

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – JUNE 12, 2017

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on June 12, 2017. Mr. Tracey called the meeting to order at 7:35 p.m.

Those present:

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

Others: Barbara Kirk, Township Solicitor

Absent: Jim Majewski, Director Planning & Zoning
 Jeff Benedetto, Supervisor Liaison

APPROVAL OF MINUTES

Mr. Bryson moved and Mr. Halboth seconded to approve the Minutes of May 22, 2017 as written. Motion carried with Mr. Wallace abstained.

#651 – MATRIX LOWER MAKEFIELD RESIDENTIAL, L.P. PLANNING MODULE
COMPONENT 4A – DISCUSSION AND RECOMMENDATION

Mr. Edward Murphy, attorney, was present. He stated Sewer Planning Modules are promulgated by the State that requires different component parts to be approved by different agencies before the completed Module is presented to DEP for approval to acknowledge that there is adequate sewer capacity to provide for the project. He stated this project was previously fully approved, and the Planning Modules were issued for 262 age-qualified condominiums. Mr. Murphy stated a new Plan has been approved by the Board of Supervisors which calls for 62 age-qualified townhomes; but because the use was changed, they have to go back and do a Planning Module to accurately reflect the latest project as approved.

Mr. Murphy stated the Planning Commission's part is Section 4A. He stated this Section is to be signed to acknowledge the Plan's consistency with the Zoning Ordinance, Settlement Agreement, etc. Mr. Murphy stated 4B is the Section approved by the Bucks County Health Department, and Section 4C is the Section that the Bucks County Planning Commission has to approve. Mr. Murphy stated after all

those approvals as well as approval from the Philadelphia Water Company where the sewer gets transferred to for treatment, it then goes to the Board of Supervisors; and after all the Sections are signed it goes to the DEP.

Mr. Tracey noted the letter from the Bucks County Planning Commission which referenced needing a letter of adequacy from PA Water. Mr. Murphy stated he does not know why PA Water would have anything to do with the Sewer Planning Modules. Mr. Murphy agreed to follow up on this.

There was discussion about how this project's sewage flows. Mr. Bryson stated with this modification, they will be using less capacity than what was originally approved, and Mr. Murphy agreed. Mr. Murphy stated the additional EDUs could be made available to other Lower Makefield projects. There was discussion about sewer capacity for Lower Makefield and Bucks County.

Mr. Bryson moved, Ms. Burke seconded and it was unanimously carried to recommend review by the Township Sewer Authority and approval by the Board of Supervisors.

There being no further business, Mr. Bryson moved, Mr. Halboth seconded and it was unanimously carried to adjourn the meeting at 7:50 p.m.

Respectfully Submitted,

Chad Wallace, Secretary