

East Rockhill Township  
PLANNING COMMISSION MINUTES

October 14, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on October 14, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson  
Joe Chellew, Vice-Chairperson  
Richard Kelly, Member  
Blake Eisenhart, Member  
Aaron Teel, Member  
Steve Baluh, P.E., Township Engineer  
Marianne Morano, Township Manager

Members of the public were present.

The meeting was called to order at 7:00pm by Mrs. Fenley.

**Approval of October 7, 2021 Minutes:** On motion by Mr. Chellew, seconded by Mr. Teel, to approve the meeting minutes from the October 7, 2021 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

**Extension Request:** On motion by Mr. Chellew, seconded by Mr. Kelly, to acknowledge receipt of McClennen Tract subdivision extension request to January 7, 2022.

**Old Business:**

**McClennen Tract, 198-lots, 1731 Old Bethlehem Pike:** Mr. Brian Grant, Select Properties and Mr. Andy Schlosser, PE, were present.

Following comments and/or recommendations are made with respect to the subject Preliminary Subdivision Plan, sheets 1 thru 71, dated March 12, 2021, latest revision date September 20, 2021, prepared by Schlosser & Clauss Consulting Engineers, Inc, for Real Pro Enterprises, LP & Select Properties, Inc:

198 dwelling units are proposed on the 66.17 acres tract located between Old Bethlehem Pike and Hill Road, north of Three Mile Run. Plan is proposed as a Performance Standard subdivision (Use B-3) which includes 103 single family dwelling lots (100 village house Lots, 2 existing dwellings & 1 proposed single-family dwelling/McClennen) and 95 townhouse units. The site is subject to a previously approved six lot subdivision which consolidated/reconfigured the existing parcels comprising this application. All parcels were acquired by entities related to the applicant, with the condition that lot 197 will be transferred back to McClennen as a single-family building lot. The subdivision is also subject to a prior Conditional Use (CU) approval (CU adjudication dated July 29, 2011) and subsequent Stipulated

Settlement Agreement dated August 27, 2013. Project is located within the Suburban Zoning District and is proposed to be served by public sewer via East Rockhill Township facilities and public water via Perkasio Regional Authority facilities.

The CU approval/agreement set/modified many subdivision ordinance design standards and established maximum number of units, street/access layout, and open space areas. The submitted plan is generally consistent with CU plan layout. Any inconsistencies are noted in the following comments, as well as other design issues which remain to be resolved. Mr. Baluh noted many items in his review letter remain until the Board of Supervisors take action.

1. Recording of the associated six lot subdivision plan must be completed prior to, or coordinated with recordation of the current subdivision plan, when approved, to ensure the proper ownership and transfer of all parcels. Reference to six lot plan and recording information should be included on record plan sheet(s) for the current plan set. **Will comply.**
2. Dwelling unit mix has been modified slightly from the CU plan as discussed during prior plan reviews. The plan maintains a total of 198 units. Modification to the CU agreement relative to dwelling mix requires approval by the Township and Select Properties, Inc. **Will comply.**
3. As previously discussed, applicant is proposing to convey townhouse units with only that lot area within the footprint of the dwelling unit. This is often referred to as “zero lot line” or “footprint” lots. The plan does identify an “equivalent 1800 SF lot area” around each unit for the purpose of site capacity/open space calculations. Township Solicitor has determined that the proposed zero lot line or footprint lots are permitted pursuant to the Conditional Use plan. Additional information will be required from the applicant regarding conveyance of these lots to permit proper references and restrictions to be incorporated into the Homeowners Association (HOA) documents. (ZO Section 27-304.B3)

The following additional conditions requiring further review were established by the CU approval/agreement for townhouse units:

- A. No outdoor storage buildings or structures shall be permitted in Townhouse Section as indicated in note #29 on Sheet 1. Typical Townhouse Detail on plan sheet 65 depicts an “optional elevated deck with ground level patio underneath (10’x15’) on townhouse units. Construction/maintenance of decks/patios should be addressed in HOA documents. **Will comply.**
  - B. Architectural features shall be incorporated into the design of each townhouse unit during the land development approval process. Sample architectural elevations of the proposed units should be submitted for consideration. Applicant indicated that sample design information is forthcoming. (ZO Section 27-304.B3.j) **Features will not be known until a builder has been selected however representations will be provided for a future meeting.**
4. Village house units are proposed on traditional building lots with lot areas ranging from 6,229 SF to 10,016 SF (minimum 6200 SF required). The sample dwelling footprint shown encompass almost all of the buildable area on most lots. The ability for homeowners to construct

additions, decks, patios and accessory structures will be limited. The Typical House and Lot detail on sheet 65 indicates an optional 200 SF patio may be constructed to the rear of the dwelling.

CU approval/agreement generally waived the architectural requirements of Section 27-304B.3.c of the Zoning Ordinance village house requirements. However, the developer is required to offer an option to include an unenclosed porch running across at least three-quarters of the dwelling front and be at least seven feet in width, on all single-family models offered. Typical House and Lot Detail on plan sheet 65 depicts an “optional patio” and “optional porch (7’x20’)”. Planning Commission previously indicated that the proposed porch design was satisfactory, based on the house layout proposed. Sample architectural elevations of the proposed units should be submitted for consideration. **Will comply.**

5. In accordance with CU approval/agreement, proposed Roads A & B are designed with a 36-foot wide cartway within a 60 feet wide right-of way (except at the boulevard style entrance at Old Bethlehem Pike). Curb and sidewalk is proposed along the entire length of both streets. These streets are intended to be dedicated to East Rockhill Township. As requested by the Township, the Landscape Plan sheets have been revised to propose installation of street trees along the back of the sidewalk (on lots) in-lieu-of between curb and sidewalk. A waiver of Subdivision Ordinance Appendix A construction standards is required for this modification.

Additionally, raised crosswalks are required to be installed at all intersections per the CU approval/agreement, subject to review during land development approval process. As previously discussed, when investigating design of raised crosswalks at intersections, the design engineer noted that proper drainage along the curbline could not be maintained. In the alternate, the design engineer has proposed installation of raised speed tables as traffic calming measures along Roads A and B. However, due to the small lot frontages and numerous driveways, there are only limited areas where speed tables may be located (one each on Road A and B). Based on the length of these streets, it is the opinion of this office that the single speed tables will not be an effective traffic calming measure. Township should determine if other options should be considered. Patterned crosswalks at each intersection may be considered as an alternate. (SLDO Section 22-506.11 & 12 and 528) **Raised crosswalk could impede stormwater flow. Stamped colored asphalt or alternative traffic calming features will be considered.**

6. The CU approval/agreement provided that the streets proposed to serve the townhouse units shall be 30 feet in width (with no right-of-way) and be privately owned and maintained by a homeowner’s association. Curb and sidewalks are also proposed along the private streets, with no separation (no grass strip). Street design is consistent with the agreement. Additionally, Note 9a on plan sheet 1 indicates that streets serving townhouse units will be privately owned and maintained by a homeowners association. HOA documents should address private street maintenance responsibilities. **Will comply.**
7. Requirements for open space areas, trails, recreation areas, and site amenities were generally established pursuant to the CU approval/agreement. Modifications to CU agreement is required for some of the proposed improvements. All improvements should be addressed in HOA documents. The following comments relate to these features:

- A. Open space areas are generally consistent with the CU plan and are required to be owned and maintained by a homeowner's association, including the stormwater management facilities therein. HOA documents should address maintenance responsibilities, based on type of coverage proposed (e.g. woods, meadow, lawn, stormwater BMP). **Will comply.**
- B. The 30 feet wide buffer zone established along the drainage channel which traverses the center of the development is required to be delineated/protected by installation of fence and/or plantings prior to occupancy of any adjacent dwellings. Design engineer response correspondence indicates that this area is generally wooded and therefore, has proposed delineating the buffer with concrete monuments (at angle points) as fence/plantings is not feasible. Township should determine if alternate delineation proposed is satisfactory. Also, consideration may be given to alternate location of delineation along the rear property lines of the adjoining lots to deter encroachment into Open Space III which contains the drainage channel buffer zone. **Consensus was to not require the fence but to have the back of lots defined in some manner to identify open space.**
- C. A public access trail is proposed to be constructed parallel to Three Mile Run through the site (through lot 197 and open space) and continuing along Old Bethlehem Pike frontage as shown on the plan. Trail alignment is located generally adjacent to the proposed sanitary sewer main and north side of lot 197. Plan has been revised to specify an eight feet wide paved trail surface. Trail grading should be reviewed along lot 197 to determine if it is feasible for grading be revised to not exceed 5% to maintain ADA compliance for as much of the trail as is feasible. **The eight feet (8') wide path is acceptable.**
- D. Covered group mailbox areas are proposed along Driveway B in the townhouse area and between lot 105 and 106 along Road A in the single-family home area. Design engineer indicates that the Sellersville Post Office has approved these locations. Details for pavilion type roof to cover the mailbox location is included on sheet 65. Pursuant to the CU approval/agreement, benches and trash receptables are also required to be installed at each location and be detailed on the plan. Locations and design details are subject to Township approval. Maintenance of group mailboxes should be addressed in HOA documents.  
  
With respect to the proposed locations, adjoining sidewalk at the townhouse site should be interconnected to the sidewalk network in this area (extension, crosswalks). At the single-family house site a concrete connection between the curb and sidewalk should be installed. Additionally, signage should be installed at this location to reserve onstreet /parking space(s) for mailbox usage. **Will comply. Future plans will provide details with benches, trash receptables and connection to sidewalks.**
- E. Sheltered school bus stop(s) are required to be installed at locations to be determined by the Township upon consultation with the Pennridge School District. Sample designs should be submitted for consideration by the Township.

Maintenance of shelters should be addressed in HOA documents. **Will comply.**

- F. Two “Tot Lot “locations were included on the CU plan. As discussed at the prior Planning Commission meeting, the applicant has removed the tot lot in the single-family home area. General layout details for the consolidated tot lot in the townhouse area have been included on plan sheet 69. The consolidated tot lot should include additional and/or enhanced equipment and amenities in-lieu of installation of two separate tot lots. Complete/detailed Tot Lot design including recreational features (with intended age group identified), bicycle racks, trash receptacles, benches, fence, and shade trees should be submitted for review by the Township. The design for this area must also address protection from the adjacent stormwater BMPs. (SLDO Section 22-525.3) **Plans with details will be provided.**
  - G. The small parking area and “level” play field originally required in the northern open space, adjacent to Hill Road has been removed from the plan to preserve existing natural features as discuss at prior Planning Commission meeting. Correspondence from the design engineer indicates that a contribution to the Township in-lieu-of construction of these improvements will be offered by the developer. An estimate of actual construction costs should be submitted for consideration. (SLDO Section 22-525.4) **Will comply.**
  - H. In addition to the above improvements, the applicant is required to contribute a \$100,000.00 Park and Recreation fee to the Township in lieu of installing any other park or recreation improvement not included in the CU approval/agreement. The contribution is to be paid 50% at the time development agreements are signed and 50% upon the issuance of the 50<sup>th</sup> building permit for the project. **Will comply.**
8. As discussed above a homeowner’s association (HOA) is required to be established to own and maintain several aspects of the development including townhouse area streets, open space, stormwater management, and recreational facilities. As discussed with the applicant, a single HOA including both the townhouse and single-family units will be developed. HOA should be established in a manner satisfactory to the Township. Required maintenance of all areas (wooded, lawn, natural, recreation, stormwater management, etc.) should be specified. Documentation should be prepared by the applicant and be submitted to the Township Solicitor for review. (SLDO Section 22-503)

In addition to standard HOA documents, disclosure statements for townhouse owners and single-family homeowners should be prepared in a manner satisfactory to the Township Solicitor to clarify limitations and restrictions imposed pursuant to the CU approval/agreement and final subdivision plan approval. **Will comply.**

9. Minimum 20 feet wide buffer areas are required around the site perimeter adjacent to existing residential properties. Overall Landscape & Lighting Plan, sheet 32, depicts buffer areas. Existing vegetation is to be preserved in the cross hatched areas. Buffer plantings are proposed to be installed along the rear boundary of the townhouse units, and in limited areas along the rear of lots 108 to 113 and 119 to 122. Although these areas are not shown as “woodlands” (as determined at the time of CU plan review), they do contain significant successional growth

that would be required to be cleared to install the proposed plantings. As discussed at prior Planning Commission meetings, notes have been added to the plan to maintaining existing trees within all buffer areas and supplement them with appropriate shrubs and evergreen trees to enhance buffering. These plantings will be extended along the entire outboundary where new building lots and/or trails are in close proximity to the outboundary. This office recommends that the final determination of planting locations be deferred until clearing is completed and remaining vegetation is reviewed in the field by this office in conjunction with the developer. **Consensus was to allow plantings to be reviewed in the field with the developer.**

10. With respect to the townhouse buffer area proposed grading will require clearing of almost all existing vegetation up to the property line of the adjoining Lobelle property. Proposed buffer plantings include a row of closely spaced arborvitae and canopy trees spaced 40 feet on center along the property line. In this area, the rear of the proposed three-story townhouse units are approximately 40 feet from the property line. Township should determine if the proposed buffer plantings are satisfactory. If this planting scheme is generally satisfactory, this office recommends that the canopy tree selection be amended to utilize the “small tree” list of Section 196-515 of the Subdivision Ordinance to minimize long term conflicts with the underground utility and dwellings. (SLDO Section 27-1904.b) **Agree. It was noted HOA should specify who is responsible for tree maintenance.**
11. Variation of landscape/buffer plantings should be proposed as recommended by Bucks County Planning Commission correspondence dated April 14, 2021. Deer resistant selections should be considered in open space areas. (SLDO Section 22-515) **Will comply.**
12. The CU approval/agreement contained several provisions related to traffic and adjoining street improvements as follows:
  - A. The developer is required to acquire rights-of-way, if necessary, to design and construct a roundabout pursuant to PennDOT design guidelines at the intersection of Three Mile Run Road and Park Avenue. If construction and/or right-of-way acquisition is determined to be infeasible, there are provisions for reduction in the number of building lots and a contribution in-lieu-of construction to the Township. Traffic Planning and Design (TPD) has reviewed the current conditions at the intersection and determined that a roundabout design appears feasible. A roundabout sketch plan has been submitted to the Township. Pursuant to discussion at the October 7, 2021 work session meeting, TPD will review comments and modify design if necessary. A revised sketch plan will be submitted prior to preparation of full design plans. Design plan should establish final configuration of the roundabout and the full impact on adjoining properties. Additional comment pertaining to this matter will be reserved pending receipt of survey data, preliminary design, and determination as to whether any easements/right-of-way will be required to be obtained to construct the intersection improvements. **Township Traffic Engineer, Traffic Planning & Design (TPD) was present at the October 7, 2021 Planning Commission work session and reviewed the current mini roundabout design. TPD is following up on comments received.**

- B. The location of the site access along old Bethlehem Pike was established with the CU plan. A left turn lane is required at the site access as shown on the plan. The CU approval/agreement also required curb and storm sewer along the site frontage, subject to land development plan review. Plan and profile drawings of Old Bethlehem Pike improvements are not fully detailed/dimensioned in the plan submission. Additional plan details including typical cross sections are required to determine the full extent of improvements necessary along the site frontage. Correspondence dated September 17, 2021, prepared by TPD includes comments related to configuration of left turn lane and site entrance. Comments should be addressed on the plan. (SLDO Section 22-505.16, 506 & 512)
- C. Widening, curb, and sidewalk was not required to be installed along Hill Road site frontage. Overlay paving and shoulder grading of Hill Road from the site entrance to Three Mile Run Road is required. As a large portion of this area was paved by the Township since the CU approval/agreement was completed, consideration should be given to reviewing the existing conditions of Hill Road and discuss alternate improvements (such as drainage swale/storm sewer repair/extension) with the applicant. Plan sheet 42 includes the Hill Road frontage. Additional cross section details should be provided to clarify improvements. (SLDO section 22-505.16) **An estimate will be provided for staff to make recommendations.**
- D. Fire and garbage truck turning movement diagrams have been included with the plan set. Design engineer should clarify if the lines shown outside of the cartway at the Hill Road entrance represent the wheel path, or vehicle overhang. Additionally, no parking zones with appropriate signage should be established at intersections based on the turning movement diagrams. Further, it appears that nearly all of the private drives in the townhouse section should be restricted from parallel parking. **Will comply.**
- E. Upon resolution of street improvements and off-site utilities, staging and traffic control plans should be submitted for review. (SLPO Section 22-403.11) **Will comply.**

13. Several environmental reports were previously submitted with the application. They include a Wetland study prepared by Nova Consultants in July 2010, U.S. Army Corps of Engineers preliminary Jurisdictional Determination (JD) report dated November 23, 2010, and stormwater infiltration reports dated April 23, 2012, and January 14, 2021, from Penn's Trail Environmental, LLC. The following comments relate to submitted documentation:

- A. As noted in the preliminary JD, the findings were valid for five years. Application should be resubmitted to USACOE to obtain a current determination to verify regulated features. (SLDO Section 22-409)
- B. Several permits are required to be obtained by the applicant, including floodplain encroachment and PADEP General Permit for sanitary sewer crossing of Three Mile Run. Additional permits and/or township requirements may be applicable upon resolution of the above.

**Will comply and are in process. It was noted the Township issues flood plain permits.**

14. Post Construction Stormwater Management Report dated March 12, 2021, latest revision date September 10, 2021, prepared by Schlosser & Clause was submitted with the plan. In general, a storm sewer collection system is proposed throughout the site to direct stormwater to various water quality forebays/infiltration basin which discharge to a large stormwater basin located in the open space adjacent to Three Mile Run. The following comments are made with respect to stormwater management.

- A. Previously submitted soils report indicated generally poor infiltration and shallow limiting zones. Report should be included as an appendix to the PCSM report, and the PCSM narrative should address infiltration feasibility pursuant to Section 26-325.1.A of the Stormwater Management Ordinance (SMO). Narrative should clarify BMPs where infiltration is feasible based on test results and separation from limiting zones. Dewatering calculations for all stormwater facilities should also be clearly indicated.
- B. The underground BMP located in OS IV on prior submissions appears to have been eliminated from the design on the current plans. However, some references to this BMP are included in the report. Report narrative should be revised as necessary. Additionally, plan and report should clarify whether the feature depicted adjacent to the Tot Lot at EW 408 is a stormwater BMP. Calculations should be included in the report, if necessary.
- C. Soil amendment areas are indicated in the PADEP PCSM worksheet; however, these areas do not appear to be indicated in the plan set. Plan/worksheet should be revised as necessary.
- D. Stream bank erosion requirements should be addressed in the report. In general, the 2 YR storm discharge should not exceed the 1 YR storm, and be discharged over 24 hours. (SMO Section 26-318)
- E. Basin discharge and bypass discharge summary charts should be included in the narrative.
- F. Analysis of project impact on flooding at Stone Edge Road should be completed. Calculations (and hydrographs) to compare time of peak flows from the overall Three Mile Run watershed and site discharge should be submitted.
- G. Individual point(s) of study should be numbered and indicated in the narrative and on the PCSM Plan.
- H. Use of meadow as the cover factor for existing on-site impervious surface should be identified in the narrative. (SMO Section 26-320.1.C)
- I. Stormwater narrative should clarify impervious surface basis used in the calculations. This office recommends that maximum allowable impervious surface be utilized for the village house lots to permit future improvements on the lots without the need for additional/modified stormwater management facilities.
- J. Flow path from main stormwater basin discharge to Three Mile Run should be analyzed for erosion control protection.



- K. Existing topography/swales should be clarified along the outboundary in the vicinity of the adjoining shared driveway adjacent to lot 105 and 106 to verify existing/proposed drainage patterns.
- L. Several storm inlets are proposed to receive in excess of 4 cfs. Additional inlets, or adequate sump conditions, where applicable, should be addressed to accommodate the high flows. (SMO Section 26- 319.3.J)
- M. Inlet/outlet control calculations should be included in the report for the existing drainage channel crossings of Road A & B.
- N. Verification of NPDES permit issuance and erosion and sediment control plan adequacy must be received in writing from Bucks County Conservation District. (SLDO Section 22-518)
- O. Plans should clarify basin side slopes and depth of ponded water to determine if protective fencing is required pursuant to section 26-319.14 of the Stormwater Management ordinance.
- P. A 10:1 maximum slope access ramp should be included in each basin design for ease of maintenance. Additionally, a maintenance access path (lawn) to the facilities from Road A should be identified on the plan. (SMO Section 26-319.14)
- Q. Basin landscaping is proposed along the outside perimeter of each surface facility except the forebays adjacent to the underground basin. Consideration should be given to designing a more natural planting layout with plantings on the inside and outside of the berm. Also, wet tolerant planting for the basin bottoms (Ernst Mix) should be supplemented with an annual Rye Nursery Mix. (SMO 26-319.G)
- R. Operation and Maintenance agreement for all privately-owned stormwater facilities should be executed between the applicant/HOA and Township to guarantee long term maintenance and structural/operational integrity of the facilities. Agreement should include provisions for Township access to inspect the facilities, but not the obligation to repair/maintain the facilities. Agreement should be in a form satisfactory to the Township Solicitor. (SMO Section 26-345 & 346)

**Comments noted.**

- 15. Sanitary sewer service is proposed via extension of East Rockhill sewer system which is located along the opposite side of Three Mile Run. A stream crossing is required to connect the proposed collection system to the existing interceptor. As indicated above, appropriate permits for this crossing should be obtained by the developer. The following additional comments are made with respect to sanitary sewer design (Twp Code Chapter 18 Part 3):
  - A. Lateral locations should be identified in profile drawings to verify vertical clearance where crossing other utilities.
  - B. Sewage facilities planning modules should be prepared for the project and require approval by the Township, PWTA, and PADEP. (SLDO Section 22-407 & 520)
  - C. CU approval/agreement specifies sewer connections fees for the subdivision, which

may be utilized to offset Township costs for reconstruction of the Township sewage pump station.

- D. Easements for Township access to sanitary sewer system within the townhouse area should be established in a manner satisfactory to the Township Solicitor. Use of a “blanket” easement has been proposed by the design engineer.
- E. PADEP general permit and Township floodplain encroachment permits are required to be obtained by the applicant for the Three Mile Run sanitary sewer crossing construction (similar permits are also required for public water line extension adjacent to Old Bethlehem Pike). Appropriate permit details should be included on the plan.
- F. Final design of public water system may also impact sanitary sewer design with respect to conflicts/clearances between the utilities.
- G. This office has contacted the applicant with respect to modifying sanitary sewer to provide a suitable location to extend sanitary sewer service north along Old Bethlehem Pike. Additional design information will be provided to the applicant.

**Comments noted. Applicant is in communication with Perkasio Regional Authority for public water.**

16. Subdivision is proposed to be served by extension of PRA public water system. Water line is proposed to be extended along the full length of the property frontage along Old Bethlehem Pike. Verification of satisfactory system design should be received in writing from PRA. PRA has advised that the project design plans are currently under review.

Full width cartway paving restoration is required for offsite water line construction. Final roundabout design and waterline design will affect the extent of offsite street restoration required along Park Avenue/Old Bethlehem Pike. Additionally, comments should be received from the servicing Fire Chief regarding access and emergency services operations. (SLDO Section 22-519) **Applicant was not prepared to pave in West Rockhill and intended to only pave to center of road. Mr. Baluh will provide applicable Ordinance sections which require the full width overlay. Applicant and Mrs. Morano have provided the plans to the fire company and to date have not received a response.**

17. Street trees are proposed throughout the single-family area; however, limited trees are proposed in the townhouse area. Additional trees and/or alternate plantings such as shrubs should be considered to be installed along the townhouse area overflow parking spaces and open space area. The plan should also address individual lot energy conservation trees required pursuant to Section 22-504.L of the Subdivision Ordinance. Design engineers’ response indicates that waivers will be requested for additional landscape plantings. Alternate planting locations and/or contribution of a fee in-lieu-of plantings should be considered if required plantings waiver is granted by the Township. (SLDO Section 22-515) **Will comply.**
18. Pursuant to the CU approval/agreement, a \$10,000.00 contribution shall be made by the applicant to the Township tree fund in-lieu-of strict compliance with the tree replacement requirements of Section 22-515 of the Subdivision Ordinance. **Will comply.**

19. Plan sheets 32 thru 38 include street lighting. At prior meeting, the Planning Commission indicated general agreement with the limited streetlight locations proposed. Type of proposed fixtures is subject to approval by the Township. PPL options for full cutoff LED fixtures should be considered. (SLDO Section 22-409.9 & 527) **Traditionally the Township utilizes the gas light style street light. Applicant will make a suggestion according to what PP&L offers as options.**
20. All requests for waiver of subdivision ordinance requirements should be submitted in writing and include the sections involved, minimum modification necessary, and basis for the request. (SLDO Section 22-308) **Will comply.**
21. Street names should be proposed by the applicant and require approval by the servicing post office and Township. (SLDO Section 22-505.12) **Will comply.**
22. Design engineer indicates that the development will be constructed in one phase. If phasing of construction is proposed in the future, a phasing plan should be submitted for review to verify extent of improvements to be constructed with each phase. (SLDO Section 22-403.12.E) **Will comply.**
23. All proposed easements should be clearly identified on the record plans and include metes and bounds. Easements should be established for all utilities which cross individual lots. Blanket easements are proposed for utilities within townhouse section and open space. (SLDO Section 527) **Will comply.**
24. Legal descriptions for all rights-of-way and easements to be dedicated to the Township should be prepared by a professional land surveyor and be submitted to the Township for review and use in agreements. **Will comply.**
25. Declaration of easements, conditions, and restrictions, consistent with CU approval/agreement and land development plan approval, should be prepared in a manner satisfactory to the Township Solicitor. **Will comply.**
26. Specific disclosure form delineating all easements, conditions, restrictions and/or assessments for each lot owner prior to the sale of any individual lots/townhouse units, should be prepared in a manner satisfactory to the Township Solicitor. **Will comply.**
27. Both Street Light and Trash Collection Districts are required to be established for the finally approved plan pursuant to the CU approval/agreement. Documentation should be prepared in a manner satisfactory to the Township Solicitor. **Township owned roads will be in the street light district. Will comply.**
28. Natural gas facilities are located in Old Bethlehem Pike. Applicant has indicated that natural gas service will be extended into the development. Location of proposed gas main should be indicated on the plans to verify that there are no conflicts with other utilities. (SLDO Section 22-521) **Will comply.**
29. Property monumentation (outboundary, right-of-way, easements and lot corners) should be installed in accordance with Section 22-522 of the Subdivision Ordinance. Overall property outboundary monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. Individual lot, right-of-way, and easement

monumentation should be escrowed. Property corner monuments should be installed prior to occupancy of the individual lots. **Will comply.**

30. Development/Financial Security Agreement should be required to be executed between applicant and East Rockhill Township to guarantee installation of “public” improvements including, but not limited to, stormwater management, erosion control, landscaping, regulatory signage, monumentation and street improvements. An Opinion of Cost, prepared by design engineer, should be submitted for review and agreement preparation upon finalization of design. (SLDO Section 22-606) **Will comply.**
31. An engineering and drafting detail review memo for the revised plans is attached to this correspondence. Plans should be revised to address these comments in accordance with Subdivision Ordinance requirements. **Will comply.**
32. Additional comments may be generated pursuant to resolution of the above issues and other items which may be raised during the public review process.

**Public Comment:**

- Christine Stock, 1700 Old Bethlehem Pike, asked if there will be well testing during construction.
- Andi Stephenson, 2228 Hill Road, asked why there is no landscaping proposed behind her property and if sump pumps will go down the sloped topography onto her property. There is existing landscaping behind her property and proposed landscaping will fill in any gaps. The new road will reduce water flow onto her property and all water from the new construction will go into storm sewer basin.
- Ron Schulberger, 1216 Hill Road, stated traffic concerns, roundabouts are failures and rumble strips instead of raised crosswalks will create a noise concern.

The applicant will submit a condensed submission to address outstanding items for possible recommendation of preliminary plan approval consideration to the Board of Supervisors.

**Adjournment:** On motion by Mr. Chellew, seconded by Mr. Kelly, the meeting adjourned at 9:18pm

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager