

Planning Commission Meeting Minutes May 16, 2019

In attendance: Jay Glickman, Jim Rall, Ellen Reynolds, David Fetzer, Leon McGuire. Absent Steve Krumenacker, Mike Lyon. Also in attendance; Stacy Crandell, Marianne McConnell and Bruce Shoupe.

Call to Order: 7:30pm

Approval of Minutes: February 21, 2019. Motion Jim Rall, second David Fetzer approved as submitted. Motion passed 5-0 (Steve Krumenacker, Mike Lyon absent)

510 Bethlehem Pike – The subject property is a vacant 2.11 acre lot within the R-2 Residential Zoning District at the end of Lenape drive with access through an easement over the adjacent developed residential lot. Other surrounding properties include a church, cemetery, and Bridle Path Elementary school. The applicant, Ray King, proposes a 3 lot subdivision for three single family detached dwellings. The plan includes stormwater and utility improvements as well as improvements to and the extension of the existing access easement to service the proposed new lots.

In attendance to present the application were Ray King (applicant), Kristen Holmes (applicant's engineer), and Jim Garrity (applicant's attorney). Mr. Garrity addressed the Commission and summarized the proposed project. The project was first submitted to the Township in 2016 for review. Due to litigation, the project was delayed and resubmitted in February 2019. Copies of the 2016 and 2019 Township Consultant review letters were provided for the meeting to the applicant and Planning Commission members for review:

1. The applicant stated that the Township Engineer had no objections to the applicant's waiver requests and deferred the landscaping and lighting reviews to those respective consultants.
2. The applicant stated that they will comply with all comments in regards to the Lighting Consultant, Traffic Consultant, and Fire Services review letters.
3. The Planning & Zoning review letter had comments in regards to providing a fire hydrant, the Park & Recreation fee, and the sump pump discharge must be connected into the seepage pits. Bruce Shoupe, Director of Planning & Zoning confirmed that the request for the fire hydrant was made after consulting with the Director of Fire Services.
4. The MCCD recommended that no future connection to Route 309 (Bethlehem Pike) be provided
5. The Landscape Consultant had no objections to the waiver requests on the condition that the fee in lieu of is paid. Applicant stated that the fees based on the 2016 filing would be \$25K per lot and on the 2019 filing they would be \$50K per lot. The applicant also stated that the lots are proposed to be landscaped to the extent that they can. They cannot install additional landscape buffering on the school district side as they are limited by the utilities. Mr. Garrity noted that there is an existing buffer on the school district property.
5. The Police Department review letter had not issues.

Mr. Garrity stated that the only concerns the applicant has are with the landscaping fees, specifically the requirement to buffer the school district property and the replacement trees. He also stated that the applicant has agreed to stub utilities (water and sewer) for the adjacent lot owned by Mr. Frank Rich and for three future lots. The applicant has agreed to a width of 26 feet for the driveway access and it will remain private. It will not be dedicated to the Township. The applicant has also provided a 90 degree hammerhead on the driveway at lot 3 as a turnaround for emergency services.

On a motion made by Leon McGuire and seconded by David Fetzer the 510 Bethlehem Pike subdivision plan was recommended for approval subject to compliance with reviews issued by staff and Township Consultants.

Ellen Reynolds announced that she would be stepping down from the Planning Commission at the end of June, whereas her family has sold their house and is moving out of the Township. The other members thanked her for her time and contributions to the Township and wished her well in the future.

There being no further business to be heard, the meeting adjourned at 8:00 pm. The next meeting is scheduled for June 20, 2019 at 7:30pm.