

Warwick Township
PLANNING COMMISSION
Meeting Minutes
December 14, 2015

Members Present: Lorraine Sciuto-Ballasy
Kiel Sigafoos
Paul Rush
Kempton Wilcox

Absent Members: Joe Volk
Joseph Kane
Ron Tornari

Others Present: Kyle W. Seckinger, Assistant Township Manager
Peter Nelson, Township Solicitor
Bryan McAdam, Township Engineer

I. Call To Order

- ❖ Lorraine Sciuto-Ballasy called the December 14, 2015 Planning Commission meeting to order at 7:35 pm.

II. Minutes

November 9, 2015 Planning Commission Minutes

- ❖ Paul Rush made a motion to approve the November 9, 2015 Planning Commission meeting minutes. Kempton Wilcox seconded the motion. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

III. LD 11-02 Warwick Mill

Seeking recommendation for preliminary approval

Kellie McGowan, Esq., from Eastburn & Gray, introduced the preliminary plan submission for the Warwick Mill residential subdivision. The applicant, Warwick Mill LLC, proposes to develop 1612 School Lane (aka 51-010-024, 51-010-025 & 51-010-041) into a 40 lot residential B3 Performance standard subdivision.

Ms. McGowan explained that the application is subject to the zoning hearing board decision dated 2/10/2012 and the Stipulation of Settlement Agreement dated 7/20/2015 which establishes conditions and restrictions on the proposed project. The respective zoning relief and settlement agreement conditions have been noted on the plan. The subdivision plans were prepared by Van Cleef Engineers and are dated 11/6/2015.

Ms. McGowan gave an overview of the history of the property to the members. The property does have an existing PECO Energy right-of-way, as pictured on the map of the property presented to the members. Ms. McGowan noted that the property is currently 24.3 acres. The subdivision will be serviced by storm water management facilities, public water and sanitary sewer facilities and a proposed loop road. Three lots will take access directly from School Road and the remaining thirty-seven will take access from the proposed road.

Ms. Sciuto-Ballasy questioned the amount of buildable acres. Ms. McGowan replied that there are roughly 10 buildable acres. Ms. McGowan explained to the members that this property does contain various environmental constraints.

Ms. McGowan gave an overview of the zoning hearing board decision and the subsequent appeal to the Court of Common Pleas. The following information was discussed by Ms. McGowan:

The open space requirements for this development were agreed to in the Zoning Hearing Board Decision and Settlement Agreement. The active open space has been addressed by the proposed tot lot, a pedestrian trail connecting to the township open space, and a trail which will continue down School Rd and Mill Rd. The trail will connect to adjacent developments.

The applicant was granted relief to the parking space requirements in the Zoning Hearing Board decision. The Stipulated Settlement Agreement reduced the parking requirement to 2.75 spaces. Ms. McGowan confirmed there are two parking spaces on driveway for each proposed dwelling.

A variance was granted from the buffer width requirement of 50 feet. The developer is now proposing a 40 foot buffer with additional plantings. Ms. McGowan noted that the buffer perimeter noted in the Zoning Hearing Board granted relief from a 50' buffer to a 25' buffer at the north end of the property. This buffer will remain in natural state and vegetation to remain. The developer is proposing an additional 15' strip of landscape buffer to increase the buffer to 40'.

The road width on the initial plan was 24-26 feet, which was too narrow to include on-street parking. The internal road is now proposed to be 30 feet, instead of the required 36 feet width.

Lorraine Sciuto-Ballasy questioned the material of the sidewalks. Mr. Palmer noted that the sidewalks inside of the development will be concrete and the sidewalks outside of the development will be asphalt walkways.

Lorraine Sciuto-Ballasy questioned who will maintain the walkways both inside and outside of the development. Mr. Palmer noted that the Homeowner's Association will maintain the sidewalks.

Paul Rush questioned the ownership of the buffer yard. Ms. McGowan noted the buffer yard will be privately owned but deed restricted.

Karl Janetka, P.E of Van Cleef Engineers, discussed the improvements to School road. The Settlement Agreement notes that School Road will be widened to 24 feet and will include a walking path with swale.

Mr. Janetka explained that approximately 450 feet of School Road will be re-profiled due to its steepness and the sharp curve. The existing bridge will be replaced with a 36' wide bridge that extends over a 28' span.

Ms. McGowan reviewed the CKS review letter dated December 7, 2015, with the following comments:

Item: 2A through AH: Ms. McGowan started on page two of the CKS review letter reviewing all waivers that are being requested, with an additional two waivers.

Paul Rush questioned Ms. McGowan if all waivers were being requested tonight, which is including the waivers not in the stipulation settlement agreement. Ms. McGowan stated that is correct and that the two additional waivers are being requested since the plans were not prepared until after the stipulated settlement agreement was drafted.

Item#3: Ms. McGowan noted that all waivers that were granted per the Stipulation Settlement Agreement, which were previously discussed during the overview of this application.

Item#4: Ms. McGowan noted that the improvements to School Road. There are no improvements to Mill Road with the exception of the bituminous pedestrian path are proposed to Mill Road due to the scope of work proposed for School Road.

Item#5: Will comply.

Item#6: Will comply.

Item#7: Ms. McGowan noted that a tree survey was prepared by the developer. 19 trees are proposed to be replaced or a fee-in-lieu to the township.

Item#8: Ms. McGowan noted that roads A & B will be owned & maintained by a homeowners association.

Item#9: Ms. McGowan noted that the proposed design information will be addressed and will meet the requirements of the Corridor Overlay District (COD). Ms. McGowan provided examples of amenities at the proposed tot lot such as raised planting beds on either side of the parking areas, proposed trash enclosure, and lighting fixtures.

Kiel Sigafos recommended that, due to the tot lot's proximity to the road, it should be fenced in for safety.

Ms. McGowan expressed that there is no design yet for the tot lot but will provide when available.

Item#10: Will comply.

Item#11: Will comply.

Item#12: Will comply.

Item#13: Will comply.

Item#14: Will comply.

Item#15 A through I: Will comply.

Item#15J: Ms. McGowan overviewed the proposed street lights at the access point and one street light on School Road adequate to the three lots.

Item#15K: Ms. McGowan noted further information will be submitted regarding the playground features as requested.

Ms. McGowan reviewed the township staff review letter dated November 23, 2015, with the following comments:

Item#1: Will comply.

Item#2: Will comply.

Item#3: Waiver request (potential fee-in-lieu of)

Item#4: Will comply.

Item#5: Will comply.

Item#6: Will comply.

Ms. McGowan reviewed the Bucks County Planning Commission review letter dated November 20, 2015 with the following comments:

Item#3: Ms. McGowan noted that the stipulation agreement granted relief for the preparation of traffic impact study; however, a traffic impact study was prepared anyway. All other impact studies were submitted to the township for review.

Item#4: Will comply.

Item#5: Will comply.

Item#6: Ms. McGowan did note that she did not agree with a shared driveway.

Item#7: Will comply.

Item#8: Ms. McGowan noted that the applicant is trying to meet the requirements but may require waiver for amenities required by the Corridor Overlay District.

Lorraine Sciuto-Ballasy surveyed the Planning Commission for any questions for the applicants. The Planning Commission members did not have any questions for the applicant.

Lorraine Sciuto-Ballasy surveyed the audience for any questions for the applicant.

John Gamble of 1805 Tripp Ave had the following comments:

Mr. Gamble is concerned about possible encroachments into the buffer yard overtime. Mr. Gamble suggested that the developer consider having the homeowner's association enforce the property owners from encroaching in the buffer yards.

Mr. Gamble is concerned about the safety of the children waiting at the entrance of the development for school buses. Karl Janetka, P.E., of Van Cleef Engineers, explained that the sidewalks will be concrete.

Mr. Gamble is concerned about the intersection at Mill Road and School Road. Mr. Gable stated that school buses cannot make the turn due to the limited radius. Mr. Janetka noted that the radius of the intersection of Mill Road and School road will be improved.

Mr. Gamble requested that a streetlight be installed between the two neighborhoods along School Road.

George Andra of 1804 Tripp Ave had the following comments:

Mr. Andra noted that during the stipulation settlement agreement that the township was resistant to the installation of the fence in the buffer yard. Mr. Andra also suggested that the homeowner's association to maintain and enforce the buffer yards.

Ms. McGowan noted that a portion of the buffer yard will be storm water management easement and be heavily regulated with landscape.

Ken Baker of 2279 Mill Road had the following comments:

Mr. Baker is concerned about the road improvements along School Road due to sight distance issues and blind spots.

Mr. Janetka noted that the radius on each side will be improved at Mill and School Road.

Lorraine Sciuto-Ballasy questioned who will maintain the individual lawns. Ms. McGowan replied at the moment the property owner's will maintain their own lawns. Ms. Sciuto-Ballasy noted that having the maintenance be done by the homeowner's association may help with the issue of encroachment into the buffer yards.

Kempton Wilcox asked the applicant to identify all off-center lots and off-street parking spaces. Mr. Mill identified all off-street parking locations. Mr. Mill stated that the on-street parking spaces are only proposed on one side of the street. Mr. Janetka stated that appropriate 'no parking' signage can be proposed.

Ms. Sciuto-Ballasy noted that there needs to be more parking and that there is not enough proposed.

Paul Rush questioned the length of the driveway. Ms. McGowan stated the driveway will be 25 feet in length (as measured from the edge of right-of-way to house), with a two-car garage.

Kempton Wilcox noted that the Fiscal Impact Study may need to be revised as some information is not accurate.

Scott Mill, R.L.A, of Van Cleef Engineers, briefly reviewed the architectural design of the proposed homes with color renderings. Mr. Mill noted that the village style/off-center homes will have front yard fences, front porches, and all landscaping requirements will be fulfilled.

Mr. Seckinger discussed with Mike Palmer, developer, regarding the 120 day deadline and possibly requiring an extension letter if all items are not together within 120 days.

- ❖ The Planning Commission provided the applicant with the following recommendations and/or comments (note that a recommendation for preliminary approval was not given):
 1. Applicant to confirm whether the HOA may include lawn maintenance and snow removal
 2. Applicant to revise plans to add a fence around the tot lot playground
 3. Applicant to provide a street lights plan
 4. Applicant to provide tree replacement plan
 5. Applicant to revise the fiscal/education impact study
 6. Applicant to provide details of playground equipment proposed in the tot lot
 7. Applicant to provide township with updated waiver request list
 8. Planning Commission took no objection with the absence of Mill Road improvements
 9. Planning Commission took no objection with the 8 waiver requests as outlined in the staff review letter and 1 waiver for the Mill Road improvements (street lights waiver to be discussed later)

VI. Old Business

None.

VII. New Business

Kyle Seckinger reminded the members that the Planning Commission meetings, starting in January, will be the first Wednesday of the month. Mr. Seckinger noted that the Planning

Commission was reduced by ordinance from 7 members to 5 for 2016. Mr. Seckinger thanked Ms. Sciuto-Ballasy for her duration on the Planning Commission, as she will now be a part of the Zoning Hearing Board.

VIII. Adjournment

- ❖ Kiel Sigafos made a motion to adjourn. Paul Rush seconded the motion. Motion passed unanimously. Meeting adjourned at **10:18pm**.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Seckinger', written in a cursive style.

Kyle W. Seckinger
Assistant Township Manager