

## AGENDA ITEMS

MTMSA – Eureka Plant  
Quaker Steak and Lube  
Crystal Road Townhouses  
McCallum Subdivision  
Firefox Subdivision

## MONTGOMERY TOWNSHIP PLANNING COMMISSION

May 15, 2014

The May 15, 2014, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Michael Beatty, Steven Krumenacker, Leon McGuire, James Rall and Ellen Reynolds. Commissioner Jay Glickman was absent. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of April 17, 2014, were approved as submitted.

There were no public comments.

### **MTMSA – Eureka Plant**

The first item on the agenda was a presentation of the plan for the Montgomery Township Municipal Sewer Authority for the Eureka Wastewater Treatment Plant, which is located at 1485 Lower State Road. Tom Zarko and Ken Kollmer, Authority Engineers, and Karyn Koerwer, Authority Manager, were present to discuss this plan. Mr. Zarko explained that this project proposes the construction of an influent flow equalization storage tank system in order to store excessive influent during significant rainfall events. The proposal will demolish an existing detention basin. The stormwater that was previously accommodated in the basin will be discharged to the Little Neshaminy Creek. The plan proposes other site improvements, including the construction of a retaining wall, site lighting, landscape and stormwater management improvements. Mr. Zarko stated that they had received review letters from several of the Township's reviewing agencies and would comply with the majority of the comments; but there would be some waiver requests forthcoming. A question arose regarding the storage tank. Mr. Zarko explained that because of how the ground slopes, he did not feel that it would be visible from the roadway. The tank would be open on the top. After some further discussion, a motion was made by Mrs. Reynolds, seconded by Mr. McGuire, to recommend to the Board of Supervisors that this plan be

approved subject to satisfactory compliance with all comments of the Township's review agencies. The motion further recommended that all waiver requests be approved. Motion carried unanimously.

### **Quaker Steak and Lube**

Next on the agenda was a discussion concerning the General Hancock Partnership Pad Site #4 – Quaker Steak and Lube plan. Kirk Clauss, Engineer for the project, was present. He advised that since he had previously met with the Planning Commission to discuss this plan, it had been determined that an additional waiver request was necessary. He advised that this was a landscaping issue and the Township's Landscape Architect had indicated that it was necessary to have 20 foot divider islands between each 124 foot of parking and aisles. Therefore, two dividing islands would be required with a total of 365 linear feet of island. Also required would be 15 shade trees and 30 shrubs. Mr. Clauss advised that they were asking for a waiver from both the installation of the islands and the plant materials. He stated that there was actually not enough room left on site to provide for these. Therefore, they were asking for a waiver of this requirement. After some further discussion, a motion was made by Mrs. Reynolds, seconded by Mr. Krumenacker, to recommend to the Board of Supervisors that this waiver request be granted, provided that a fee in lieu of the 15 shade trees and 30 shrubs be provided. Motion carried unanimously.

### **Crystal Road Townhouses**

Mr. Clauss was also present to discuss a waiver for the Crystal Road Townhouse development. He advised that this development would be sold to NV Homes to construct. They would also be constructing the Firefox development which was adjacent to this project. These developments would be constructed as phases of the same development. Mr. Clauss stated that this project was originally approved in 2013. Since that time, it was determined that an additional waiver would be required. Mr. Clauss stated that they would like to install Belgian Block curbing instead of concrete curbing. The Township Engineer had indicated that he had no objection to this waiver. Both developments would be installing the Belgian Block curbing. A motion was made by Mrs. Reynolds, seconded by Mr. Rall, to recommend to the Board of Supervisors that this waiver be approved. Motion carried unanimously.

### **McCallum Subdivision**

The next item on the agenda was a discussion of the plan for the McCallum Subdivision. Rolph Graf, engineer for the project, was present. Mr. Graf explained that this was a two lot subdivision located at Richardson Road and Veronica Lane. It is approximately 1 ½ acres. Mrs. McCallum would like to subdivide and eventually sell the new lot to a developer. Mr. Graf explained that the lot sizes would be 24,115 square feet for Lot #1 and 40,733 square feet for Lot #2; the existing dwelling is located on Lot #2. This would be for one new dwelling. The existing home would remain. The existing driveway accessing

Veronica Lane, which serves the existing dwelling, will be relocated along the Veronica Lane right of way. No improvements are currently proposed. Mr. Graf stated that they had received review letters from the Township consultants and would comply with the comments with the exception of the following waiver requests:

1. Section 205-22: Sidewalks shall be required at any location where the Supervisors determine if sidewalk is necessary for public safety and convenience. The applicant has asked that the Board of Supervisors determine if sidewalk is necessary. Mr. Graf stated that he realizes that this would probably not be approved, but needed to ask on behalf of the applicant.
2. Section 205-87.A.5: The ordinance requires plans be submitted on 18-inch by 22-inch or 36- inch by 44-inch paper. The submitted plan is on 24-inch by 36-inch paper. *The plan sheet size is typical for a Record Plan and consistent with the County Recorder of Deeds requirements.*
3. Section 205-49: Landscape plans are required to meet a number of general requirements such as minimum plant size and quantity. The applicant is requesting a waiver from providing a Landscape Plan. This is a Minor Subdivision with one (1) new home proposed. The location of the proposed home has not been determined. Any required plantings will meet the minimum standards for quantity, size and quality.
4. Section 205-51: Indicates the information required on the Landscape Plan. The applicant is requesting a waiver from providing a Landscape Plan. *This is a Minor Subdivision with one (1) new home proposed.*
5. Section 205-52.A(1): Street trees are required to be provided for any subdivision or land development where suitable street trees do not exist as part of the design. *There are densely spaced existing trees along both Richardson Road and Veronica Lane. There will be limited street tree disturbance associated with construction of the single new home. Section 205-52.J of the SALDO allows the use of preserved natural features to count toward the landscape requirements when the preserved resources duplicate the planting requirements.*
6. Section 205-52.B(2)(a): Softening buffers are required in all zoning districts for all uses. There is established vegetation throughout the existing property. There is significant existing vegetation along the property line between the new Lot and the existing adjoining property. Section 205-52.J of the SALDO allows the use of preserved natural features to count toward the landscape requirements when the preserved resources duplicate the planting requirements.
7. Section 205-52.G(b): Three (3) shade trees are required for each individual lot. A minimum of three (3) individual shade trees already exist on each lot. There will be limited street tree disturbance associated with construction of the single new home. Section 205-52.J of the SALDO allows the use of preserved natural features count toward the landscape requirements when the preserved resources duplicate the planting requirements.

Some discussion occurred regarding the waiver to provide a landscape plan. Mr. Graf indicated that he, the Township's Landscape Architect Valerie Liggett, and Bruce Shoupe had worked out some wording

that would be placed on the plan to make certain that all landscape requirements would be met in the event that existing vegetation would not be preserved during construction. Mr. Graf further indicated that he would be submitting a waiver request to DEP for the Sewer Planning Module. After some further discussion, a motion was made by Mrs. Reynolds, seconded by Mr. Beatty, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies. The motion further recommended that the waiver requests should be approved, provided that wording be placed on the plan to assure that the existing vegetation be preserved or replaced after construction of the new dwelling. Motion carried unanimously.

### **Firefox Subdivision**

Next on the agenda was a presentation of the plan for the Firefox Subdivision. Cliff Stout, engineer, and Clay Chandler, Klein Company, were present to address this plan. Mr. Stout stated that the property is located at the Line Street and Bethlehem Pike intersection and lies within both Montgomery and Hatfield Townships. The proposal was for 115 townhouses to be constructed within Montgomery Township. He explained that the plan had actually been approved by the Board in 2007, but due to various issues, nothing had progressed until now. This revised plan amended the approved plan as follows:

- Subdivision of the open space area to allow for phased construction of the north and south villages.
- Revised several stormwater management details to use HDPE pipe in place of reinforced concrete pipe in certain locations.
- All units are now proposed to have 2 car garages.
- Driveways have been widened to accommodate the larger garages.

Mr. Stout also indicated that as had been mentioned during the Crystal Road Townhouse discussion, an additional waiver has been requested for the use of Belgian Block curbing. As both developments would now be constructed by the same builder, the curbing would be the same throughout. Mr. Stout advised that the Township Engineer has recommended that the waiver be approved. Mr. Stout further advised that they had received review letters from the Township consultants and would comply with the comments. He stated that at the time of the original plan approval, there had been a proposal to plant replacement trees at the Pine Crest Golf Club, which was also owned by The Klein Company. Since then, it was decided that the Golf Club did not want the trees to be planted on site. Mr. Stout explained that they were now prepared to pay a fee in lieu of the 638 replacement trees. After some further discussion, Mrs. Reynolds made a motion, seconded by Mr. Rall, to recommend to the Board of Supervisors, that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. The motion further recommended that the additional waiver request for the use of Belgian Block curbing be approved.

A synopsis of the Board of Supervisors meeting was presented by Mr. Rall. He advised that the Stormwater Management Ordinance had been approved.

The next meeting of the Planning Commission will be held on Thursday, June 19, 2014. This meeting was adjourned at 8:55 p.m.

Respectfully submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary