

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
REORGANIZATIONAL MEETING
MINUTES – JANUARY 5, 2016

The Reorganizational Meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on January 5, 2016. Chairman Bamburak called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board

Paul Bamburak, Chairman
Jerry Gruen, Vice Chairman
Anthony Zamparelli, Secretary
Keith DosSantos, Member
James McCartney, Member

Others:

Steve Ware, Keystone Municipal Services
John Koopman, Township Solicitor
Maryellen Saylor, Township Engineer
Barbara Kirk, Zoning Hearing Board Solicitor
Jeff Benedetto, Supervisor Liaison

REORGANIZATION OF THE BOARD

Ms. Kirk stated since this is the Board's first official meeting for the new year, the Board has to appoint its Officers. She asked for a Motion appointing any member as Chairman. Mr. Gruen moved, Mr. Zamparelli seconded and it was unanimously carried to appoint Paul Bamburak as Chairman of the Zoning Hearing Board for the year 2016.

The meeting was turned over to Mr. Bamburak who asked for a Motion for Vice Chairman. Mr. DosSantos moved, Mr. Zamparelli seconded and it was unanimously carried to appoint Jerry Gruen as Vice Chairman of the Zoning Hearing Board for the year 2016.

Mr. Bamburak asked for a Motion for Secretary. Mr. DosSantos moved, Mr. McCartney seconded and it was unanimously carried to appoint Anthony Zamparelli as Secretary of the Zoning Hearing Board for the year 2016.

APPOINTMENT OF SOLICITOR

Mr. Gruen moved, Mr. McCartney seconded and it was unanimously carried to appoint Barbara Kirk as Solicitor of the Zoning Hearing Board for the year 2016.

APPOINTMENT OF COURT REPORTER

Mr. Gruen moved, Mr. DosSantos seconded and it was unanimously carried to appoint DDL as Court Reporter for the Zoning Hearing Board for the year 2016.

APPEAL #15-1748 – MARK AND AMY SCHNURR

The Application submitted was marked as Exhibit A-1. A Site Plan submitted was marked as Exhibit A-2. Notice of tonight's Hearing was published in the Bucks County Advance, and the Proof of Publication was marked as Exhibit B-1. Notice was also posted at the property of tonight's Hearing, and a copy of that Posting was marked as Exhibit B-2. Notices were mailed to property owners as required by the Ordinance, and a copy of the letter with the list of addressees was marked as Exhibit B-3.

Ms. Amy Schnurr, and Ms. Tracy Miller, architect, were sworn in.

Ms. Miller stated there is an existing garage which is in rough condition and is not quite large enough to fit two cars, and the homeowners wish to demolish the existing garage and put in a larger structure in the same style as the one that is there in that location. She stated the reason it is a little bit taller is the roof pitch is remaining the same. It will be taller than the existing structure and taller than permitted. Mr. Gruen stated it will also be a little wider, and Ms. Miller agreed. Mr. DosSantos asked if the fact that it is taller necessitated by the fact that it is a wide, architecturally; and Ms. Miller agreed.

Mr. Gruen asked if there would be a loft or second level, and Ms. Miller stated there will not. Mr. Gruen asked why they would not move the garage as there is plenty of room to move it away from the property line, and they would not need a Variance. Mr. DosSantos stated they would still need the Variance for the height. Ms. Miller stated the plan it to keep the garage at the end of the existing driveway. Mr. Gruen stated by enlarging the garage they are almost going to "dwarf" the house next to it. He stated by moving it a few feet, they will be perfectly legal although they might have to move the basketball court. Ms. Miller asked Mr. Gruen if he is stating he

would prefer moving it closer to the house, and Mr. Gruen agreed. Mr. Ware stated the detached garage has to be in the rear quarter of the property; and since this is a corner lot, that location would make less sense than having where it is.

Mr. DosSantos stated the only issue they are present for is with regard to the height, and Ms. Miller stated they are enlarging the existing non-conformance as well as increasing the height.

There was no one present in the audience wishing to speak on this Application.

Mr. DosSantos stated he understands that this will strictly be used as a garage and there will not be a loft or bathroom facilities, and Ms. Miller agreed.

Mr. McCartney asked the height of the existing garage, and Ms. Miller stated it is close to 16', so it would be approximately a 3 ½' to 4' difference.

Mr. Gruen stated he felt they were too close to the side yard, and he was going to ask them to move it; but if they are legal on the side yard, he has no objection.

Mr. Zamparelli asked if the height is being raised to conform with the existing house structure, and Ms. Miller stated they are keeping the same pitch as the existing garage structure. She stated they are re-creating the existing garage but making it larger so that two cars will fit in. Mr. Zamparelli asked why it has to be higher, and Mr. Gruen stated because it is going to be wider, and they need a steeper pitch. Ms. Miller stated Mr. Schnurr wants to keep it as close as possible to the existing as they can. Mr. Gruen stated if the pitch were lower, it would not look right.

Ms. Saylor stated there is a slight increase in the impervious surface and asked if they were going to have any stormwater management mitigation. She added they are under their allowable impervious surface. Ms. Saylor asked if there are trees on the lot, and Ms. Schnurr stated there are. Ms. Kirk stated there is not a request for impervious surface before the Zoning Hearing Board, and she feels this would be better addressed at the time they submit Building Permits, and Ms. Saylor agreed. Mr. Bamburak stated when they submit for Building Permits, they should consider a French drain type stone pit.

Mr. Zamparelli moved, Mr. DosSantos seconded and it was unanimously carried to grant the Variance for the height of the structure to be 19'6" as requested due to the location of the proposed new garage not being in the farthest corner portion of the lot.

APPEAL #15-1749 – PENNSBURY SCHOOL DISTRICT

The Application submitted was marked as Exhibit A-1. A Record Plan was marked as Exhibit A-2. A Site Plan noted as Phase 3 was submitted and was marked as Exhibit A-3. An Existing Resource Analysis Plan provided was marked as Exhibit A-4. Notice of tonight's Hearing was published in the Bucks County Advance, and a copy of that Proof of Publication was marked as Exhibit B-1. Notice was posted at the property of tonight's Hearing, and a copy of that Posting was marked as Exhibit B-2. Notices were mailed to property owners as required by the Ordinance, and a copy of that letter along with the list of addressees was marked as Exhibit B-3. Ms. Kirk noted the Board just received a letter issued by the Township engineer dated 1/4/16 which is a review of the proposed Application, and that three-page letter was marked as Exhibit B-4.

Mr. Bamburak asked Ms. Kirk to discuss Party Status, and Ms. Kirk stated any resident interested in the Application who wants to be notified of all written Decisions has the right to request Party Status. She stated the attorney for the School District does have the right to question where that resident lives in proximity to the property because there is a distance that would effect how strong would be the Party Status. She stated those in the audience who wish to become a Party to the Application can request to do so. Ms. Kirk added that you do not have to be a Party to speak as the Board will take comments from those in the audience about the Application.

Ms. Kirk stated if the project requires Land Development to go before the Board of Supervisors, the residents would also receive notification. Mr. Ware stated the Applicant has just submitted their Land Development drawings, and they will be distributed to the Planning Commission; and everyone within 1,000 feet of the property will be notified. Mr. Bamburak stated that is a totally separate process. Ms. Kirk stated if the matter should go to Doylestown for a Land Use Appeal, those with Party Status would be notified of that.

Mr. Peter Amuso, attorney, was present with Mr. Owen Hyne, engineer, and Mr. Scott Millward, Director of Facilities for Pennsbury School District who were sworn in.

The following requested Party Status:

Juliette Mason-Scheurer
1525 Derbyshire Road

Carolyn Biros
1517 Derbyshire Road

Sherri Cohoon
1519 Derbyshire Road

Carol Smith
owner of 1523 Derbyshire Road but lives at 27 Nelson Drive, Churchville,
PA 18966

Joseph Reinhart
351 Ramsey Road

Andrew Scheurer
1525 Derbyshire Road

Anthony and Katherine Affigato
1529 Derbyshire Road

Karen Gates
955 Big Oak Road

Anna Anoaia
930 Big Oak Road

Veronica Bittner
924 Big Oak Road

Steffan Gable
1523 Derbyshire Road (tenant)
Mr. Gable was not accepted by Mr. Amuso as he is a renter and not the
property owner

Lower Makefield Township

Mr. Koopman stated the Township would like to participate as a Party in the proceedings. He stated at this point the Township has no position one way or the other; but they would like to hear the Applicant's presentation and comments from the residents, and then report back to the Board of Supervisors to determine if they have a position in connection with the Application.

All of those requesting Party Status were acceptable to Mr. Amuso with the exception of Mr. Steffan Gable as he is a renter and not the property owner of 1523 Derbyshire Road. Mr. Bamburak advised Mr. Gable that he would be able to converse with his landlord and read any documents.

Mr. Amuso stated they are asking for four Variances all of which revolve around improvement of parking lots and driveway flow at the Middle School Campus. He noted the Variance requested to Section 200-51B(1)(b). He stated they will be increasing the parking lot and moving some things around, and they will disturb some items in the one hundred year floodplain. He noted the Variance requested to Section 200-51B(4)(c) regarding the resource protection ratio of 100% for wetlands. He stated in order to do some of this work, they are going to need to disturb some of the wetlands in the area and the buffer area. Mr. Amuso stated they also seek a Variance from Section 200-51B(5)(c)(1) which requires a resource protection ratio of 50% for Class 1 steep slopes. He stated they will disturb more than 50% of the steep slopes in the area as they make these improvements. He noted that a lot of these steep slopes are man-made slopes that are from the original construction of Charles Boehm in 1955.

Mr. Amuso stated they have a correction to their Application, and they are seeking a Variance under 200-78H(2), not 200-78G(2), which has to do with parking for non-Residential uses separated from lot lines by 25'; and he stated they will go into details of some of the improvements to the parking lots they wish to make which will involve being with 25' of the lot line.

Mr. Scott Millward stated Pennsbury School District is comprised of multiple Schools, and there is an ongoing capital improvement process. He stated they have contracted Remington, Vernick, & Beach to help them with a Feasibility Study which looked at the entire District and its capital improvement needs. He stated the Study came back confirming the District's standing that Pennwood Middle School and the Middle School site were the top items in need of attention. He stated the District then contracted Remington, Vernick, and Beach to assist them in making site improvements for safety purposes and help them with the renovations of the Pennwood Middle School which involves a small addition as part of the renovation process. Mr. Millward stated the Variances they are seeking tonight are basically site-work Variances. He stated the purpose of the Variances are to enable them to

make these changes so that they might improve the safety and traffic flow of the site and bring make improvements to the parking areas which are currently established and have been used for the Pennwood Middle School for some time. He stated those areas are currently broken up, and some of them are along Makefield Road. He stated they would like to consolidate the parking areas over on the north side of the building where they would be more conducive for use for the large-group areas such as the gymnasiums and the auditorium and also be better for the staff to load up in the morning; and most importantly, for the safety of the students to separate bus and other vehicle traffic and pedestrian traffic around the School. He stated currently it can be very congested and unsafe particularly around Pennwood Middle School. He stated this School was constructed in 1950. He stated Charles Boehm was constructed in 1960. Mr. Millward stated a small addition was put on Pennwood in 1973. He stated at the current time there is a conflict of bus traffic, vehicle traffic, and pedestrian traffic migrating from the walking staff and the children leaving the School to go to the athletic fields; and they are all converging at the same spot in an unorganized fashion behind Pennwood Middle School, Charles Boehm, and somewhat on the site. He stated they believe that this is unsafe, and they have designed a process to improve that. Mr. Zamparelli noted the parking on Makefield Road; and Mr. Millward stated Mr. Hyne will speak to this, but added the one piece of the Plan is to remove those parking areas currently on Makefield Road, and return that to a grassy area, and put those parking spaces back onto the School District property off of Roelofs Road to the north of Pennwood School.

Mr. Amuso noted that the Superintendent of Schools and the President of the School Board are also present in the audience this evening.

Mr. Hyne stated they are asking for four Variances. He stated the first is disturbance within the floodplain. He stated as noted on the ERSAM Plan that was submitted, Charles Boehm Middle School is located within the floodplain so there is no avoiding it. He stated if the School District wants to make improvements to those facilities and the parking around it, they are forced to disturb the floodplain. He stated the disturbances they are making have to do with introducing curbed, landscaping islands, pulling back pavement from where it is now, removing some structures as there are existing fueling stations along Rock Run which flows behind Charles Boehm Middle School, and taking down some chain link fencing and replacing for bus storage area to the west side of Charles Boehm. He stated there is also some minor utility work they are doing. He stated they are not introducing any additional structures or walls. He stated there will be some minor grading to make surface restorations, but they are not making any substantial grading changes.

Mr. DosSantos asked if the bulk of the disturbances are removal of existing as opposed to putting in new, and Mr. Hyne agreed.

Mr. Amuso stated since they are in the floodplain, if they want to make any changes they cannot avoid disturbing the floodplain; and Mr. Millward agreed.

Mr. Hyne stated along Charles Boehm/Rock Run area, they have a wetlands buffer area, and the Zoning Ordinance has a requirement for a 50' buffer from that wetlands area; and because of the location of the existing School, anything they do would be within that 50' buffer. He stated the nature of the work he just described is the reason why they need the second Variance.

Mr. DosSantos asked if it would be helpful if they could see the diagram, and Mr. Hyne stated the ERSAM map was provided in the Board's packet. A Plan was shown to the Board and the audience which was a different version from the Plan provided to the Board.

Ms. Kirk asked what is Rock Run, and Mr. Hyne stated it is the channel that flows from Derbyshire Road behind Charles Boehm and out to Makefield Road. Mr. Bamburak stated it is not labeled on the map; and Mr. Hyne stated it is in the center of the floodplain area, and it may not show up on the map because of the hatching which was intended to show the floodplain. Mr. Gruen asked if it is a ditch, and Mr. Hyne stated it looks like a ditch, but stated it is a waterway. Mr. Hyne stated there is flowing water and can be seen on the site. Mr. Bamburak asked why this was not drawn on the Plan, and Mr. Hyne stated he believes it is shown although it may be covered up by some of the layers of hatching that are on there. Mr. Gruen asked if it is a continuously-running stream or only during rain events; and Mr. Hyne stated it seems to be continuously wet.

Ms. Kirk provided Mr. Hyne Exhibit A-4 and a highlighter and had Mr. Hyne highlight Rock Run on the Exhibit as well as on the Plan on the easel.

Mr. DosSantos stated the shadings on the map that the Board has been provided are different from what Mr. Hyne is showing on the easel. Mr. Bamburak stated the map provided to the Board has no date. Mr. Hyne stated what he is showing is the same information that is on the Board's Plan; but is a month later, and is an updated version, but the stream is in the same location.

Mr. Hyne showed on his Plan on the easel the channel of Rock Run, and the floodplain which surrounds it. He stated wetlands flagging is indicated on the Plan, and these little triangles shown on the Plan are the wetlands boundary. He stated 50' outside of that wetlands boundary is a protected area according to the Township Zoning Ordinance. He stated they are making improvements to the parking areas behind Charles Boehm so they will impact this, and they need a Variance in order to make these improvements. He stated the entire rear of the property is in the floodplain so that if they want to do any work at Charles Boehm, they need relief.

Mr. Koopman stated there is a watercourse and a wetlands associated with it, and there is a 50' buffer required from both under the Ordinance; and Mr. Hyne stated he knows that it is a 50' buffer from the wetlands, but he is not sure exactly about the buffer difference for the water course. Mr. Koopman stated he believes it is 50' for both.

Mr. Hyne stated with regard to the Variance requested for steep slopes, it is generally a flat site with the slopes generally less than 10%; however, there are some areas which are generally manmade that do exceed that. He stated there are some steep slope areas where there are actual basins that were created when William Penn was constructed, and there are steep slopes in front of Charles Boehm Middle School along the north side of Big Oak Road between Big Oak Road and the front of Charles Boehm Middle School. He stated while they look gradual, they do fall within the protected range of 8% to 15%. He stated they have existing As-Built Plans from the construction of Charles Boehm Middle School in the 1960's that do show an existing topographic survey of that area, and it does indicate that those existing slopes before construction of the School were below the 8% mark. He stated the existing 8% slopes of today were created as a result of the construction of Charles Boehm and improvements to Big Oak Road.

Mr. DosSantos asked if the existing manmade slopes serve any purpose; and Mr. Hyne stated it is a lawn area, and they are not proposing to change that nor are they proposing to substantially change that grading. Mr. DosSantos asked if they were graded previously at that slope for water management/flood management; and Mr. Hyne stated there were not.

Mr. Hyne stated another item they are looking for outside of the Charles Boehm area is at Pennwood Middle School which they will be renovating. He stated they are doing some re-configuration of the parking areas and the driveways in order to try to help isolate bus traffic, passenger vehicle traffic, and students from each other in order to promote safety, improve circulation, and reduce congestion. He stated in order to achieve that along Roelofs Road, there is an existing parking lot which is used for staff parking; and after hours, parents use it as well. He stated it is also used as the bus drop off and pick up area for Pennwood Middle School. He stated if you go to that lot after hours, you will see parents double-loaded into parking stalls, and it is hard to find a defined driving aisle. He stated during pick-up hours you often see vehicles parked out on Roelofs Road, and it is not a well-defined circulation area. He stated they want to create a new parking lot along Roelofs Road along the north side of Pennwood Middle School.

Mr. Hyne noted that along Roelofs Road, one of the things they are able to do is to eliminate the bus parking that exists there now; and he showed the proposed new parking lot on the north of side of Pennwood Middle School which will eliminate buses from using that parking area, and it will be a dedicated passenger vehicle lot. Mr. Millward noted the temporary bus lot shown on the Plans up along Roelofs Road, although it is not marked as “temporary” on the Plans. Mr. Hyne stated that will be during construction and will then go away. Mr. Hyne was asked to discuss this further as many were confused by his explanation. Mr. Hyne stated on Roelofs Road which he has heard referred to as “the back of Pennwood,” is a large asphalt parking area currently. Mr. Zamparelli asked if he is referring to the area noted as “parking area/parent drop-off,” as he is not sure what Mr. Hyne is referring to. Mr. Hyne stated this is along Roelofs Road. Mr. Gruen stated it is not a parking area as it was formerly tennis courts, and they have removed the tennis courts and the fence; and it is now a big, paved area.

Mr. Bamburak asked them to further discuss the “temporary” bus parking lot adding that the word “temporary” is not shown on the drawing they were provided of Site Plan Phase 3. Mr. Hyne stated he feels the Plan the Board is looking at shows a temporary parking area. He stated currently behind Pennwood Middle School on the southwest side, there is a small bus storage lot; and there are twenty buses that park there now, and there is a gate around it. He stated as part of the renovations, they need to free up that area for renovations, and they will remove that small parking bus parking lot along Roelofs Road in a temporary manner. He stated it will be there for approximately one year, and then eventually it will be consolidated into the existing bus lot at Charles Boehm. He stated the ultimate goal is to have it at one location rather than two. Mr. Gruen asked what will then happen to the temporary parking lot, and Mr. Hyne stated it will then become a thirty-nine stall parking lot. He stated this will be outside of the Zoning setback. He stated he is not sure that it is shown on the Plan the Board has. Mr. Hyne stated since it was not a Zoning request, he does not feel that it was on the Plan.

Mr. Bamburak asked Mr. Hyne to look at the Plan the Board was provided as it is not the Plan that Mr. Hyne has presented this evening. Mr. Koopman asked Mr. Hyne if he could put the Plan the Board has on the easel. Mr. Hyne stated since it is a phased Site Plan, they have certain Phases on certain Plans. Mr. Hyne referred to the parking lot currently being discussed and stated currently there is an existing parking lot and the tennis courts. Mr. Millward stated the parking lot they are proposing as a temporary bus storage lot is currently a vehicle parking lot serving the athletic fields. Mr. DosSantos stated they propose to convert this to temporary bus storage during the process. Mr. Millward stated they will drop electric on the site because of the diesel buses to get them through the first winter; and when the parking gets relocated to the Charles Boehm side, it will be returned and improved to meet current Codes for vehicle parking.

Mr. Bamburak stated in the future, if they are going to refer to a Plan, they should show the same plan on the easel that the Board receives.

Mr. Hyne stated they are seeking relief for the new proposed parking lot along Roelofs Road. He stated it accommodates approximately 147 parking spaces, and the intent is to re-allocate some of the parking around Pennwood Middle School to where they feel it is really needed. He stated currently there are parking stalls along Makefield Road that back out which is undesirable for safety and traffic. He stated they also have some parking on the back side of Pennwood Middle School; and they want to create one large, consolidated lot that will serve not only the staff but also School functions. He stated that parking will be located ideally to serve events taking place at the gyms or the auditorium. He stated there are also ADA parking stalls and new, improved ADA access into the building at those locations. He stated by loading the driveway aisles inside the parking area on both sides, they are able to get as many spaces as they can close to the entrances, reducing how far you have to walk to get into the School.

Mr. Hyne stated there are three different parking areas along Roelofs Road currently; and he showed the existing parking lot furthest towards William Penn, the abandoned tennis court area, and the existing bus loading and parking area.

Mr. DosSantos noted the parking lot on Roelofs Road, and he asked how many spaces are in that area now compared to how many they propose to bring into the combined area; and Mr. Hyne stated he feel there are currently thirty-six passenger vehicle spots. Mr. McCartney noted the rest of it is not marked; and Mr. Hyne agreed, but added that in reality it does get used for possibly three times that amount. Mr. DosSantos asked if that was part of a study that was done from a safety standpoint that there are too many cars there in ill-lined spots; and Mr. Hyne stated that was part of what drove the need. Mr. DosSantos asked if the proposed parking is an attempt to increase the number of parking spaces, and Mr. Hyne stated it will actually be a slight decrease. He stated they have twenty bus storage stalls which means that twenty bus drivers are coming and parking their own vehicles there in the morning and then going out to do their rounds. He stated they are re-locating those to Charles Boehm and giving them parking spots there, so they do not need those twenty spots at this location so there will be a slight reduction. Mr. Amuso asked if there is any increase in impervious surface, and Mr. Hyne stated there is not at Pennwood Middle School.

Mr. Gruen stated he would like to take a field trip to actually and have the Board and anyone else who wants to join them so they can actually see what they are planning on doing instead of looking at all these maps. Mr. Bamburak stated he feels it would be better if they had good maps as they do not understand the maps they have been provided. Mr. Bamburak noted Mr. Hyne had indicated that they were

going to remove the parking stalls that are on Makefield Road, but they are still shown on the map that the Zoning Hearing Board had been provided. Mr. Hyne stated he believes the map the Board is looking at is a Phased map that is part way through the project, and meant to highlight the parking lot along Roelofs Road; but he understands that they are looking for the big picture.

Mr. Koopman stated he feels it might be helpful if there was an Existing Features Plan to show them what is there now, and then be able to compare that with what they are going to do. He stated they could then explain the Variances they need and why they need them to accomplish that to meet the new Plan.

Mr. Hyne put on the easel of a photo that had been submitted to the Board, and the photo was marked as Exhibit A-5 which is a schematic of the proposed Pennwood area.

Mr. McCartney stated according to the proposal, it appears that the buses will be coming in off the left turn off of Big Oak Road prior to Pennwood; and the bus loading and bus drop off will be where the existing bus storage is at Pennwood. Mr. Hyne stated at Pennwood, they are relocating the bus drop off area, and it will be on the other side where the existing buses are being parked. Mr. McCartney stated there will only be one entrance going into Pennwood for bus drop off, and that is what is currently being used for car drivers; and Mr. Hyne stated it is supposed to be an entrance only for buses. He stated this is the driveway entrance onto Makefield Road, and that is currently entrance-only; and it is used to access some of the small parking lots and the bus storage area. He stated it will become an entrance and exit dedicated for bus traffic only. Mr. McCartney stated they are moving the bus drop off from the Roelofs side to the other side of the building, and Mr. Hyne agreed. Mr. Hyne stated it will then be completely isolated from where the passenger-vehicle traffic is.

Mr. McCartney asked if they have done studies along Big Oak Road to see what traffic impact that is going to have from there to the corner of Makefield and Big Oak Roads, and Mr. Hyne stated they have. He stated they have done counts of existing and an analysis. He stated they are not generating more vehicles, but they are moving where vehicles are entering and exiting the campus. He stated a traffic study was performed for that, and they looked at whether a turning lane was warranted in certain situations; and the volumes did not warrant a turning lane. Mr. Gruen asked if the Zoning Hearing Board is going to be presented with the Traffic Study, and Mr. Hyne stated they could provide it.

Mr. McCartney asked if the buses that are making a drop off at Pennwood will continue to Charles Boehm and William Penn; and Mr. Hyne stated this is one of the improvements that the District has been able to make. He stated this happens now, and there are some safety concerns. He stated there are internal driveways on the Middle School Campus that are used by buses to go from Pennwood Middle School to Charles Boehm, and they then have to go out to Big Oak Road in order to get to William Penn. He stated use of the internal driveways reduces traffic from the public roads which is a benefit. He stated this project will hopefully reduce some of that traffic even further by separating where the passenger vehicles and buses are, provide a little better circulation on the Campus, and keeping some of the buses from having to go out onto the local roads.

Mr. Hyne stated one of the concerns now is that when buses go between Pennwood and Charles Boehm, if they need to get to the bus loading area on the north side along Roelofs Road of Pennwood Middle School, they have to cut through behind which is where the students cross between athletic fields and the School. He stated this was a safety concern, and it was one of the driving factors in what they have proposed.

Mr. Koopman stated he understands that along Roelofs Road, it will all be passenger vehicle drop offs and not buses, and Mr. Hyne agreed. Mr. Millward stated their proposal will eliminate all bus traffic from Pennwood on Roelofs Road, and it will be on the south side of Pennwood.

Mr. DosSantos asked if they are only talking tonight about the Phase on Pennwood or the entire Campus, and Mr. Amuso stated it is the entire Middle School Campus. Mr. Hyne stated they are requesting four Variances, and the improvements encompass the entire Middle School Campus. Mr. DosSantos stated he assumes the largest projects involves Pennwood, and Mr. Hyne agreed most of the improvements are around Pennwood.

Mr. McCartney asked if they did any impact studies on what the new development across from Charles Boehm will involve water mitigation issues and possibly increase impervious surface on the Charles Boehm site. Mr. Hyne stated the impervious on Charles Boehm is being kept to where it is now. He stated their stormwater management load is actually reducing on Charles Boehm. Mr. McCartney asked if historically there has ever been any water issues at Boehm since it is on top of the floodplain, and Mr. Hyne stated he believes that they have had flooding issues.

Ms. Saylor stated for the Charles Boehm Tax Parcel, they are showing the impervious going from 29% up to 43%, and Mr. Hyne stated that figure was from earlier iterations; and they were actually able to reduce some of that impervious by pulling back some of the paving and shortening some of the parking areas to what they actually needed to be, so they are not increasing the impervious on Charles Boehm. Mr. DosSantos stated the Plans show an increase to 43%, but Mr. Hyne is now Testifying that they will keep it at the current level of 29%; and Mr. Hyne agreed. Ms. Saylor stated they will need to submit a different Record Plan, and Mr. Hyne agreed. Mr. Koopman stated this will be shown on the Land Development Plan, and they are not asking for an increase in impervious surface; and Mr. Hyne agreed.

Mr. Bamburak stated this is why the Zoning Hearing Board should have maps that are accurate about what they are discussing which is why the Board was so confused.

Mr. Gruen stated they have proposed some new additions, and he asked about the impervious surface for that. Mr. Hyne stated there are some large areas of asphalt and pavement at Pennwood which is where the new additions will be, and they were able to recapture that. Mr. McCartney stated the building will be between the big brick wall at the back end of Pennwood and where the guardrail is where the fields start, and Mr. Hyne agreed. Mr. Millward stated the swimming pool is coming out. Mr. McCartney stated they will be adding to the D Wing as it goes into the parking lot toward the athletic fields, and Mr. Millward agreed. Mr. McCartney asked if there will be a connection from where the buses come around off of Makefield Road to that side; and Mr. Hyne stated there will be a gated paved way there so that if the School District had some need on a particular night for an event or for maintenance, they could get vehicles through there, but it will be gated on a normal basis. Mr. McCartney stated it will not be part of the normal flow of traffic; and Mr. Hyne agreed, and he stated that is a similar feature that they are doing behind Charles Boehm and also behind William Penn Middle Schools.

Mr. McCartney asked what they mean by bio-retention facility, and Mr. Hyne stated this is an area where they can address water quality which is the one thing they really do need to address on this site. Mr. Hyne stated since they are able to manage their impervious and keep to where they were existing, they installed these features where they manage water quality to manage the pollutants that are running off the site from the parking areas and the disturbed areas they are creating. Mr. McCartney stated he understands that this is basically a filter before it gets down to the ground water, and Mr. Hyne agreed. Mr. Hyne stated it will include plantings to help filter the water.

Mr. Hyne showed an illustration of the view down Roelofs Road looking toward Makefield Road. He stated this shows the proposed improvements on the north side of Pennwood Middle School with a five foot grass strip. He stated currently this area north of Pennwood is the parking lot where there is the bus unloading area, some staff parking, the grass berm and some trees. He stated they are asking permission to encroach into the 25' parking setback. He stated they want to provide some landscape vegetation to screen headlights, and this illustration shows that they will have the parking facility close to the areas where they want to bring people into the School near where the auditorium and gyms are located just off the illustration to the left. He stated they want to make this look like it fits into the area where it is now. Mr. Gruen asked if they will continue this same look all along, and Mr. Hyne showed on the Plan where the landscaping will continue. He stated beyond the area he has shown, they will not be encroaching into the parking setback area. He stated the parking area will be pulled back from the street and comply with Zoning.

Mr. Gruen asked if they will put in any vegetation, and Mr. Hyne stated they will have street trees and continue the plantings. Ms. Kirk asked how far from Derbyshire is this going to end, and Mr. Hyne stated it is approximately one quarter mile from Derbyshire.

Mr. Millward stated currently there are three parking lots there with a mix of vehicles and buses. He stated they also have the tennis courts which are basically abandoned and the parking lot at the athletic fields. He stated the one shown on the illustration is the one that is currently the bus and vehicle area, and busing will be removed; and they are asking for a Variance to come out into the encroachment area toward Roelofs so that they can meet the parking requirements for the site without having too far to walk as they would have to stretch this out further if they were not able to encroach into that space. Mr. Millward stated the existing tennis courts will be improved into an official parking lot, and no Variance is needed for this since they are pulling this back away from Roelofs Road. He stated the next parking lot which is currently serving the athletic fields would be a temporary bus lot; and then when it is restored, would be parking that would be pulled back away from Roelofs as well. Mr. McCartney asked if the sidewalk they are showing will tie into the sidewalk on Roelofs Road, and Mr. Hyne stated there will be a connection that is not there currently.

Mr. DosSantos stated what they are showing in the rendering is the parent drop-off parking area and it will be void of any bus traffic, and Mr. Hyne agreed. Mr. DosSantos stated the area where they are asking for the encroachment into the setback is strictly for automobile traffic only and no bus traffic, and Mr. Hyne agreed. Mr. Hyne stated currently at this area there are some passenger vehicles but it is really a lot of buses coming in and out.

Mr. Amuso stated they are already encroaching with the bus traffic, but Mr. Hyne stated currently that parking area itself is not encroaching into the setback. He stated there are two areas to the west – the tennis court and another parking lot – that do currently encroach. Mr. McCartney stated currently during School days there is a line of teacher cars from the entrance all the way to the exit.

Mr. DosSantos asked if the intent is to eliminate the street parking, and Mr. Millward stated while he cannot make the claim that no one will be parking along there, there will be parking spaces to accommodate the staff. Mr. DosSantos asked if it is the School District's intent is to enforce that the staff should park within the boundaries of the building as opposed to on the street; however, Mr. Millward stated he does not believe they have brought that subject up with the Administration. He stated they will be eliminating the parking along Makefield Road and improving the area so that he feels the staff would park on the site, but they have not discussed any kind of restrictions internally. Mr. DosSantos stated as long as there are enough parking spaces to accommodate them, this may be a valid point of discussion which would eliminate the staff from parking on Roelofs. Mr. Millward stated the circulation would be well identified in the existing lot, and on the east side of Pennwood there is a small parking lot which would be another Visitor parking lot. Mr. McCartney stated the concern is that they would be encroaching on Roelofs and additionally there could be teachers parking on Roelofs as well. Mr. DosSantos stated this then becomes a more significant disruption to the neighborhood and their quality of life. Mr. Millward stated he believes that the existing curb line remains so they are not asking to change the curb line along Roelofs Road.

Mr. McCartney asked if they have a study on the number of teachers parking in that parking lot and along the curb line; and Mr. Hyne stated they did do a count on a typical School day of 146, and this parking lot comes in at 147. He stated for the entire site around Pennwood, there is no way of telling if one of those cars was parked there to visit a house nearby; but they can put the count on a typical School day of 146 vehicles, and this lot alone is 147. Mr. Zamparelli noted the lot being referred to by Mr. Hyne and stated he understands just that lot will have enough spots to park the entire staff so that they should not have to park on Roelofs, and Mr. Hyne agreed. Mr. McCartney stated that would be true except for the first year when they are using thirty-nine spots as the temporary bus area, and Mr. Hyne stated during construction there are some other phasing items they are looking at. He stated they will keep the existing parking on Makefield Road in place through construction.

Mr. McCartney stated he assumes the construction will be in the summertime; however, Mr. Hyne stated it will be over a period of the School years. He stated they want to make sure that they are not impacting too much to the extent that they can.

Mr. Zamparelli stated it seems that currently there are not enough spots for the staff and they have to park on Roelofs; however, Mr. Hyne stated he feels currently there are enough parking stall on the site. Mr. Zamparelli asked who they feel is parking currently on Roelofs Road. Mr. Gruen stated he was there today, and he did not see any cars parked on Roelofs; and he added that the parking lot was half empty. Mr. Hyne stated there is also a fifteen-stall in front of the School; and since they are taking the parking away on Makefield Road, they did want to provide some access for visitors to reach the Main Office which is in the front of the building along Makefield Road. He stated there is a separate small parking area intended to serve visitors, and most of the staff would be instructed not to park in that area.

Mr. Zamparelli stated he would still like to know if there is anyone from the School either working there or visiting that is parking on Roelofs Road now, and Mr. Hyne stated they may. Mr. Millward stated he believes there are people parking there. He stated there will be twenty bus driver spots that will not be there after the renovations and those twenty bus driver vehicles will be removed. He stated currently the next parking lot after the view on the illustration to the right is currently a tennis court and it is not an improved area that would encourage parking plus it is a pretty far walk. He stated the improvements that will be made they believe will encourage staff members to park closer to the building in lined stalls on their site. Mr. Zamparelli stated he does not feel they have done enough studies, as he keeps hearing, "I think, I believe, I'm not sure;" and he is concerned that there may not be enough spots, and he does not see the relief to the neighborhood. He stated he feels they are making it easier for the buses to get in and out and park, but he is still not sure whether or not it is hurting the neighborhood as parking seems minimal. Mr. Millward stated after the renovations, there will be more lined stalls, there will be no more parking on Makefield Road, there will be twenty bus drivers that will be removed, and the entire parking lot will have lined stalls with pedestrian traffic lanes. He stated there will be a separation of vehicles, bus, and pedestrian traffic which is currently not there. He stated he feels the improvements that will be made will encourage the staff to park on site.

Mr. DosSantos stated the improvements they are proposing are not so much from a parking standpoint as opposed to a student safety standpoint, and Mr. Millward agreed. Mr. DosSantos stated he understands from the initial part of the presentation that when they take the bus traffic out and the other things they are proposing, it is to eliminate buses and cars crossing where students are crossing back and forth; and Mr. Millward agreed that it is to separate those three traffic patterns.

Mr. Hyne stated while they have been talking about the staff quite a bit, one of the issues that really loads the parking area and curbside parking on Roelofs Road is a night event. Mr. Zamparelli stated he is not as concerned about that as he is about the normal, every day parking.

Mr. McCartney stated currently it does not seem that the parking is adequate for the faculty; and Mr. Hyne agreed that is correct for this lot, but across the entire Middle School Campus, there is adequate parking. Mr. McCartney stated the question is whether they can enforce a strict teacher parking policy, and Mr. Amuso stated they will have to look into that.

Mr. Hyne stated there also seems to be a concern as to whether they can really make a benefit of reducing the parking along Roelofs Road; and if they can do that, it seems that would be a real, recognized benefit. Mr. Hyne stated currently closer to Makefield Road there is a section of the curb line that is signed “No Parking,” and he noted a section along the parking lot that is not signed, and they could look into there being no parking in that area or at least no parking within certain hours.

Mr. McCartney stated it is from the current exit up to Makefield Road that is “no parking,” and Mr. Hyne agreed.

Mr. Zamparelli stated he is fully in favor of their idea to try to make it safer for the students, and he is just trying to see how it will actually work.

Mr. Gruen stated they indicated that the sidewalk will continue to the end of the parking, but on the map it shows that it ends. Mr. Hyne stated there was a Phasing Map that was provided to the Zoning Hearing Board, and there is also the overall Plan which may show the continuation of that sidewalk through. He stated what Mr. Gruen is looking at is basically a snapshot during the middle of the project in that vicinity, and he apologized for not showing the entire picture. He stated there is an overall Plan. Mr. Gruen stated he agrees with Mr. Bamburak that it would be very helpful for the Zoning Hearing Board to see a map of what they are planning at the end of the project.

Mr. Hyne showed an illustration of a section through Roelofs Road, through the sidewalk area, the landscaping, and the parking area showing the sequence from Roelofs Road all the way to Pennwood Middle School. This cross-section along Roelofs Road was marked as Exhibit A-6.

Mr. McCartney stated the new parking area also seems to be serving as a parent drop off, and he asked if it is similar to what it is set up at West; and Mr. Millward stated it is more mimicking William Penn Middle School which separates the bus traffic on one side of the island and the vehicle traffic on the other. He reviewed how the vehicle and bus traffic will enter and exit the lot. Mr. Hyne stated Ramsey Road is where the new entrance would be so that is where the parents will come into the lot, drive along an area he showed on the Plan, and the passenger side will line up with the sidewalk where they can drop off their children. He stated if there is a queue, they will be able to circulate through the parking lot as it does have looping driveway aisle so they would not have to go back out onto Roelofs Road. He stated after they have done their pick up or drop off, they can continue to the exit-only where there is currently an exit-only at the same location, and then exit out onto Roelofs.

Mr. Benedetto asked about walkers to the Middle Schools, and Mr. Millward stated they plan to reduce the traffic behind William Penn and eliminate the traffic behind Charles Boehm and Pennwood Middle Schools and no buses or vehicles will be able to travel behind those two Schools. He stated they have not found a way to eliminate that traffic around William Penn, but it will be reduced. He stated currently most of the pedestrian traffic is in the area of the gym area and the athletic fields, and that concern will be eliminated. Mr. Hyne showed on the Plan the way walkers get to and from Charles Boehm. Mr. Millward noted where there is an existing sidewalk. Mr. Hyne stated they will be creating some new sidewalk and provide fencing to direct the students and keep them from walking on the driveway surfaces. Mr. Millward stated this will be an improvement to keep the students on concrete sidewalk. Mr. Benedetto asked about Pennwood; and Mr. Millward stated currently there is parking on Makefield Road, so without the cars there, there will be a better line of sight. He stated there will also still be crossing guards at the locations where they are currently.

Mr. Gruen asked about parking for bicycles, and Mr. Millward stated they do have bike racks.

Mr. Koopman asked if there will be any changes proposed in the area of the William Penn School other than the sidewalk going north directing pedestrian traffic to Charles Boehm. He stated there are a lot of residents on Derbyshire and Roelofs Court. Mr. Koopman asked if there is currently parking facing Roelofs Court. Mr. Hyne stated in front of William Penn currently along Derbyshire Road when buses and vehicles are exiting, the bus loading area is directly in front of the Middle School. He stated when you exit you can circle around behind the School which is a long loop, but most vehicles opt to turn left; and they have to turn around a peninsula where the current flagpole is, and then make an "S" movement out to the exit onto Derbyshire. He stated this is an awkward movement. He stated buses are

also encountering this. He stated while they are not doing a lot in front of William Penn because it is a newer School, they will create an exit route so that you do not have make the “S” movement. He stated while it is not a huge change, they feel it will be a big improvement for bus circulation. He showed on the Plan how the buses currently circulate and how they will do so once the change has been made. Mr. Koopman stated the entrances onto Derbyshire will remain the same, and Mr. Millward agreed. Mr. Millward stated there is a very large concrete area in front of the School, and they will cut that concrete and introduce more green space.

Mr. Hyne stated because of the current “S” movement, there is a large area that is really allocated toward bus-driving clearance; and they want to be able to use those for parking spaces. He stated he understands that there was a comment from the Township engineer that this may also require relief from the 25’ setback, and they would request that be added into the relief that they are asking for. Mr. Millward stated there are a few additional parking spots along outside of that as well, but there is no change onto Derbyshire Road.

Mr. Benedetto noted letter from Boucher & James discussed the existing trees to be removed, and Mr. Hyne stated they will replace any trees that they remove. Ms. Kirk stated that will be more applicable when it comes before the Township for Land Development.

Mr. DosSantos stated the impact on the William Penn neighbors seems to be diminished, and Mr. Hyne agreed. Mr. Hyne stated there will be the same vehicles, and the same locations where they are exiting; and they are not changing those driveways. Mr. DosSantos stated there will be parking spots added in the far northwest corner, and Mr. Hyne agreed adding this is currently used for driveway anyway. Mr. Koopman asked if these will be additional spaces facing Roelofs Court, and Mr. Hyne agreed. Mr. Koopman asked if they will be buffered in some way; and Mr. Hyne stated there will be evergreen landscaping, and this will show on the Landscaping Plan. Mr. Millward stated there is currently a hedgerow between Roelofs Court and the Middle School. Mr. Zamparelli asked if the hedgerow will be reduced, and Mr. Millward stated it will not. Mr. Millward stated the existing macadamized surface is now bus radius for the turn around the peninsula, and that will be free space that they will stripe back for parking. Mr. DosSantos stated this is why they need the relief from the 25’ setback; and Mr. Millward stated it appears to be, based on the comments received. Mr. Koopman stated they are asking that the Application be Amended to the extent that they will also need relief from the 25’ along Roelofs Court, and Mr. Millward agreed. Mr. DosSantos stated it appears that this would apply to Derbyshire as well; and Mr. Hyne agreed adding that at least one of the spaces there is new.

Mr. Bamburak suggested that there be a recess at this time to give members of the audience an opportunity to look at the maps.

The meeting was reconvened at 9:20 p.m.

Mr. McCartney stated they were discussing the egress for the buses coming off of Makefield Road for as currently it is just an entrance. He stated this is the only way buses are going to service Pennwood, and Mr. Millward stated they could loop around the inner road and come back to Charles Boehm. Mr. McCartney asked if they have a Transportation Committee that is doing a study on what the best way is to mitigate the bus traffic; and Mr. Millward stated they have a Director of Transportation who does this every School year, and he has a list of what students get dropped off and picked up at what School, and this changes from year to year based on where the students are coming from. He stated they then try to set up the routes for drop off and pick up in the most economical way. He stated most of the buses that are making the loop are dropping off at more than one School, and the majority of buses on site are making multiple School drop offs and pick ups. Mr. McCartney asked if they are able to do any type of forecasting as to what percentage they feel will come in and out of the Makefield Road entrance and exit; and Mr. Hyne stated while they have current numbers that the Director of Transportation provided to them, however, those numbers do change from year to year. Mr. McCartney stated his concern is that what currently is the process of coming in on Makefield Road and exiting on Roelofs will now be coming in on Makefield Road and coming out on Makefield Road. He stated that intersection from Makefield to Big Oak Road is already pretty congested in the morning. He asked if there will be a crossing guard there or someone who may be able to do bus direction; and Mr. Millward stated there is not a change in number, rather it is just a change in location so that the buses that would exit Pennwood Middle School going onto Makefield Road would be the same whether they were coming out south of the School on the new road or north of the road on Roelofs Road, and they would be making the same directional turn right or left based on their destination.

Ms. Kirk stated on Page 2 of the floodplain review letter which Mr. Amuso has been provided a copy of, there is a section entitled, "Zoning Comments," and in Paragraph 1 there is a comment that there is no breakdown of existing and proposed impervious surface areas for each Tax Map Parcel; and she asked Mr. Amuso if this is a "will comply." Mr. Amuso stated it is. Ms. Kirk stated the School District knows that if the proposed impervious is greater than what is allowed another Variance would be required, and Mr. Amuso stated they do know this.

Ms. Kirk noted Section II regarding the disturbance of the steep slope areas, the Testimony has clarified this; and she asked Ms. Saylor if she is satisfied with this.

Ms. Saylor stated she is, but she asked the Applicant that during the Land Development they make this more clear since the Existing Features Plan is hard to read. Mr. Amuso agreed to comply with a corrected plan to show the specific area of the steep slope disturbance.

Ms. Kirk stated they have made a verbal Amendment that the Variance from Section 200-78 not only involves Roelofs Road, but also Roelofs Court; and Mr. Amuso agreed.

Mr. Koopman stated they are asking for relief from the Floodplain Ordinance, and the Township has recently amended its Floodplain Ordinance provisions; and there is a requirement that you have an Engineer's Certification that the encroachments into the floodplain will not result in an increase in the base flood elevation.

Mr. Koopman stated this is in the letter from Remington Vernick, but he feels they will need to put something on the Record and submit an Engineer's Certificate to that effect to the Zoning Hearing Board at some point to meet their burden of proof, and Mr. Hyne agreed they will provide that.

Ms. Carolyn Biros, 1523 Derbyshire Road, was sworn in and asked if there will be an air and noise study done for the additional buses that are moving from Pennwood to the Charles Boehm lot. She stated currently where the buses are, the building buffers the noise and the exhaust; but moving them down to Charles Boehm, there are at least four houses on Big Oak Road that will be impacted by the additional noise and the additional fumes. She stated across the Road, there is also a farm which has horses, and she asked if they have looked into that. Mr. Millward stated they have not done a study on air quality or noise. Mr. Hyne stated there is currently a bus storage area at Charles Boehm which accommodates forty-eight buses which will be increased to sixty-eight buses. He stated when buses are stored, they are not running. Mr. DosSantos stated when they start up at the beginning of the day, they will obviously have more noise because there will be sixty-eight buses as opposed to forty-eight buses; and Mr. Hyne agreed.

Ms. Trelia Anoaia, stated she is representing her mother, Anna Anoaia, who lives at 930 Big Oak Road; and she was sworn in. Ms. Anoaia stated her Mother lives on Big Oak Road and with all the buses it is very noisy and dangerous to get out of their driveway to get out onto the road at certain times in the morning and in the afternoon. She asked the impact on this from the proposed plan; and she stated she understands they are looking to improve safety for the students, but they should also consider the residents in the area. Mr. Hyne stated there are some on-street parking spaces on Big Oak Road which will be eliminated which should improve the

traffic situation. He also stated currently there are very large bus entrance/exit driveways, and they are consolidating those driveways which provides a more confined entrance/exit, helps define the traffic patterns better, and eliminates some of the guesswork when you are traveling on Big Oak Road. He stated a lot of the buses are currently traveling to Charles Boehm because that is where the re-fueling station is and a lot of that traffic is already there.

Mr. DosSantos stated he understands that it is not going to increase bus traffic on Big Oak, and that the bus traffic is really internally within the Campus; however, Mr. Millward stated there will be additional bus traffic on Big Oak Road in front of Charles Boehm because by eliminating the bus traffic behind the School for student safety, they are pushing that traffic onto Big Oak Road. He stated the School to School travel is not changing. He stated as Mr. Hyne noted they are removing the parking and improving the flow on Big Oak Road which they hope will make this more organized.

Mr. Gruen stated he feels the buses should travel more internally between the Schools, and he questioned why a bus would have to go out to Big Oak from one of the other Schools to get to Charles Boehm for re-fueling. Mr. Millward stated at the current time, that would put the bus behind the School between the pedestrians who are walking to School or to the athletic fields and this is what they are trying to eliminate. Mr. Gruen stated at the end of the day when they go back to the bus parking lot, they could use the internal drive; and Mr. Millward stated that is a possibility because they could open that gate when it would be beneficial provided it does not sacrifice study safety. Mr. Hyne stated the students they are trying to protect are not just during the School day, but also when they are going out to the athletic fields and when they are leaving School.

Mr. Koopman stated at the Land Development stage, he feels they will need to present a Traffic Study that reflects the additional bus traffic on Big Oak and whether there needs to be any mitigation as a result of that. Mr. Bamburak stated given two residents have already questioned this, there is a good chance that the Supervisors will as well.

Mr. Anthony Affigato, 1529 Derbyshire Road, was sworn in. He stated a lot of the Derbyshire Road resident concerns was that there would be changes to the street, sidewalk, and things that are there now; but during the break he was assured that there were no changes to that; and Mr. Millward agreed. Mr. Affigato stated the abandoned tennis courts are currently an eyesore, and he understands that this will be an improvement.

Ms. Danielle Stinson, 667 Friar Drive, was sworn in. She stated she is concerned about bus traffic on Makefield Road since Makefield Road is extremely narrow; and to bring all these buses that would typically turn onto Roelofs onto Makefield, will cause a problem for the walkers. She stated she also feels that drivers will avoid Makefield Road and cut through the community to get to Big Oak. She asked how many buses will be able to stack when you turn off of Makefield. Mr. Hyne stated there are twenty-two bus stalls, and an area beyond that; and he understands that it is not a bus queuing issue. Mr. Bamburak stated there are twenty-two bus stalls where the buses will pull in and then back out and go, and he asked if they are going to do that or line up and loop through. Mr. Hyne stated it would depend on the type of loading. He stated at the end of the School day, the buses would come and go into the stalls; and once the pick up takes place, the buses then leave. He stated the buses are controlled and released one at a time. He stated during drop off in the morning, typically buses do pull up along the curbside so that their passengers can discharge right onto the sidewalk, and then keep going in a one-way direction so that there is no backing up.

Mr. Millward stated the current practice of drop off and pick up that is occurring on the north side of the School with the activity taking place on Roelofs Road onto Makefield would be repeated with that exact same pattern on the south side of the School onto Makefield so there is no change. Ms. Stinson stated they are now turning onto Roelofs which is a much bigger area than Makefield. Mr. Hyne stated while this is correct, and they are changing some of the turns, they are also gaining by moving the bus drop off to the south side because when the buses are done for the day and need to go to Charles Boehm, they will not need to go back out on Makefield Road and will go directly through the internal driveway to Charles Boehm. Ms. Stinson stated she would like to see a way that they do that in the morning as well and not go out onto Makefield Road.

Mr. Bamburak stated they have already had some residents question traffic, and the Traffic Study is beyond the consideration of the Zoning Hearing Board. He stated the Applicant should understand that this will need to be addressed at Land Development. Mr. Bamburak stated they understand that the changes are for a good cause, and the bus issues are limited to drop off and pick up times.

Ms. Stinson stated she feels it is great that they are eliminating the spaces in front of the School, but she is not sure that the solution should be to have all this bus traffic on Makefield Road.

Mr. Bamburak asked if there will be a sidewalk in front of Pennwood when they take the parking spots out, and Mr. Hyne stated there will not be on the School side. He stated there is existing sidewalk on the side away from the School. Mr. Hyne was asked why they would not put a sidewalk in front of the School, and Mr. Gruen stated it would not go anywhere. Mr. Millward stated the current sidewalk ends on both sides of the property, and the sidewalk is there to support the parking stalls to exit the cars; and without the parking stalls, there is no need for it. He stated the students that are on the opposite side of the road using the cross walk system would have a sidewalk system to get into the School from there, but the sidewalk that is parallel to Makefield is no longer necessary because there would be no students there. Mr. Millward stated the crossing guards that are there now will still be there. Mr. McCartney stated there will still be sidewalk leading up to the front of the School. Mr. Hyne stated leaving the sidewalk would lure parents to drop off on Makefield Road, and they do not want that.

Ms. Lizanne Wilkinson, 860 Roelofs Road, was sworn in. She stated in front of Pennwood on Roelofs Road there are only about seven cars that park on Roelofs Road. She stated where the tennis courts are, there are three cars that park there, and at the athletic fields, no one parks there. She stated the only way the lot fills is when there is a soccer tournament. She stated she is happy to hear that the buffer is going to increase, but she does not feel there is a need for all of the parking with all of the high floodlights. Mr. Hyne noted the area where the abandoned tennis courts are as well as the parking area toward the William Penn side can accommodate sixty stalls although it is not stripped and that accommodates parking when there is overflow needed for School events. He stated that area will be drastically reduced from sixty parking stalls to a thirty-nine parking stall lot and will be set well back from the parking setback requirement, and it will have a lot more green space than it does now. Ms. Wilkinson expressed concern with the lighting in the parking lot where no one is parking. Ms. Wilkinson asked if they will still have the bus training in that area, and Mr. Millward stated he does not feel that area would work for that CDL training after the renovations. Ms. Wilkinson asked about the re-fueling area; and Mr. Millward stated it is currently behind Charles Boehm, and with the new proposal would be to have it take place on the left hand side of Charles Boehm outside the floodplain. Ms. Wilkinson asked about the basketball courts at William Penn and Pennwood. Mr. Millward stated there will be no change at William Penn, but with regard to the courts behind Pennwood, there is a change to the whole back scope, and he is not sure where they might relocate them if at all. Ms. Wilkinson stated the tennis courts are gone, the pool is gone, possibly some of the basketball courts will be gone; and those things are nice for the community. Mr. Millward stated Mr. Hyne has just advised him that the Pennwood basketball courts would be restored. Ms. Wilkinson noted the big, old trees on the north side of Roelofs; and Mr. Hyne stated the School has been there since the 1950s, and there are a lot of nice, mature trees, and to the extent that they can, there are a lot of trees

that they are saving. Ms. Wilkinson asked if there is a long-term plan to make another internal road from Pennwood to William Penn, and Mr. Millward stated there is not.

Mr. Bamburak stated there has been discussion about lots of changes being made, and he has not seen a “laundry list” of everything they are proposing anywhere; and while all these things do not need Zoning Hearing Board relief, it would be helpful to have a list of all the changes to be made. He stated this is a big project that involves a lot more than just changes to the parking lot. He noted the number of people present who are interested in what they are doing, but they are only giving out limited information. Mr. Hyne stated the Site Plan is being developed and refined as they go through the process. Mr. Bamburak stated he is not only talking about the Site Plan, since they are talking about the pool, basketball courts, and taking out tennis courts. Mr. Millward stated they have been discussing the renovation of the School and the site work for almost two years at public School Board meetings. Mr. Bamburak stated it would be helpful to have a synopsis of everything they are proposing and included in the Courier.

Mr. DosSantos stated one of the residents brought up the issue of the spotlights, and he has heard this from some other residents as well. He stated while there have to be spotlights when you have parking, he asked if there is any anticipation of changing location, directional aspects, or a new design since he is sure that there have been improvements made to spotlights since they were originally put in to make them a little less burdensome on the neighbors. Mr. Hyne stated there is a lighting lay-out Plan particularly for the parking areas they are re-configuring. He stated the new lights will have cut-off devices.

Ms. Kirk stated when they submit for Land Development, there will have to be review of their landscaping proposal, lighting proposal, stormwater management proposal, and a whole series of things that while the Zoning Hearing Board will not specifically address these issues, a lot of them will be addressed at the Planning Commission and Board of Supervisors.

Mr. Gruen stated there are Ordinances that address parking lot lights; and Mr. Koopman stated this also includes glare which are all performance standard obligations that the Applicant will have to meet.

Ms. Kirk stated Mr. Koopman has already asked that this matter be carried so that he can report back to the Township Supervisors to see what their position is. She asked if there is a statement synopsis of all of the proposed improvements that could be submitted to the Board. Mr. Amuso asked if this would be relative to the Zoning relief. Ms. Kirk stated this would be something in addition to what they have provided. She stated the Zoning relief is dealing primarily with the

parking, driveways, and bus routing in the interior section; but in addition to that while not specifically for Zoning, there will be the elimination of the swimming pool, conversion of the tennis courts, etc.; and this would be a good background for the Zoning Hearing Board. Mr. Koopman stated it would also be helpful for the Board of Supervisors as well. Mr. Bamburak stated they are asking them to review a big projects and the neighbors are coming out to express their concerns, and it would be helpful to let them know what they are doing. He stated he understands the Zoning Hearing Board has a limited purview, but they want to feel good about what they are approving; and knowing what they are doing helps the Board and the residents feel better about it. Ms. Kirk stated it is just to provide a full scope of the whole project and not just limited to what is before the Zoning Hearing Board. Mr. Amuso agreed that they could provide something. Ms. Kirk stated a disclaimer could be added that this is still in process so that some things may be changed.

Mr. Jonathan Marshall, 831 Big Oak Road, was sworn in. He stated Big Oak Road is already backed up every morning and additional buses coming in will only make it worse. He stated from the Makefield Road intersection it backs up past Charles Boehm in the morning. Mr. Millward stated at Charles Boehm there will be an increased traffic flow on Big Oak Road due to the restriction behind the School. Mr. Koopman stated they will need a Traffic Study on that. Mr. Hyne stated they have met with PennDOT representatives and the traffic engineer, and the Traffic Study will be part of the Land Development submission.

Mr. Koopman asked that Testimony not be closed at this time so that he can report to the Board of Supervisors who may want to introduce some Testimony. He asked that the matter be Continued to the next available Zoning Hearing Board date so that the Board of Supervisors can make input if they desire. Mr. Bamburak stated the next meeting is scheduled for February 2, and Mr. DosSantos asked if that would be sufficient time.

Mr. Gruen moved, Mr. McCartney seconded and it was unanimously carried to Continue the matter to February 16, 2016.

APPROVAL OF DATE CHANGE FOR NEXT MEETING OF THE ZONING HEARING BOARD

Ms. Kirk stated the next Zoning Hearing Board meeting is scheduled for January 19, but she learned this morning that there is a conflict in the scheduling of the Meeting Room. She stated the Township has asked if the Board would approve that the Zoning Hearing Board Hearings be held on Monday, January 18. Mr. McCartney noted that this is Martin Luther King Day; however, Ms. Kirk stated the Township is open that day. Mr. Zamparelli stated he will not be able to attend that evening.

Mr. Gruen stated he heard that the Board of Supervisors had suggested that the Zoning Hearing Board could meet downstairs; however, Ms. Kirk stated there would not be enough room in that Conference Room in the event that something would come before the Board that would involve numbers of people. She stated she understands that the Township may be appearing in opposition to at least one of the Applications and may also be involved in the other item to be heard that evening. Ms. Kirk stated they will take care of any advertising/notification issues.

Mr. Gruen moved, Mr. DosSantos seconded and it was unanimously carried to move the January 19, 2016 meeting to January 18, 2016.

Ms. Kirk stated she will advise the Township of this.

OTHER BUSINESS

Ms. Kirk stated she has brought for the Board copies of all of the Briefs that have been submitted to the Court with respect to the Sunflower Farm Appeal, one is the Applicant's Brief, one is the Zoning Hearing Board's Brief, and the other Parties are behind it.

There being no further business, Mr. DosSantos moved, Mr. Gruen seconded and it was unanimously carried to adjourn the meeting at 10:05 p.m.

Respectfully Submitted,

Anthony Zamparelli, Secretary