

East Rockhill Township
PLANNING COMMISSION MINUTES

February 10, 2022

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 10, 2022 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley
Joe Chellew
David Nyman
Blake Eisenhart
Richard Kelly
Colin Monahan
Aaron Teel
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 temporary Chairperson Mrs. Fenley.

Reorganization:

Mrs. Fenley appointed Mrs. Morano as Temporary Chairperson.

On motion by Mr. Chellew, seconded by Mr. Nyman, to appoint Anne Fenley as Chairperson. With no additional discussion, all present voted in favor.

Mrs. Morano turned the meeting over to Mrs. Fenley.

On motion by Mrs. Fenley, seconded by Mr. Nyman, to appoint Joe Chellew as Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mrs. Fenley, seconded by Mr. Monahan, to appoint David Nyman as Secretary. With no additional discussion, all present voted in favor.

Approval of December 9, 2021 Minutes: **On motion** by Mr. Kelly, seconded by Mr. Eisenhart, to approve the meeting minutes from the December 9, 2021 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status Memo:

Dated February 8, 2022 was provided to the Commission.

On motion by Mr. Chellew, seconded by Mr. Monahan, to recommend denial to the Green Ridge Estates West subdivision conditional on receiving an extension. With no additional discussion, all present voted in favor.

Old Business:

There was none.

New Business:

Resutek Lot Line Adjustment, 1710; 1712; 1720 Route 313: Mr. Tyler Freed, PE of Mease Engineering was present to review comments and/or recommendations relative to Resutek Lot Line Adjustment Subdivision Plan 1710, 1712 & 1720 Route 313 with Bucks County Tax Map Parcels (TMP) 12-9-116, 12-9-117 & 12-9-117-10, plan sheet 1 of 1, dated January 4, 2022, prepared by Mease Engineering, P.C.:

Lot line adjustment subdivision proposes to convey portions of TMP 12-9-116 (Yates) to adjoining TMP 12-9-117-10 (Resutek) and TMP 12-9-117 (Laurita), 1.341 acres and 0.198 acres respectively. TMP 12-9-116 will be reduced to 2.854 acres (net). The lot line adjustment is intended to provide access to Three Mile Run (waterway) to the receiving properties. All properties contain an existing single-family dwelling and are served by onsite sewage disposal and wells. TMP #12-9-117 & 117-10 are part of the Courtney Subdivision approved in 2017. TMP 12-9-116 is currently vacant and undergoing renovation. No new construction is proposed related to the lot line adjustment. Site is located within the Resource Protection (RP) Zoning District.

- Matthew Resutek, 1710 Route 313, stated he enjoys access to the waterway and wanted to ensure the access would continue as part of his property.
- John Laurita, 1712 Route 313, stated he wanted to ensure access to the waterway continued as part of his property to allow for kayaking and fishing.

1. Correspondence dated January 7, 2022, prepared by Mease Engineering, P.C. requests modifications of Subdivision Ordinance requirements relative to identification of resource protection standards, plan scale, and installation of street improvements (cartway widening, curb, and sidewalk). Township should determine if the requested waivers are satisfactory. (SLDO Section 22-308) **Comment.**
2. Proposed lot line adjustments will result in irregular lot configurations. Waiver request letter should be revised to include Section 22-504.D of the Subdivision Ordinance, for consideration by the Township. **Revised modification letter dated February 3, 2022 has been received.**
3. Ultimate right-of-way of Route 313, along TMP 12-9-116 is offered for dedication to the Township by note on the plan. Pursuant to Section 22-506.2 of the Subdivision Ordinance, area within ultimate rights-of-way should be accepted for dedication as an easement. Ultimate right-of-way along TMP 12-9-117 was previously dedicated in conjunction with the Courtney Subdivision. Legal description for right-of-way, signed and sealed by the responsible surveyor, should be submitted for review. **Will comply.**
4. Proposed property and right-of-way monumentation must be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
5. Deeds of Consolidation should be recorded at the time of plan recordation so that

nonconforming parcels are not created. Preparation and recordation should be completed by counsel for the applicant, with proof of recording submitted for Township records in a form satisfactory to the Township Solicitor. **Will comply.**

6. Adjoining TMP # and owner name for TMP 12-9-117-9 should be corrected on the plan. **Will comply.**
7. Reference and recording information for prior Courtney subdivision should be noted on the plan. **Will comply.**
8. Complete zoning data should be included on the plan for proposed condition of each lot, particularly, TMP 12- 9-116, which has been reduced in area. **Will comply.**

On motion by Mr. Monahan, seconded by Mr. Teel, to recommend preliminary / final approval contingent on compliance with Wynn Associates January 19, 2022 correspondence. With no additional discussion, all present voted in favor.

On motion by Mr. Monahan, seconded by Mr. Teel, to recommend granting Mease Engineering February 3, 2022 revised SALDO modification request as presented. With no additional discussion all present voted in favor.

There was general discussion of Pennridge School District Transportation salt shed land development waiver and it was noted the school district will be submitting a land development application that will include the proposed salt shed.

- Lucy White, 112 Dublin Way, asked if Weidner Subdivision would be discussed. At the applicant's request, discussion of the plan was withdrawn. It was recommended she sign up for agenda postings through the website or check posted agendas on the meeting webpage. It was stated Hilltown Township is currently reviewing the plan and she may want to attend those meetings.

Adjournment: **On motion** by Mr. Teel, seconded by Mr. Nyman, the meeting adjourned at 7:21pm

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager