

Warwick Township
PLANNING COMMISSION

Meeting Minutes

July 6, 2016

Members Present: Kiel Sigafoos
Joe Volk
Kempton Wilcox

Absent Members: Paul Rush
Joseph Kane

Others Present: Kyle Seckinger, Assistant Township Manager
Peter Nelson, Township Solicitor
John Evarts, Township Engineer

I. Call To Order

- ❖ Kiel Sigafoos called the July 6, 2016 Planning Commission meeting to order at 7:02 pm.

II. Minutes

June 1, 2016 Planning Commission Minutes

- ❖ Joe Volk made a motion to approve the June 1, 2016 Planning Commission meeting minutes as drafted. Kempton Wilcox seconded the motion. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

III. LD 16-03: 1447 Almshouse Road

Three lot residential subdivision

Consider Recommendation for Preliminary Plan Approval

Kurt Shaffer, Esquire, introduced the preliminary plan application submitted by Jamp Development, LLC. Mr. Shaffer introduced Matt Piotrowski, principal of Jamp Development, LCC and Kristen Holmes of Holmes Cunningham Engineering. The applicant proposes to develop the subject parcel into a 3 lot major subdivision. The applicant proposes to construct three B1 single family dwellings located within the RR Restricted Residential District. Each lot would be serviced by public water and sewer provided by Warwick Township Water & Sewer. Stormwater will be managed by on-lot seepage beds. Mr. Shaffer noted that plan reviewed was prepared by Holmes Cunningham, LLC, dated May 20th 2016.

Kristin Holmes distributed a waiver request letter dated July 6, 2016 to all Planning Commission members and professional staff attending the meeting. Mr. Shaffer noted that this waiver letter will be reviewed in full during the meeting.

The following information was discussed by Kurt Shaffer and the Planning Commission members:

Kurt Shaffer, Esq. reviewed the CKS Engineer review letter dated June 9, 2016, with the following comments:

I. Zoning Ordinance Issues

Item# 1-5: Will comply.

Item#6 A,B,C: Mr.Shaffer noted that the waiver list has been updated and will be discussed further during the review of the waiver letter.

II. Subdivision and Land Development Ordinance Issues

Item# 1-4: Will comply.

Item# 5: Mr. Shaffer noted the waiver list will be discussed during the review of the waiver request letter.

Item# 6-11: Will comply.

Item# 12: Mr. Shaffer noted the waiver list will be discussed during the review of the waiver request letter.

III. Grading, Stormwater Management, Erosion and Sedimentation Control

Item# 1-5: Will comply.

Item# 6: Mr. Shaffer noted the waiver list will be discussed during the review of the waiver request letter.

Item# 7-9: Will comply.

Item# 10: Mr. Shaffer noted the waiver list will be discussed during the review of the waiver request letter.

Item# 11-25: Will comply.

IV. General

Item# 1-5: Will comply.

Kurt Shaffer reviewed the township staff review letter dated June 24, 2016, with the following comments:

Item #1-7: Will comply.

Mr. Shaffer noted that the township staff later does list all waivers being requested. As noted before he would like to hold discussion on the waiver list until after the review of all other review letters.

Mr. Shaffer reviewed the Bucks County Planning Commission review letter dated June 9, 2016, with the following comments:

Mr. Shaffer noted that the applicant will comply with all comments listed in the Bucks County Planning Commission letter.

Mr. Shaffer discussed the waiver request letter dated July 6, 2016 from Rob Cunningham, Holmes Cunningham Engineering with the following comments:

Waiver #1: Mr. Shaffer noted that the applicant is requesting a waiver from widening Almshouse Road, from providing curbing and from providing sidewalk along Almshouse Road to meet the minimum standards of the SALDO. Mr. Shaffer noted that there is no existing curbing, no existing sidewalk along this side of the road, and the installation of the curbing will reduce the effectiveness of the existing drainage system.

Waiver #2: Mr. Shaffer noted that the applicant is requesting a waiver from providing a maximum slope of 5% for a distance of 20 feet from the ultimate right-of-way of Almshouse Road for each residential driveway.

Waiver#3: Mr. Shaffer noted that the applicant is requesting a waiver from providing streetlights along Almshouse Road.

Waiver#4: Mr. Shaffer noted that the applicant is requesting a waiver from providing tree replacement of individual trees of 8-inches or greater being removed as part of this project. He noted that the site does have existing woodlands to the rear of the lot and a proposed buffer along the side and front of the property.

Waiver #5: Mr. Shaffer noted that the applicant is requesting a waiver from providing 4-inch thick concrete sidewalk with 4-inch thick stone base along Almshouse Road to meet the construction standards of the SALDO. Mr. Shaffer added that if a sidewalk is required to be installed, that the applicant would be willing to install a bituminous walking path along the property frontage around the existing features.

Waiver #6: Mr. Shaffer noted that the applicant is requesting a waiver from providing a minimum pipe diameter of 18-inches. The applicant would like to install a 12-inch pipe since the limited drainage system is used to convey on-lot storm water to the management facilities. Mr. Shaffer noted this issue will need to be discussed with the township engineer.

Waiver #7: Mr. Shaffer noted that the applicant is requesting a waiver from providing a minimum one-foot freeboard within the seepage pits from the inlet grate to the 100-year water elevation.

Waiver #8: Mr. Shaffer noted that the applicant is requesting a waiver to permit grading within five feet of the property line. Mr. Shaffer noted that there is an existing gravel driveway that crosses over the property line to the church property. He noted that this area will be removed and seeded as part of this project. Mr. Shaffer noted that additional grading needs to encroach over the right-of-way lines of Almshouse Road to allow for the proposed driveways and utilities for each dwelling.

Mr. Shaffer questioned if the board members had any comments or questions for himself or the applicant.

John Evarts, Township Engineer questioned the applicant regarding the proposed buffer.

Ms. Holmes believes that the number of trees listed in the Class A buffer can not be planted and comply with the required distance. She noted that the rear property is pretty dense and that the applicant will maintain existing vegetation.

Kyle Seckinger, Assistant Township Manager, suggested that the applicant revise the plan to show the proposed buffer along Almshouse Road.

Ms. Holmes noted that a majority of the existing trees will be kept except in areas that will need to be graded.

Mr. Seckinger noted that if the applicant can not find areas on the property to plant replacement trees that the township has a need for replacement trees off-site.

Mr. Seckinger noted to the Planning Commission members that the installation of the sidewalks could be beneficial to the future residents and the nearby Warwick Elementary School.

Kempton Wilcox expressed his concern for the installation of sidewalks along the property. Mr. Wilcox reminded the applicant that the goal of the township is to make the community more walkable.

Mr. Wilcox questioned the applicant regarding the existing ditches along Almshouses Road. Ms. Holmes did state that the existing ditches will remain as is and the applicant will only be adding two new driveways as one is existing. Ms. Holmes noted that the applicant will be maintaining the grade of the existing driveway of lot 2.

Mr. Sigafos surveyed the Planning Commission members for any comments or questions they have:

Mr. Sigafos expressed that he is in favor of the installation of the sidewalk along the frontage of the property.

Mr. Sigafos noted that he would be in favor of widening the street. Mr. Sigafos noted that the intersection at Almshouse and York Roads has been widened and so has the street near Saint Cyril's along Almshouse Road.

Joe Volk expressed that he is also in favor of the installation of the sidewalks.

Mr. Sigafos expressed that since the applicant is requesting a waiver of street lights that the applicant propose a light post at each lot. The applicant had no issue with that recommendation.

John Evarts, Township Engineer, requested that the applicant provide more information regarding the slope of the proposed driveways as requested by waiver. Kristin Holmes noted that with the waiver the proposed slope of the driveway may be about 9-15%, instead of the required 5%.

Kyle Seckinger noted that in regards to the waiver request to permit grading within five feet of the property line, the applicant should receive written permission from the property owner.

Mr. Shaffer questioned whether the members would be in favor of the proposed bituminous walking path instead of the concrete walkway. The members noted that all existing sidewalks in the surrounding area are concrete sidewalks. All members are in favor of a proposed concrete sidewalk.

Kempton Wilcox questioned the existing drainage ditch. Ms. Holmes noted that the drainage ditch is currently collecting from Almshouse Road and that there are existing inlets or swales.

Matthew Piotrowski noted that the drainage ditch is not maintained properly and as the applicant he would agree to maintain.

John Evarts noted to the applicant that they should discuss the widening of Almshouse Road with PennDot as this might be a requirement of PennDOT when they submit for a Highway Occupancy Permit.

Peter Nelson, Township Solicitor, noted to the applicant that the Planning Commission members are purely an advisory board. If they have any questions regarding the requirement of the widening of Almshouse Road they will need to discuss with the Board of Supervisors and PennDot.

- ❖ Kempton Wilcox called for a motion recommendation for preliminary approval conditioned upon the applicant revising the proposed plans, compliance with the CKS letter dated June 24, 2016, the Township Staff letter dated June 9, 2016, the Bucks County Planning Commission letter dated June 22, 2016, and granting waiver approvals with the exception for waiver requests for sidewalks and individual tree replacement. Joe Volk seconded the motion. Kempton Wilcox and Job Volk voted for the motion, Kiel Sigafoos voted against.

IV. Old Business

None.

V. New Business

None.

VII. Adjournment

Joe Volk made a motion to adjourn. Kempton Wilcox seconded the motion. Motion passed unanimously. Meeting adjourned at 7:47 pm.

Respectfully submitted,



Kyle W. Seckinger
Assistant Township Manager