

Warwick Township
PLANNING COMMISSION
March 10, 2008

Members Present: Paul Rush, Vice Chairman
Joe Costello
Bill Johnson
Ganesh Pai
Frank Jarrett
Ron Tornari

Members Absent: Lorraine Sciuto-Ballasy, Chairman

Others Present: Peter Nelson, Township Solicitor
Dave Connell, Township Engineer
Katrina Harding, Planning Director
Linda Grant, Recording Secretary

I. Call To Order:

Vice Chairman Rush called the March 10, 2008 Planning Commission meeting to order at 7:35 p.m.

III. Minutes:

- February 11, 2008 Planning Commission Meeting Minutes

Ron Tornari made a motion to approve the February 11, 2008 Planning Commission meeting minutes, as submitted.

Bill Johnson seconded the motion and the motion passed.

(R. Tornari, B. Johnson, G. Pai, F. Jarrett, P. Rush, J. Costello – in favor; L. Sciuto-Ballasy – absent; 0 – opposed; 0 - abstained)

III. Eckert Subdivision Preliminary Plan (LS07-40)

Nick Rose, Protract Engineering, summarized this four lot subdivision, located on Long Lane.

CKS letter, dated January 15, 2008:

- #1 - will comply – applicant is proposing to match the Pizzo tract.
- #2 – will comply
- #3 – will comply
- #4 – applicant believes this does not qualify as wooded, there are no 6" trees. Dave Connell, Township Engineer, will verify.
- #5 – will comply
- #6 – will comply, though applicant notes proposing to match the Pizzo tract they will be requesting partial waivers for curbing.
- #7 – will be affected by #8
- #8 – applicant is proposing a fee in lieu of open space

- #9 – will comply
- #10 – we are requesting partial waiver, from curbing and full widening in order to match adjacent property
- #11 – Dave Connell, Township Engineer, explained that the ordinance requires 75% release rate. On a small tract like this, applicant is proposing that the water is recharging into the ground which is preferred by environmentalists. Applicant clarified each lot will use a seepage pit, not detention basin.
- #12 – will comply
- #13 – will comply
- #14 – will comply
- #15 – will comply
- #16 – will comply. Applicant notes that at the sketch plan meeting, there was discussion of all three lots taking access on a common drive. This proposal has 2 lots in the back using a common 12 ft. wide drive, with three pull-offs. A separate driveway for lot 2 is shown, which drops the impervious coverage quite a bit. A maintenance easement will be supplied.
- #17 – will comply
- #18a – will comply
- #18b – will comply
- #18c – will comply
- #18d – will comply

Mr. Rush asked for clarification to item #4. If trees are identified with 6" or more, will applicant leave them. Mr. Rose note that applicant will not disturb any more than is needed, leaving what they can, undisturbed.

Staff letter, dated February 1, 2008:

- #1 – applicant states the distance for water and sewer hookup is substantial and applicant is asking for private water and sewer.

Mr. Costello commented that when Mr. Pizzo presented that Mrs. Eckert would not be subdividing her property. Mr. Costello believes that was taken in good faith by the Board of Supervisors as a reason why the Pizzo tract would not be serviced by public water and sewer. Mr. Pizzo had no right to make a statement on behalf of Mrs. Eckert but thinks the Board of Supervisors may have considered that in their decision. There is another tract south of this that could be subdivided, which brings the question of how much that area could take. There are failing systems and failing wells.

Mrs. Eckert said she was not aware that water and sewer was available at Long Lane and Almshouse Road. Mr. Costello said the water travels down Almshouse from Harmony to Dark Hollow. Sewer is available midway to the Township park on Almshouse Road.

Mr. Rush asked if our ordinances dictate how close together wells can be drilled. Peter Nelson, Township Solicitor, noted DEP requires 100' setback for septic. Mr. Connell will look into this.

- #2 – applicant will check into this request
- #3 – applicant is requesting waiver from sidewalk, curbing and full widening in order to match adjacent property.
- #4 – will comply
- #5 – 2 back lots to use shared drive, as discussed previously.

Bucks County Planning Commission letter, dated January 29, 2008:

- #1 – will comply
 - #2 – will comply
 - #3 – will comply
- Vice Chairman invited questions or comment.

Mr. Pai voiced concern about matching sidewalk with adjacent properties. Mr. Rush agrees, we should not get into the trap of comparing with the lot next door.

Mr. Costello said there has been a history in the Township of problems associated with shared driveways and they did not have maintenance easement agreements, which brought the people to the Township with their arguments. Mr. Costello asks how binding that maintenance agreement and will it insulate the Township from the arguments. Peter Nelson, Township Solicitor, believes it helps a lot. This easement will lay out provisions as to who pays for what for maintenance, repairs, etc and it will direct how to resolve conflicts through the court system so it is unlikely people will come to the Township.

Mr. Jarrett asked about the water and sewer issue, and will be there be more development. Mr. Rush does not believe people can be forced to hookup to public water and sewer if they are not doing anything illegal.

Bill Johnson made a motion to recommend that the Board of Supervisors grant Eckert Preliminary plan request for waivers from:

- sidewalk
- curbing
- required full widening, allowing applicant to match widening of Pizzo property
- 75% stormwater reduction

Mr. Jarrett questioned how stormwater is dealt with when there are no curbs. Brief discussion noted that there is enough slope at the road edge for stormwater control.

Ron Tornari seconded the motion.

(B. Johnson, R. Tornari, F. Jarrett – in favor; P. Rush, G. Pai – opposed; J. Costello – abstained; L. Sciuto-Ballasy – absent)

Bill Johnson made a motion to recommend that the Board of Supervisors grant Eckert Preliminary Plan Approval, subject to:

- CKS review letter, dated January 15, 2008;
- comment #4 and comment #5 of the Staff review letter, dated February 1, 2008.

Ron Tornari seconded the motion and the motion failed.

(B. Johnson, R. Tornari, F. Jarrett, P. Rush, G. Pai – in favor; J. Costello – abstained; L. Sciuto-Ballasy – absent)

IV. Hatboro Federal Bank Conditional Use and Recorded Plan Revision (formerly Stonebridge Commercial) (LD 02-06)

Doug Thomas, attorney for applicant, presented this request for conditional use and final plan revision, and gave a brief history of this property, noting that the Board of Supervisors granted final land development approval for bank use on this property. Mr. Thomas reports that the Township Solicitor, Mary Eberle, said that approval is still valid provided we do not try to change the plan too much. Mr. Thomas noted the property is in the C3 zoning district and is part of the former Stonebridge residential development. The lot is 1.24 acres and we are proposing a bank building of approximately 2600 square feet. Mr. Duffy points out that there were valid HOP and DEP permits which have expired, and applicant has re-submitted to PennDOT and application has been made to DEP. Mr. Thomas also notes this property is in the route 263 corridor overlay district.

Joe Tryon, Hatboro Federal President, reported that the number of employees will be one manager, an assistant manager, three tellers and the business hours will be 9:00 am – 4:30 pm on Monday through Thursday, 9:00 am – 7:00 pm on Friday and 9:00 am – 12:00 pm on Saturday. There are sixteen parking spots planned with five taken by employees and the remainder will be for customers. There will be a drive-in ATM window.

Larry Schorr, engineer, referred to CKS letter dated March 5, 2008:

- #1 – will comply
- #2 – will comply
- #3 – will comply
- #4 – will comply
- #5a – will comply
- #5b – applicant prefers metal posts and will consider more ornamental lights
- #5c – will be submitted under separate application

There was brief discussion regarding wood posts or metal posts. At conclusion of discussion, applicant notes use of metal posts like those in Hatboro, which are ornamental black posts, not aluminum.

- #6 – will comply
- #7 – applicant has submitted updated application
- #8 – will comply

Mr. Thomas distributed a letter to the commission members from Warwick Zoning Officer, dated October 4, 2002. stating that this is clearly accessory use to residential.

Mr. Rush invited comments, questions or discussion.

Mr. Pai asked about the exit south. Mr. Schorr notes this was a change from the original and was requested by PennDOT. Mr. Pai also had questions about the parking lot sizes calling for 18'6" and notes some spots on the plan are 18', while the travel aisle is large enough. Applicant will show sizes on plan.

Mr. Costello noted his dislike of a standard aluminum pole for the lighting. Applicant notes they will not be using the standard aluminum poles. Dave Connell, Township Engineer, suggested that applicant should provide pictures of the lighting poles.

Bill Johnson made a motion to recommend that the Board of Supervisors grant Hatboro Federal Conditional Use Approval application of January 29, 2008. The motion was seconded by Joe Costello and passed.

(B. Johnson, J. Costello, P. Rush, G. Pai, R. Tornari – in favor; F. Jarrett – abstained; L. Sciuto-Ballasy – absent; 0-opposed)

Joe Costello made a motion to recommend that the Board of Supervisors approve Hatboro Final Plan revision, subject to Corridor Overlay district requirements. The motion was seconded by Bill Johnson and passed.

(J. Costello, B. Johnson, P. Rush, G. Pai, R. Tornari – in favor; F. Jarrett – abstained; L. Sciuto-Ballasy – absent; 0-opposed)

V. Adjournment

The March 10, 2008 Planning Commission meeting adjourned at 9:15 p.m.