

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – MARCH 23, 2015

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on March 23, 2015. Chairman Pazdera called the meeting to order at 7:35 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

MOON NURSERIES TRACT FINAL PLAN DISCUSSION AND RECOMMENDATION

Mr. Edward Murphy, attorney, was present with Mr. Greg Glitzer, engineer. Mr. Murphy stated they were previously before the Planning Commission in October with the Preliminary Plan, and received Preliminary Plan approval from the Board of Supervisors in November. He stated the Final Plan was submitted in January, and they have received the review letter from the Township engineer dated 3/2/15; and he and the Applicant's engineer met approximately ten days ago with Mr. Eisold and Ms. Saylor to go through the review letter.

Mr. Murphy stated since they were last before the Planning Commission the new FEMA map has become effective, and their Plans were always based on the new FEMA delineation.

Mr. Murphy stated at the Preliminary Plan stage, they got a partial Waiver to have sidewalks outside of the right-of-way as part of their low-impact design; but after further consideration, everyone feels it is best to have the sidewalks within the right-of-way so the Plans will be revised to show this.

Mr. Murphy stated they will comply with the comments in the Township engineer's review letter.

Mr. Glitzer stated there are some minor items that have to be finalized. He stated they will modify the Notes as necessary based on the new FEMA map having been approved.

Mr. Murphy stated there was a fair amount of neighborhood input at the Preliminary Plan stage particularly regarding certain stormwater drainage concerns and the existing residents' desire that the proposed access road did not connect to the existing Hillside Lane. He stated they did meet with the neighbors. There was no one present this evening in the audience to discuss this matter.

Mr. Clark asked about the pond, and Mr. Glitzer stated they have an agreement with the neighbor who has the pond on his property with regard to discharge to the pond, and this is part of the Plan. He stated they tried to mimic the drainage area that was flowing to the pond before so as to maintain the pond.

Mr. Clark stated there were also neighbors who had concerns about the pond, and Mr. Murphy stated those residents were from Bridle Estates. He showed on the Plan where they have stormwater management and how the property will drain. He noted the low-impact infiltration devices along the road. He stated they had discussions with the EAC about the conversion of the 8.3 acres of pavement and packed stone as well as roof cover on the existing office being eliminated. Mr. Murphy stated the residents in Bridle Estates were concerned whether anything the developer was doing would negatively impact their properties, and Mr. Murphy stated the answer to that then and now is that it will not and in fact may make it a bit better. He added that one of the Conditions of Preliminary Plan approval was the Township engineers would prepare a flood study for the Core Creek Watershed and its impact on Bridle Estates. Mr. Murphy stated this was done some time ago, and he understands that there is a meeting scheduled between the neighbors and the Township engineer's office to go over the results; and Ms. Saylor agreed that meeting will be next week.

Ms. Friedman noted the letter dated March 11 from the Bucks County Planning Commission asking why they are reducing Red Maple Drive so much. Mr. Murphy stated they did not receive this letter, and Mr. Ware provided him with a copy this evening. Ms. Friedman stated this is referred to as Waiver #2 in the Township engineer's 3/2 review letter which requests a Waiver to allow a reduced turnaround area for Red Maple Drive. A 16 foot by 20 foot area is proposed, and a 56 foot by 75 foot turnaround is required. Mr. Glitzer stated this relates to Hillside Lane, and they were directed by the Township not to have that come through. He stated they do have an emergency access through there. He stated they did not want a cul-de-sac to serve one lot so they have provided a driveway with a flare off.

Mr. Glitzer stated this will save impervious surface. Mr. Murphy stated this also gives the neighbors assurance that there will never be a connection to Hillside. He stated this Waiver was granted at Preliminary Plan Approval.

Mr. Tracey stated they put in collapsible bollards, and Mr. Murphy agreed. Mr. Clark asked if it would be grass so that emergency vehicles can get through; and Mr. Glitzer stated it will have grass pavers, and the surface will just look like grass.

Ms. Friedman noted Waiver #8 to not require landscape berms along the frontage of Quarry Road, and she asked the reason for this Waiver. Mr. Glitzer stated the grade drops off, and there are a number of existing trees.

Ms. Friedman noted Waiver #13 to allow the minimum pipe diameter for roof leaders, yard drains and stormwater BMP drains to be less than the required 18 inches; and she asked if the document stipulates what the sizes will be. Mr. Glitzer stated this has been detailed already.

Mr. Clark noted Item #4 under SALDO Comments regarding the FEMA map, and Mr. Glitzer stated the design was always based on the proposed new FEMA maps. He stated this makes the contours much more accurate. He stated they had applied to FEMA to get a site-specific ruling; and while FEMA agreed with the developer, they indicated the best thing to do would be to wait until the new maps were approved; and they have now been enacted.

Mr. Tracey asked Ms. Saylor if there were any significant changes or shifts in the datum from one FEMA map to the other, and Ms. Saylor stated there were not that would adversely impact this plan.

Mr. Murphy stated they will comply with all comments in the 3/2 Boucher & James review letter. Mr. Murphy stated they will also comply with the Tri-State letter dated 3/5/15.

Mr. Dickson stated there were concerns by the EAC and the Bucks County Planning Commission about Lot #3. Mr. Murphy stated if they had extended the road, it would have been a conforming lot; but no one wanted them to do this. Mr. Glitzer stated the right-of-way matches up with Hillside. Ms. Saylor stated she feels that the Bucks County Planning Commission comment was made prior to the revisions to the Plan, and she is satisfied with what they have shown.

Ms. Friedman asked about the cemetery, and Mr. Murphy stated they are not touching it.

Mr. Dickson moved, Ms. Friedman seconded and it was unanimously carried to recommend to the Planning Commission approval of the Final Plan last revised 12/31/14 subject to compliance with the following:

- 1) Boucher & James review letter dated 3/2/15
- 2) Tri-State review letter dated 3/5/15
- 3) Bucks County Planning Commission review letter dated 3/11/15
- 4) Boucher & James review letter dated 3/23/15

OTHER BUSINESS

Ms. Friedman stated she drafted a letter to the Bucks County Planning Commission thanking them for their work with the Township on the Comprehensive Master Plan. This was provided to Mr. Ware this evening who will have it put on Township letterhead for Mr. Pazdera's signature.

Mr. Ware provided this evening a Plan for a Lot Line Change for Chanticleer which will be coming before the Planning Commission in the future.

There being no further business, Ms. Friedman moved, Mr. Tracey seconded and it was unanimously carried to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

John Tracey, Secretary