

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – JANUARY 12, 2015

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on January 12, 2015. Ms. Friedman called the meeting to order at 7:35 p.m. She welcomed Steve Ware who is replacing Ms. Nancy Frick as the Planning Commission coordinator and liaison with the Township. Ms. Friedman also noted that Dobby Dobson is the Supervisor Liaison to the Planning Commission for 2015. Ms. Friedman added that there are Minutes to be approved this evening, and they will be considered under Other Business.

Ms. Friedman asked for a moment of silence for Pete Stainthorpe who recently passed away. She stated he was a meaningful part of the Township and will be missed.

Those present:

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

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

Absent:                             John Pazdera, Planning Commission Chairman

REORGANIZATION: ELECTION OF OFFICERS

The meeting was turned over to Mr. Fox who acting as Chairman Pro Tem called for nominations for Chairman of the Planning Commission.

Mr. Dickson moved and Ms. Friedman seconded the nominations of John Pazdera as Chairman of the Planning Commission for 2015. There were no further nominations, and Motion to elect John Pazdera as Chairman carried unanimously.

Mr. Fox called for nominations for Vice Chairman of the Planning Commission.

Ms. Friedman moved and Mr. Tracey seconded the nomination of Dean Dickson as Vice Chairman of the Planning Commission for 2015. There were no further nominations, and Motion to elect Dean Dickson as Vice chairman carried unanimously.

Mr. Fox called for nominations for Secretary of the Planning Commission.

Ms. Friedman moved and Mr. Dickson seconded the nomination of John Tracey as Secretary of the Planning Commission for 2015. There were no further nominations, and Motion to elect John Tracey as Secretary carried unanimously.

The meeting was turned over to Mr. Dickson.

#### CAMERON TROILO – TPN NOS. 20-16-64 and 20-16-65 – INFORMAL SKETCH PLAN

Mr. Edward Murphy, attorney, was present with C. T. Troilo, and Mr. Kevin Kester, engineer. Mr. Kester provided the Planning Commission with smaller versions of the Plan which involve the triangular-shaped property at the point of Edgewood Road and Yardley-Langhorne Road in Edgewood Village. He stated the property is approximately an acre and a quarter with a substantial amount of frontage on both Yardley-Langhorne and Edgewood Roads. He stated the Sketch shows an approximately 6,400 square foot retail/residential building. He stated they are proposing a restaurant of approximately 4,065 square feet and a smaller retail space of about 2,400 square feet. In addition, on the second floor of the building there are three residential apartments proposed. Mr. Murphy stated the principal tenant is DeLorenzo's from New Jersey. He stated last year they made an effort to expand into Newtown, but that did not proceed. They have now had discussions with the Troilos about adding a store at this location.

Mr. Murphy stated there is a concern because it is in the Historic/Commercial District, and there is particular emphasis with the architecture involved. Mr. Murphy stated last month and earlier this evening Mr. Troilo met with HARB (Historical Architectural Review Board) and showed them the elevations. These elevations were shown to the Planning Commission this evening with the top panel showing the elevation when you are on either Yardley-Langhorne or Edgewood Roads. He stated the bottom panel is what you would see from the internal parking lot to the back of the Giant Shopping Center. In the center it shows the left and right elevations. He stated it is finished on all sides. Mr. Murphy stated Mr. Troilo has advised that as of tonight, HARB has approved the elevations with some minor changes to some of the specific details in the front.

Mr. Murphy stated they will need a number of Variances in order to move forward with the Plan. He stated they need a private yard of 200 square feet for each dwelling unit even though the dwelling units are on the second floor, and this is an area of relief they will be requesting.

Mr. Murphy stated the biggest issue with relief involves parking. He stated the Ordinance has a very strict ratio for restaurant parking which requires one space for every fifty square feet. He stated his experience is typically a restaurant parking ratio is one space for every 150 square feet. He stated based on the Township's Ordinance, the calculations shown on the Plan would require 105 parking spaces; and they are proposing a total of 79 with 72 on the site and 6 which have been identified along the frontage – three along Yardley-Langhorne and three along Edgewood. Mr. Murphy stated they have reached out to First Choice Bank, and they have an agreement with them in writing to permit employees of DeLorenzo's and the other retail space to park in the bank parking lot. He stated this is something that the Township's new Ordinance encourages.

Mr. Murphy stated they are also 2% over the permitted impervious surface, and they can look to see if there is a way to get closer to the 90% permitted. He stated they have also shown 9' by 18' parking spaces rather than the 10' by 20' required adding that the 9' by 18' is actually more typical of the parking spaces today.

Mr. Murphy stated this is the first public opportunity they have had to present the Plan, and they are looking for any feedback from the Planning Commission.

Mr. Clark asked the total number of spaces they will have including those at the bank, and Mr. Murphy stated there are fifteen spaces at the bank so that will take them to approximately 95 spaces.

Ms. Friedman asked if there is anything left on the property from the original buildings. Mr. Murphy stated the remnants of the foundation are close to the entrance/exit off of Edgewood Road.

Ms. Friedman asked with regard to ingress/egress if these will be one-way or two-way, and Mr. Murphy stated each entrance will have ingress and egress. Mr. Murphy stated they will have 24' wide aisles as per the Ordinance. Ms. Friedman stated it appears you will be able to enter from the front and the back, and Mr. Murphy agreed. Mr. Murphy stated sidewalks run the entire length of the frontage on both Edgewood and Yardley-Langhorne Roads. The principal entrance to the restaurant was shown which is in the back, although there will also be an entrance on Yardley-Langhorne.

Mr. Murphy stated there may be other opportunities to identify additional off-street parking areas adding that Mr. Troilo does own other properties in the area.

Mr. Ware asked with regard to the parking if they have taken into account the differences in the uses between the daytime and night time as far as residential and commercial, and Mr. Murphy stated they have. Mr. Ware stated he assumes it is a shared parking arrangement to minimize the parking needed. Mr. Ware stated the cars connected with the residences could conceivably leave in the morning before the restaurant is opened during the day.

Mr. Dobson asked the maximum occupancy for the restaurant, and Mr. Murphy stated he believes it is 85 seats.

Mr. Dean asked what they envision the retail will be; and Mr. Troilo stated they do not know yet, but they envision three smaller stores although at this point they have just identified it as retail.

Mr. Fox asked if the agreement they have with the Bank is just for the employees of the restaurant, and Mr. Murphy stated the bank does not care who parks there. Mr. Ware asked if the fifteen Bank spaces will be exclusively for this use and not other potential users; and Ms. Friedman stated this would be difficult, and she does not know how they would monitor this. Mr. Murphy noted the location of that parking lot would not be that accessible to others. Mr. Ware stated he assumes there will be a Shared Parking Agreement as part of the package, and Mr. Murphy agreed.

Ms. Friedman asked how they will address the stormwater, and Mr. Kester stated it will all be underground.

Mr. Matthew DeSantos, 755 Stony Hill Road, asked if there will be public water made available to his property through this development. Mr. Murphy stated it would not be part of this project. Mr. Dickson stated the Planning Commission would not be able to address this, and he suggested that Mr. DeSantos contact the Township engineer. Mr. Dobson stated he should contact Mr. Fedorchak.

Ms. Betsy Miller, 1648 Yardley-Langhorne Road, asked for more details about the stormwater management. Mr. Kester stated they envision that it will be underground although it has not been designed yet. Ms. Friedman stated this is just a Sketch Plan for discussion purposes, and stormwater management will be considered in greater detail at the next stage. Ms. Miller stated they have a lot of water problems in Edgewood Village. Mr. Dickson stated the Township engineer will be reviewing the Plans.

## COMPREHENSIVE MASTER PLAN UPDATE DISCUSSION

Ms. Lisa Wolff and Ms. Gail Friedman from the Bucks County Planning Commission were present. Ms. Wolff stated they were last present at the Planning Commission's meeting in August. She stated they did receive a copy of the marked-up Plan with the Planning Commission's proposed changes.

Ms. Wolff stated the Park & Rec Chapter was one of the most difficult Chapters, and she was not sure what the direction was from the Planning Commission. She noted particularly Pages 87, 88, and 94. Ms. Karen Friedman stated while the Planning Commission did some editing, they wanted this to go back to Park & Rec as the Planning Commission had some questions about certain items; however Park & Rec has since indicated that they were making no changes at all.

Ms. Karen Friedman stated the Planning Commission had asked if the Five Mile Woods and the Golf Course were included in the Park & Rec Open Space calculations since they are not listed anywhere even though they are used for recreational purposes. Ms. Wolff stated there was a significant amount of discussion about that. She stated the first Draft had the Five Mile Woods listed in the Park & Rec Table (page 81). She stated it was then taken out of the Table because this increased their totals, and there was not a consensus that it was really considered Park & Rec as some people felt it was more for preservation and open space. She stated they did include a description of the Five Mile Woods under the Table on Page 81. Ms. Karen Friedman stated Park & Rec wanted it taken out of the Table.

Ms. Karen Friedman stated the Planning Commission also discussed the Delaware Canal area which, while it is not owned by the Township, is used for recreational purposes.

Ms. Karen Friedman stated while she understands there is a description of the Five Mile Woods underneath the chart, the chart should stand on its own and have all the information in it. Ms. Wolff stated they could put them back in the Chart.

Ms. Wolff stated there is a description of the Canal State Park on Page 80 as this discusses State-owned land.

Ms. Wolff stated they could change the title of Table 26 and include all these other areas.

Ms. Karen Friedman stated Ms. Tyler explained that the Planning Commission could make a recommendation to the Board of Supervisors and let them make the final decision on what should be included as Recreation. Ms. Karen Friedman stated she feels Park & Recreation did not want it to look like they had too much park and rec space as a ratio to the population. Ms. Karen Friedman stated she also feels the Golf Course is recreational space. Mr. Dickson stated Five Mile Woods has walking paths so it is recreation. Mr. Tracey stated he felt Park & Recreation felt strongly about this issue as well, and Ms. Karen Friedman stated she is aware of this and they may have to leave this up to the Supervisors to make the final determination on this.

Mr. Ware stated the Five Mile Woods and the Delaware Canal are under the Open Space and Conservation Planning Section on Page 92.

Ms. Wolff stated there is a note on Page 94 to add the Golf Course as #9. She stated it also indicates that Park & Recreation should do a write-up on this; and if they do not want to do this, she can write something.

Ms. Karen Friedman stated since the Township is almost completely built out she does not understand the problem if they represent all the recreation space that they have. Ms. Wolff stated there was a Park & Recreation study done which included calculations; and based on those calculations, they did not include the Five Mile Woods, and they indicated why they did not include the Five Mile Woods and described the type of recreation land that they are including. Mr. Ware stated he assumes the calculations are based on population in certain areas. Ms. Wolff stated they were based on certain type of recreation land. She stated the study describes Core Recreation, and Five Mile Woods was considered as passive recreation and is not counted toward Core Recreation. She stated she believes the 1990 Plan describes Core Recreation and indicated that the Five Mile Woods was not considered Core Recreation. Mr. Ware asked if this 1990 document is still the most current Plan, and Ms. Wolff stated she believes that it is.

Ms. Karen Friedman noted Page 79 Park and Recreation Planning - Importance of Township Recreation and Parks – where the third paragraph states, “Since completion of the last master plan in 2003, major additions to the township’s park and recreational facilities and land include the Makefield Highlands Golf Course...” and she feels since it is listed there, it should be listed in the chart. Ms. Wolff stated they can include it in the chart. Ms. Karen Friedman stated she is not sure who has the final determination on what should be included in the chart. Mr. Tracey stated the Planning Commission feels that both the Five Mile Woods and the Golf Course should be in the chart, but Park & Recreation feels differently.

Mr. Dickson stated if the Park & Recreation Board oversees the Five Mile Woods, he feels it should be included. Mr. Ware stated Page 92 describes that the Township Board of Supervisors manages it, and there is a part-time naturalist as well as the Friends of the Five Mile Woods who provide education programs. It was noted that the Naturalist does make a report to the Park & Recreation Board. Mr. Dickson stated he feels that it should be included in the chart. Mr. Dickson stated he does not feel there is a downside to including it in the chart since they are close to build out.

It was agreed that Table 26 will be revised adding the Five Mile Woods and the Golf Course, and the title of the Table will stay the same. Ms. Wolff stated she will also write up a paragraph describing the Golf Course in the Open Space Section.

Ms. Wolff stated she did get information back from Ms. Liney in September, and the only change they made was to add tennis courts under a description of one of the facilities.

Ms. Karen Friedman stated she had a number of questions and some of them had to do with date conflicts between the old and new Master Plan and some facts which were left out in this Plan that had been included in the prior Plan. Ms. Gail Friedman stated the history dates and facts were reviewed with Ms. Helen Heinz for accuracy.

Ms. Karen Friedman stated with the new FEMA ruling, the wetland calculations may change, and Ms. Wolff agreed to look into this.

Ms. Karen Friedman noted Page 72 at the top of the page there is a reference to anticipated Library attendance by the end of 2013 and it is now 2015.

Ms. Gail Friedman stated the Library will be providing updated information.

Ms. Karen Friedman noted Page 75 regarding the Hazard Mitigation Plan and she asked if that has been strengthened. Ms. Wolff stated she will check into this with the individual who wrote this section.

Ms. Karen Friedman noted Page 59 and questioned the adequacy of the wastewater capacity agreement with adjacent Municipalities. Ms. Wolff stated when this Section was updated approximately a year ago, she spoke with Mr. Kall, Public Works Director; and he indicated that they should be good for the ten-year time frame. Ms. Wolff stated she also called him today to verify that this was still accurate. It was noted that there was a recent development that could not proceed because of an Agreement with Yardley not having been finalized. Ms. Wolff stated she will discuss this with Mr. Kall again. Ms. Karen Friedman stated she believes that this was with regard to the development at St. Ignatius.

Ms. Karen Friedman noted also on that Page (59) under Future Needs and Recommendations for Action 1. second paragraph it indicates that “public sewerage service was provided to many properties within Edgewood Village,” and she asked if they know that this was done. Mr. Dobson stated this was done, and all the residents in Edgewood Village had to connect to public sewer once the sewer line was run. He stated they provided public sewers as part of the H2O Grant. Mr. Dickson asked if they should change it to “all” properties, and Ms. Wolff agreed to change this.

Ms. Karen Friedman noted Page 27 and noted there is some confusion with regard to the numbers regarding Household sizes, and Ms. Wolff stated she feels they can clarify this.

Ms. Karen Friedman noted Page 56 which she feels is confusing with regard to water usage. Ms. Wolff stated the information shown in Table 23 came from the Pennsylvania American Water Company. She stated the next paragraph discusses the Morrisville service area since a part of Lower Makefield is in that Water Authority and that figure is different because it relates to that service area. She stated under Future Needs the bottom paragraph is based on calculations performed by the Pennsylvania American Water Company looking forward, and they are assuming that there will be reduced water usage due to increased use of low-flow plumbing fixtures and historic trends of declining household size. She stated she can review this and provide language to make this clearer. Mr. Ware stated possibly the last sentence on the page should appear earlier. Mr. Tracey stated they are drawing statistical information from overlapping areas; and he feels when people read this document, they need to read it carefully. Ms. Wolff stated she will try to make this Section clearer.

Page 70 was noted under Future Needs, and Ms. Karen Friedman stated this refers to 2014, and the Planning Commission asked what would be next. Ms. Wolff stated she has a call into the individual who wrote this Section.

Page 65 Future Needs was noted, and Ms. Karen Friedman stated the first three paragraphs regarding the ambulance services discuss what has been done and not the future. Ms. Wolff stated she will move this. Ms. Wolff noted that another paragraph has been circled further down that page regarding the Emergency Alert messages asking where this would fit better in the document, and she stated she feels that would fit better at the bottom of Page 64 right before Future Needs.

Ms. Karen stated Page 48 under Farmland Preservation the second paragraph would require action to change farmland preservation from a conditional use to a permitted use. Mr. Dickson stated he felt that they were going to have the Solicitor draft an Ordinance and refer it to the Board of Supervisors. Mr. Fox stated he believes that Mr. Koopman is working on that now.

Page 38 was noted and Ms. Karen Friedman asked if they need to include vacancy rate numbers since these numbers change constantly. Ms. Gail Friedman stated while they do change, it is an indication of what the housing market is doing.

Page 34 was noted, and Ms. Karen Friedman stated with regard to the percentages for housing stock, there is no reference to 30% of the housing stock. Ms. Gail Friedman stated it is identified in Table 12. She stated they could fill in the blanks in the descriptions.

Ms. Wolff stated there was a question noted on Page 18 whether wetlands can change, and she stated that wetlands can change. She stated they have asked their GIS person to give them the acreage based on the mapping; and based on his information which is based on National Wetlands Inventory, approximately 689 acres of wetlands are located in the Township, and this includes the water resources which are Silver Lake and a portion of the Delaware River. She stated she will clarify this section to indicate this information.

Ms. Wolff noted Page 20 where the Planning Commission had recommended taking out the last paragraph under Floodplains except for the last sentence. She stated this paragraph was trying to provide an update in terms of the Township's actions dealing with flooding and mitigation. Mr. Tracey stated they also indicated that the last sentence could be listed as #16. Ms. Wolff stated the fifteen items listed come directly from the Delaware River Flood Task Force so that would not be a specific recommendation from that group; however, they could still keep that sentence and just move it up although it would not be listed as #16. It was acceptable to the Planning Commission that the rest of that paragraph other than the last sentence should be taken out.

Ms. Wolff noted Page 74 Hazard Mitigation where there was a question whether Pages 73 through 78 have taken into account the new FEMA maps, and Ms. Wolff stated they have looked into this and feel they should put something in about this. She stated they feel this would be better if it were put in the Natural Resources Section where they discuss floodplains. She noted the following could be added: "FEMA maps have been revised and will take effect March 15, 2015. The Township has revised its Ordinance to correlate with the regulatory changes." This was acceptable to the Planning Commission.

Ms. Wolff stated they will make the changes and come back in February. Ms. Karen Friedman stated in the meantime, the Planning Commission will work with the Maps and decide how they want to put everything in the document. Ms. Wolff stated she will coordinate when they should come back with Mr. Ware. Ms. Karen Friedman stated there were also approximately three paragraphs they want to re-write, and they will get them to Ms. Wolff so that they can be incorporated into the final draft.

#### APPROVAL OF MINUTES

It was agreed to table consideration of the Minutes from July 28 and August 25 until Mr. Pazdera is present.

Mr. Dickson moved and Mr. Tracey seconded to approve the Minutes of September 8, 2014 as written. Motion carried with Mr. Clark abstained.

Ms. Friedman moved and Mr. Tracey seconded to approve the Minutes of September 22, 2014 as written. Motion carried with Mr. Clark abstained.

Mr. Tracey moved and Mr. Clark seconded to approve the Minutes of October 27, 2014 as corrected. Motion carried with Mr. Dickson abstained.

Mr. Tracey moved and Ms. Friedman seconded to approve the Minutes of November 10, 2014 as written. Motion carried with Mr. Clark abstained.

Ms. Friedman moved and Mr. Tracey seconded to approve the Minutes of November 24, 2014 as written. Motion carried with Mr. Clark abstained.

There being no further business, Mr. Tracey moved, Ms. Friedman seconded and it was unanimously carried to adjourn the meeting at 9:25 p.m.

Respectfully Submitted,

John Tracey, Secretary

