

Lower Makefield Township

Citizens Traffic Commission

February 27, 2019

Meeting Minutes

Present: Virginia Torbert, Chair; Suzanne Blundi, BOS Liaison; Art Cohn, Vice-Chair; Sue Herman; Scott Weaner

Mrs. Torbert called the meeting to order at 7:30pm.

Erin Development - Mrs. Torbert asked the members to refer to the email she had previously forwarded to them, in regard to her meeting with Township staff on February 21 to discuss Erin Development's preliminary plan for a 76-unit age-qualified housing development. A discussion ensued and there was general agreement among the members that the following items may be cause for concern:

- Parking availability seems inadequate and will cause spillage onto the 12-foot driveways and the internal roadway, causing congestion.
- Dobry Road reconstruction is planned to be shared between Caddis Development (the approved Assisted Living Facility across Dobry Rd.) and the Erin Development proposed housing plan, raising a concern about timing and coordination
- A sidewalk is needed on one side of Dobry Road.
- A homeowner's association will be responsible for the internal road, "Road A, "detention basins, open space areas, etc. Mrs. Torbert mentioned that there were problems created by homeowners' associations for the Township in the past.
- There is an unsigned railroad crossing at the end of Dobry Road. The increase in traffic volume on Dobry will make this more of a safety issue and should be addressed, perhaps by blocking off Dobry before the crossing.

Mrs. Torbert did point out that this residential development will use less impervious surface than Erin's original plan, which called for commercial development. She asked at the February 21st Township meeting if Erin could be asked to reduce the number of units and was told that the developer would not build if they were required to reduce the number.

There was discussion of "Road A, "a private road which will go through the development and will be 26' wide. The question was raised as to whether parking would be allowed on Road A. Mrs. Blundi will contact Captain Roche for his input.

Mrs. Torbert believes that enough concerns were raised at the meeting for the Township to ask the developer to make some changes to the preliminary plan. She believes the next step will be Mr. Majewski meeting with the developer. After ascertaining that the other members were in agreement, Mrs. Blundi suggested that Mrs. Torbert send the CTC comments to the Township Manager and copy other interested parties and also ask about next steps.

Approve December 2018 CTC Meeting Minutes – The December 2018 CTC minutes were approved unanimously, as written.

Update on Makefield Road Improvements – Mrs. Blundi explained that, though the original plan was to raise the crosswalk at Makefield School 4-6", PENNDOT will not allow that on a road with that speed limit (35 mph). The road was raised 1/2" and the crosswalk will be painted when weather permits sometime in the spring.

A question was asked about reflectors on Black Rock Road. A decision will be made about where to put the reflectors some time in 2019.

Coordinating Mirror Lake and Creamery Road Signals - Mrs. Torbert was wondering why there has been no movement on this project. She will follow up with the Township Manager.

Other Business – Mr. Weaner noted that, though there is an "end school zone" on Derbyshire, there is no sign to indicate where the school zone begins. Mrs. Torbert asked him to draft an email to Chief Coluzzi to get his input.

Mrs. Blundi will ask Mr. Grenier how the member opening for the CTC should be publicized.

With no further business to discuss, the February 2019 meeting of the Citizens Traffic Commission was adjourned at 8:30pm. The next meeting of the CTC will be held on March 18 at 7:30pm in the LMT Municipal Building.

Respectfully Submitted,

Virginia Torbert, Chairperson