Board of Supervisors goes ahead with the project, the traffic study should be done using actual data that they can obtain from the Football Association and other sports organizations

in the Township rather than just using the trip generation charts. Ms. Calabria stated one of the charts did have a cautionary note that the data should be used carefully because it is a small amount of data. Ms. Calabria stated they would not want any resident to say that they did not do their due diligence.

Mr. Phil Wursta, TPD, was present. Mr. Bryson asked Mr. Wursta about the dual driveways and the entrance on Quarry Road and the concern expressed by Ms. Burke about its alignment with the Elementary Schools. Mr. Bryson asked Mr. Wursta if they were to close off that entrance would there be sufficient capacity and stacking at the one entrance on Dolington Road. Mr. Wursta stated the original proposal had only the one entrance on Dolington, and his office recommended that they provide two. He stated they did this in consultation with Traffic Safety Officers in the Police Department with regard to emergency services. Mr. Wursta stated when you have two access points especially as it is related to Dolington and Quarry, it distributes traffic in a more effective manner so that not all traffic is coming into one point and distributing either left or right. Mr. Bryson stated some of the neighbors were concerned with the direct alignment with the School driveway, and Mr. Bryson asked Mr. Wursta if there would be any harm in sliding it so that they would not be aligned and would there be sufficient safe distance to make maneuvers. Mr. Wursta stated his opinion is that it is currently appropriately sited across from Quarry Hill.

Ms. Burke stated that was not the question, and the question was if there was any harm in moving it down. Mr. Wursta stated there would be a harm in moving it down. He stated a four-way intersection has thirty-two conflict points, and a three-way intersection has twenty-four so creating another one would add more conflict points which means there would be more of a potential for accidents. He also stated proper access management is to align driveways and streets across from one another, and they try as much as possible to limit access points wherever they can to take advantage of the existing traffic control. Ms. Burke stated it would be more beneficial to be across the street from another street, and Mr. Wursta agreed.

Mr. Tracey asked Mr. Wursta if he has ever seen an instance where one of two ingress/egress points has been gated so that if there is less usage and it may not be needed, it would be closed; and then have it opened up when there is greater usage. Mr. Tracey stated he feels this may be a way to satisfy the Police Department and the metrics they are using, but also have some flexibility with the Quarry Road entrance. Mr. Wursta stated he feels there should be two access points that are fully accessible especially in this instance given the type of use proposed so that they can distribute traffic.

Mr. Wallace moved and Mr. Tracey seconded to recommend approval of the proposed access points and traffic plan as presently designed.

Motion carried with Mr. Wallace, Mr. Halboth, and Mr. Tracey in favor, Ms. Burke opposed, and Mr. Bryson abstaining.

Ms. Kirk stated the next point would be if the Planning Commission wants to make a recommendation as to how to treat the concession stand with restrooms and pavilion. She stated they could recommend that they retain the same location as presented or recommend re-locating.

Mr. Tracey stated they could recommend consideration of re-locating it farther away from Dolington Road.

Mr. Bryson stated if they are recommending two fields, it would make sense to have the concession stand by the fields. He stated he feels the concession stand should always be in the middle of the site. He stated even if three fields are built, he feels the concession stand should be in the middle.

Mr. Glenn Geist, 14 Harvey Avenue, asked if they re-locate the concession stand how would they leave space for the third field. Mr. Bryson stated it would be on the opposite side of the parking lot outside the loop.

Mr. Jason Simon, 514 S. Ridge Circle, stated he has experience with concession stands and their locations. He stated the baseball complex and the softball complex each have a concession stand which are approximately the same size as what is being proposed. He stated when they have tournaments, the revenue generated by the snack stand at Caiola/Stoddart across the street from the Municipal Building is generally almost twice as much as that generated at Fred Allan for like tournaments. He stated the factor that has differentiated this is that at Caiola, the snack bar is up against the fields, and to get your car you have to pass the snack stand. He stated at Fred Allan it is on the other side of the parking lot and people by-pass it. He stated the snack stands are critical for the Leagues as a fundraiser to offset their costs. He stated his League operates at a deficit before they throw a pitch, so they are dependent on that income to help them operate the League.

Mr. Bryson stated if they are recommending two fields, they would not want the concession stand where it is proposed on the Plan. Mr. Simon stated he does not believe the recommendation that the Planning Commission is going to make precludes the Township at some future time to develop the third field. Mr. Bryson agreed. Mr. Bryson showed Mr. Simon on the Plan where he would propose to locate the concession stand; however, Mr. Simon stated if they put it at that location

on the other side of the cars the entity that is going to have an opportunity to fund raise through the snack stand will lose revenue which offsets the deficits that the Leagues operate under. Mr. Simon stated it is possible that other sports that are not here right now will come on board to be part of it, and it is essential to the operation of the Leagues to have the opportunity to maximize their fundraising. Mr. Simon stated when he met with Park & Recreation the location of the snack bar was his recommendation as he sees the weekly numbers from the snack bars. He stated the proposed location was not arbitrary.

Ms. Kirk stated they could make a recommendation to re-locate the proposed concession stand with pavilion and restroom farther from Dolington Road. Ms. Kirk stated they could also recommend approval of the proposed concession stand with restroom and pavilion as noted on the Plan.

Ms. Chris Gray-Faust, 1509 Dolington Road, stated she lives at the south corner. She stated she appreciates a lot of the changes that the Planning Commission has recommended. She stated while she understands Mr. Simon's point, she feels that having the concession stand further away from Dolington Road would make the area aesthetically better. She stated she would also support what the Environmental Advisory Council recommended which was to move the basin since now the basin will be right across from her property. She stated some of the engineers on the Environmental Advisory Council stated what is currently proposed will not work according to the soil, and it would work better up further. Mr. Tracey stated that was an opinion that was expressed. Ms. Faust stated she supports that opinion. Ms. Faust stated also having the basin at its current location is opening up that corner to having the full view of the fields although she does feel the two fields will work out better for the residents. She stated keeping the basin at its current location prevents future improvements or re-alignments to the Dolington/Creamery road which she knows the Township has discussed in the past. She stated by moving that basin, the engineers could look at developing proper sidewalks and crosswalks at the site which she feels they all want.

Ms. Faust stated she recognizes that they have already voted on the lights; however, she does understand that there are telescoping lights, and there may be a way to consider those. Ms. Faust stated she also wanted to see more woodland on the south side of the fields to help with the noise and light issues and suggested adding more of a wooded barrier along Dolington Road which will help with noise and light pollution as well as help with drainage. She stated she would also like to see a walking path around the whole complex to make the complex more multi use. Ms. Faust stated with regard to the noise, she would like to make sure that it is put in somewhere that a public announcement system would not be part of this project; and that the Township consider a requirement that games not start

until 9 a.m. or go past 9 p.m. She stated they should also consider that any other things that could cause noise such as bands, etc. either not be permitted or require prior resident approval/notice before the event.

Mr. Bryson noted that the Planning Commission does not have the final say, and these are just their recommendations. Ms. Faust stated while she understands that, the Board of Supervisors does not seem to be taking into account the recommendations of its own advisory committees.

Mr. Don Faust, 1509 Dolington Road, stated this has been refreshing to talk through some of these solutions. He stated he does have data directly from Park & Rec on enrollments, although he is not disputing the need or scheduling. He stated with regard to the lighting, he has seen some systems that will telescope down to 30% although they may be more expensive. He stated he feels it is an eyesore to see 80' poles so if they can explore the idea of retracting the lights when not in use so that it is below the tree line, that might be a solution for a lot of people.

Mr. Eisold stated with regard to the snack bar it is approximately 250' off Dolington Road so it is not right on the Road. Mr. Eisold stated they have made some modifications to the Plan after hearing some of the concerns of the residents. He stated they substantially increased the tree buffer along Dolington Road from I-95 down and around the bottom of the basin. He stated they also put more of a berm there to get it up a few feet and put the trees there. He stated some of the trees will be relocated trees from within the nursery stock and the remainder would be new trees put in the buffer. Mr. Eisold stated they have shown the basin in the lower corner which he feels is the most efficient design of the basin. He stated they are reducing on average each of the storms by approximately half of the flow that gets there currently. He stated that reduction is quite substantial, and that could not be done if it were put in other locations. He stated they have met the infiltration rate requirements from the Bucks County Conservation District and the DEP. He stated they did do some additional testing recently and made some minor modifications to the infiltration trenches to make sure they optimize the use of the infiltration areas on the site. Mr. Tracey stated it is important to keep in mind that this project has been moving forward and they have received the Permits required. Mr. Eisold stated the Township also engaged Carroll Engineering to do a review; and Boucher & James addressed all of the comments in their letter, and Carroll Engineering is now in agreement with the design and layout.

Ms. Kirk stated if the Planning Commission is satisfied with the items addressed already, there need not be any additional Motions made since the first Motion was to approve the Plan with certain revisions.

Mr. Tracey stated he realizes that there are probably some people who are not completely satisfied, but he feels they have come to a decision that is reasonable for everyone and he feels the site will have lot of successful usage. Mr. Tracey thanked the traffic engineer, Boucher & James, Carroll Engineering, the youth leagues, and the residents for all of their input. He stated he feels the resident input did have the intended effect although maybe not to the degree that all of the residents would have liked.

2016 PLANNING COMMISSION ANNUAL REPORT  
2015 PLANNING COMMISSION ANNUAL REPORT

Mr. Tracey stated these Reports were provided to the Planning Commission previously for their review. Mr. Tracey thanked Mr. Majewski for preparing these reports. Mr. Tracey stated the Planning Commission is to not only have a ten year plan but also to prepare annual reports, and to his knowledge and Mr. Majewski's knowledge this has never been done even though it is indicated in the Municipal Planning Code that they are supposed to do this. Mr. Tracey stated Mr. Majewski has prepared the reports for 2015 and 2016. Mr. Tracey stated if the Planning Commission finds them to be in order, they should approve them and put them into the Record.

Mr. Wallace moved, Mr. Halboth seconded and it was unanimously carried to approve the 2015 and 2016 Planning Commission Annual Reports.

There being no further business, Mr. Wallace moved, Mr. Tracey seconded and it was unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Chad Wallace, Secretary