

Warwick Township
PLANNING COMMISSION
Meeting Minutes
May 4, 2016

Members Present: Paul Rush
Kiel Sigafoos
Joe Volk
Kempton Wilcox

Absent Members: Joseph Kane

Others Present: Ashley Thompson, Assistant Zoning Officer
Peter Nelson, Township Solicitor
John Evarts, Township Engineer

I. Call To Order

❖ Paul Rush called the May 4, 2016 Planning Commission meeting to order at 7:00 pm.

II. Minutes

March 2, 2016 Planning Commission Minutes

❖ Kiel Sigafoos made a motion to approve the March 2, 2016 Planning Commission meeting minutes. Joe Volk seconded the motion. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

III. LD 15-03: Prestige Property Partners, LLC
13 lot residential subdivision at 1881 & 1921 Guinea Lane
Seeking sketch plan feedback

Mr. John VanLuvanee, Esq., Eastburn & Gray presented the sketch plan application submitted by Prestige Property Partners, LLC. The parcels include 1881 and 1921 Guinea Lane (TMP #'s 51-003-031-003, 51-003-031-004, & 51-003-031-005) which will total approximately 20.4 acres (gross) in size within the R-1, Residential Zoning District. The applicant proposed to consolidate the three parcels and then subdivide the property into 13 residential lots and two open space parcels. Eleven new buildings lots are proposed, with the existing homes being placed on the remaining two lots. The sketch plan indicates that all lots will be serviced by public water and sewer.

The applicant is proposing to subdivide the property in accordance with the B2 Cluster Subdivision regulations of the Township. The B2 Cluster Subdivision requires Conditional Use

approval after a public hearing. The applicant has provided the required Sketch Plans (Base Density and B2 Cluster Subdivision Plan) for review.

The following information was discussed by Mr. VanLuvanee and the Planning Commission members:

Mr. VanLuvanee reviewed the township staff review letter dated March 30, 2016, with the following comments:

Item #1: Mr. VanLuvanee noted they are aware that a conditional use approval is required.

Item #2: Mr. VanLuvanee would like further clarification on the reason for all lots are to be deed restricted. He noted that only the existing lots 1 & 13 would make sense to place a deed restriction on from any future subdivision.

Item#3: Mr. VanLuvanee noted the staff comment regarding "Road A", open space A, the storm water management facilities to be owned and maintained by a homeowners association. He noted that if the township is adamant that Road A remain private and that open space B is dedicated to the Township as active open space then they would like the township to consider lessening the street cart way width to 26' instead of the required 30' width and have sidewalk on one side of the cul-de-sac.

John Evarts, Township Engineer & Peter Nelson, Township Solicitor noted that the buffering comment along the north east side of the property is a zoning requirement and would need township input as the buffer along the open space is buffering an existing B1 use.

John Evarts noted to Mr. VanLuvanee that the applicant may want to identify the existing vegetation on the plan.

Item#5: Mr. VanLuvanee noted in regards to road improvements that there is an existing walking path along Guinea Lane at the top of the proposed subdivision.

Mr. Nelson noted that if the applicant does not wish to do road improvements that there is a fee-in-lieu of.

Item #6: Will comply.

Item #7: Will comply.

Item #8: Mr. VanLuvanee noted that the applicant is aware.

Item #9: Will comply.

Item #10: Mr. VanLuvanee noted he would like further clarification on this item. Peter Nelson provided further explanation of the zoning ordinance calculation.

Mr. VanLuvanee thanked Mr. Nelson for his explanation and noted he would like to further discuss this issue and be resolved with the Board of Supervisors before filing for a conditional use.

Kempton Wilcox asked for further explanation on the area of deed restriction open space for lot 13. Mr. VanLuvanee noted that he would discuss this comment with the Township Solicitor at the Board of Supervisors meeting.

Item #11: Mr. VanLuvanee had no issue with the comment.

Item #12: Mr. VanLuvanee did not feel this was a land development issue but will suggest to the property owners.

Mr. VanLuvanee reviewed the CKS review letter dated April 16, 2016, with the following comments:

Base Density Plan

Item #1: Mr. VanLuvanee noted that the applicant is providing all calculations which will comply.

I. B2 Cluster Subdivision Plan – Zoning Issues

Item #1: Will comply

Item #2: Will comply, noted possible typo in comment.

Item #3: Will comply.

Item #4: Mr. VanLuvanee noted this issue will need to be addressed and will be proposed.

Paul Rush noted that with the proposal of the new road, the placement of street lights should be proposed. Mr. VanLuvanee questioned if the members had any recommendations as to proposed locations of the street lights such as at the corner of the cul-de-sac or at the end of the cul-de-sac.

Paul questioned if the applicant had done any calculations to see how many street lights should be proposed. Mr. VanLuvanee explained that calculations have not been completed yet. Mr. Evarts confirmed that the ordinance does states that that the proposed lighting is based upon the foot candles calculations.

Kiel Sigafoos noted that proposed street lights are something that the members would like to see proposed.

II. Subdivision and Land Development Ordinance

Items #1 through 3: Will comply.

III. Grading, Storm water Management/Storm Drainage, and Erosion and Sedimentation Control

Item #1: Mr. VanLuvanee had no issues at this time that need to be discussed.

IV. General Engineering Comments

Item #1: Mr. VanLuvanee noted that this issue was previously discussed at tonight's meeting and is something that will need to be discussed with the Township Solicitor.

Item #2: Applicant will provide documentation.

Item #3: Applicant will need to further discuss with the Township.

Mr. VanLuvanee reviewed the Bucks County review letter dated April 16, 2016, with the following comments:

Item #2: Scott Mill, VanCleaf Engineering Associates noted the comment to remove the existing driveways on lots 1 & 13 from Guinea Lane and to gain access on the proposed Road A. Mr. Mill stated moving the driveway for Lot 13 would be easy, but he wasn't sure if it made sense to move the Lot 1 driveway since the garage was on the opposite side of the house from Road A.

Paul Rush surveyed the Planning Commission members for any comments or questions they have for the applicant:

Mr. Rush noted that the size of the road should not be reduced to the 26' width due to possible issues with emergency vehicles entering and exiting the proposed cul-de-sac. Mr. Rush also noted that the sidewalks should be proposed along each side of the cul-de-sac.

Kempton Wilcox agreed with Mr. Rush in the width of the proposed street to be 30' for emergency vehicles.

Mr. Rush questioned if the existing area proposed as Open Space B is currently crop land and would that land have to be cleared. Mr. Mill responded that the land would remain as agricultural.

Kempton Wilcox questioned who owned the parcels to the northwest of the proposed subdivision. Mr. VanLuvanee provided the members with a satellite view of the proposed areas and surrounding parcels. He noted that the adjacent parcels are privately owned and township property.

Mr. Sigafos is in favor of having sidewalks along both sides of the cul-de-sac. Mr. Mill questioned whether the members would be in favor of proposing sidewalks along the whole development or could the proposed sidewalks be along Lots 1 – 12 and not along Lot 13, with a crosswalk at the rear property line of Lot 13.

Mr. Rush would be in favor of proposed sidewalks as proposed by Mr. Mill.

Mr. VanLuvanee does not feel that the property owners of Lots 1 & 13 should have to maintain the existing macadam walking trails along Guinea Lane. The staff review letter noted that there is currently a maintenance agreement for the walking trails.

Mr. Rush & Mr. Wilcox are both in favor of keeping the agreement the way it is currently is.

Mr. VanLuvanee thanked the Planning Commission members for their time and will take the feedback from the Planning Commission members into consideration.

IV. Old Business

None.

V. New Business

None.

VII. Adjournment

Kiel Sigafos made a motion to adjourn. Kempton Wilcox seconded the motion. Motion passed unanimously. Meeting adjourned at 7:55 pm.

Respectfully submitted,

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

Kyle W. Seckinger
Assistant Township Manager