

East Rockhill Township
Planning Commission Minutes
January 12, 2023

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on January 12, 2023 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Planning Commission
Joe Chellew, Planning Commission
David Nyman, Planning Commission
Richard Kelly, Planning Commission
Blake Eisenhart, Planning Commission
Aaron Teel, Planning Commission
Colin Monahan, Planning Commission
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

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

Mrs. Morano turned the meeting over to Mr. Chellew.

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

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

Mrs. Fenley was recognized for 18 years (and counting) of volunteer service on the Planning Commission including at least 6 years as Chair; along with ongoing service to the township on the Vacancy Board, the Parks & Recreation Committee, Bucks County Covered Bridge Society and Judge of Elections, in addition to her years on the Planning Commission; whereupon, all in attendance erupted in a robust round of applause.

The 2022 Annual Planning Commission report was provided to the Commission. A copy is on file.

Approval of October 13, 2022 Minutes: **On motion** by Mr. Eisenhart, seconded by Mr. Teel, to approve the meeting minutes from the October 13, 2022 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Renew Bible Church Sketch Plan (Previously First Baptist Church), 1600 N. Fifth Street, TMP 12-14-4:

Review submission of a land development sketch plan, sheets 1 thru 3, dated December 8, 2022, prepared by Mease Engineering, PC. Applicant proposes to construct an approximately 16,616 SF addition to the existing complex. The building addition will connect the Heritage Chapel to the Ministry Center/Victory Hall building. Additionally, a 12,320 SF gym/storage building is proposed to the rear of the site. Parking area expansion, new athletic field, and other associated site improvements are proposed. The site is 17.5 acres (net) in area and

located within the Cultural – Education (C-E) Zoning District. Property is currently served by public sewage disposal via East Rockhill Township facilities and Perkasio Regional Authority (PRA) public water.

Mr. Greg Landis, Mr. Scott Mease P.E., Mr. David Artman were present.

1. Use C-1, Place of Worship, is a permitted use in the C-E zoning district. Applicant should clarify the proposed use of each building, including the two accessory dwellings. (ZO Section 27-300) **Victory Hall has Church services and recreational space; Heritage Chapel constructed in 1964 is utilized for children services and ministry; accessory building has classroom space; there are two residences one will transition to ministry and the other remain pastor residence.**
2. Proposed impervious surface (45.43%) exceeds allowable impervious surface (30%). The applicant must seek relief from Section 27-1102.b of the Zoning Ordinance by submitting an application to the Township Zoning Hearing Board for consideration. **Will comply.**
3. Parking requirements for Use C-1 are based on total seating (1 space per 4 seats) or floor area (1 space per 40 SF of floor area used to service patrons), whichever is greater; plus 1 space per employee. Calculations included on the plan identify total seating of 950, plus 21 employees, requiring 259 spaces. The total floor area to service patrons is indicated to be 48,828 SF, plus 21 employees, requiring 1242 spaces. 496 total parking spaces are proposed on the plan (note current total parking is 335 spaces). The applicant must seek relief from parking requirements of Section 27-304.C1.c of the Zoning Ordinance by submitting an application to the Township Zoning Hearing Board for consideration. Applicant should provide existing parking usage information with respect to the number of patrons and the corresponding number of vehicles at various times of the day, or services, for comparison. **Will comply. It was recommended applicant supply current capacity for Zoning Hearing Board application.**
4. Applicant should clarify if any designated loading doors/dock will be incorporated in the building project. Consideration should be given to identifying a loading area(s) for deliveries. Additionally, preliminary plan should include truck turning movement diagram(s) for delivery trucks and emergency vehicles. (ZO Section 27-1714 & 1715; SLDO Section 22-523) **One existing, will comply.**
5. All-natural resources should be mapped on the preliminary plan, and complete natural resource disturbance and site capacity calculations should be submitted to verify compliance with Sections 27-1900 & 1901 of the Zoning Ordinance. Wetland and waters of the US have been delineated on the adjoining school district property along the southern property boundary. As proposed parking area improvements will extend closer to the southern property line, a wetland investigation should be completed to determine if protected resources are located on the site. **Will comply.**
6. Various areas of existing woodlands are proposed to be cleared for improvements. A maximum of 20% of woodlands is permitted to be cleared pursuant to Section 27-1900.d of the Zoning Ordinance. **A total of 39% is to be cleared. Application will be made to the Zoning Hearing Board.**
7. Woodland clearing is proposed along the northern property line, potentially encroaching within the required buffer yard along adjoining residential properties. If possible, all vegetation within the buffer yard should be preserved. Additionally, subject to extent of proposed clearing and condition of existing vegetation, supplemental buffer plantings may be required to be installed. (ZO Section 27-1905) **Will comply.**

8. Parking areas are required to be designed in accordance with Section 22-523 of the Land Development Ordinance, including curbing, landscape islands, screening, etc. **Will address.**
9. A traffic impact study is required to be submitted for all nonresidential land development applications in accordance with Section 22-406 of the Land Development Ordinance. **Will comply.**
10. The existing site access is proposed to be widened to include two entrance and two exit lanes divided by a median. It appears that modification of pavement markings is proposed along N. Fifth Street to establish a left turn lane to enter the site. The internal median is extended into the parking area to provide an extended stacking area for the exit lanes. However, this results in potential awkward turning movements for exiting vehicles traveling from the northern parking areas across the front connector lane. Internal traffic circulation should be given additional consideration. PADOT may also have comments regarding access improvements, left turn lane, and traffic circulation at the site entrance/exit. This office recommends that a preliminary scoping application be submitted to PADOT to obtain initial comments. **Will comply.**
11. Street improvements including cartway widening, curb, sidewalk, and drainage improvements were installed in conjunction with prior development of the site. Improvements do not extend across the frontage of the northern accessory dwelling. At the time improvements were installed, this area was a separate property. Township should determine if street improvements should be extended. Any improvements/modifications proposed along N. Fifth Street require issuance of a Highway Occupancy Permit from PennDOT. Highway Occupancy Permit plan submission(s) should be copied to the Township to verify coordination with Land Development Ordinance requirements. (SLDO Sections 522-506, 512 & 513) **Will address.**
12. Landscape plantings including parking areas, street trees, stormwater management, and buffer yards should be proposed on the preliminary plan. (SLDO Section 22-515) **Will address.**
13. Stormwater management facilities/BMPs must be detailed on the preliminary plan. An additional surface basin is proposed north of the site access, and the existing basin to the south of the access will be modified. The existing underground stormwater facility located north of the Victory Hall building should be protected during construction or be replaced. Site specific infiltration feasibility analysis is required to be included in the stormwater management report. Stormwater management should be coordinated with PADEP NPDES requirements. (SMO Chapter 26, Part 3) **Will comply.**
14. Applicant should document the anticipated water/sewage usage of the proposed expanded facility. Verification of available capacity for domestic water and fire service supply, and approval of service connection design, should be obtained by the applicant from PRA. (SLDO Section 22-519) **Will comply.**
15. The site is connected to East Rockhill sanitary sewer via a private grinder pump system with a force main which extends across N. Fifth Street. Existing system should be detailed on the preliminary land development plan and should be analyzed for capacity to accommodate the additional flow. Improvements to the grinder pump, including a duplex system may be required. All sanitary extensions/improvements should be designed and constructed in accordance with East Rockhill Township requirements. **Will Comply**

Notwithstanding the existing public sewage connection, Sewage Facilities Planning Module approval, or waiver thereof, must be received from the Township, and PADEP for additional sewage flow capacity. (SLDO Section 407 & 520) **Will comply.**

16. Site lighting must be addressed on the preliminary plan in accordance with Section 22-526 of the Subdivision Ordinance. All proposed lighting should be designed to not result in glare on adjoining properties or streets. Full cutoff type fixtures should be utilized. (Z.O. Section 27-1805) **Will comply.**
17. Recreation land in the amount of 1,500 sf per 4,000 sf of new building area is required in accordance with Section 22-525.C(2) of the Land Development Ordinance. Township should determine if the existing/proposed recreational facilities on site are adequate to meet this requirement. **Applicant has existing outdoor soccer field and existing gymnasium and proposes a new relocated soccer field. Which they believe should satisfy the Ordinance requirement.**
18. At the time of preliminary plan application, applicant must provide proof of notice to adjoining property owners of the plan application in accordance with Section 22-403.13 of the Subdivision Ordinance. **Will comply.**
19. Any request for waiver of Land Development Ordinance requirements must be received in writing and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request; at the time of preliminary plan submission. (SLDO Section 27-308) **Will comply.**

Applicant noted there is currently an active project which received waiver of land development to add children's facilities, café and parking which is anticipated to be completed April 2023. Currently there are no grass areas in the parking lot, but proposed plan will add grass and trees in islands to the parking lot; there is a private drive to a separate contiguous parcel on Schwenkmill Road owned by the Church that has a single-family dwelling used by ministry which could become emergency access; and the new soccer field is to replace an existing field that was converted to a parking lot. The 'new' soccer field is used by children's programs during the week and summer. These programs are attended by the whole community which has a waiting list, for safety purposes it is the desire to keep children on their property not traverse through Pennridge School District transportation facility to rent fields from the school district.

There was no public comment.

Shane Dam Sketch Plan (Metal Health Gym & Fitness), 400 Branch Road, TMP #12-13-8

Review submission of a land development sketch plan, sheet 1, dated December 15, 2022, prepared by Eastern/Chadrow Associates, Inc. Applicant proposes to construct a 6,600 SF addition to the existing 9,263 SF existing mixed-use building at the intersection of Branch Road and Callowhill Road. The new expanded building will be used for a, Indoor Athletic Club, Use F-15. A portion of the existing Outdoor Storage Area, Use I-2, is proposed to remain. It is noted that there is a small tract of land located at the intersection, which is owned by Sellers, who also own property on the opposite side of Branch Road. The site is 3.7 acres (net) in area and located within the Commercial – Office (C-O) Zoning District. Property is currently served by onsite sewage disposal system and Perkasio Regional Authority (PRA) public water.

Ed Chadrow, P.E. and Shane Dam were present.

1. The site is existing nonconforming with respect to the multiple uses on site. Use F-15 is a permitted use in the C-O zoning district. The site will remain non-conforming with respect to multiple uses if Use I-2 is

retained. (ZO Section 27-300) **It was suggested that they consider a phase out of the I-2 use. Applicant will be eliminating majority of non-conforming uses.**

2. Parking requirements for Use F-15 are based on total capacity (1 space per 5 persons) or floor area (1 space per 50 SF of floor area used by customers), whichever is greater; plus 1 space per employee. Calculations included on the plan identify a building occupancy of 340 persons, plus 5 employees, requiring 73 spaces. The total customer use floor area is indicated to be 15,863 SF, plus 5 employees, requiring 322 spaces. 77 parking spaces (including 4 ADA spaces) are proposed on the plan. The applicant must seek relief from Section 27-304.F15.b of the Zoning Ordinance to permit reduced parking, by submitting an application to the Township Zoning Hearing Board. Applicant should provide parking usage information from their current facility with respect the number of customers and the number of vehicles at various times of the day for comparison. Additionally, floor plan/interior usage of the building should be considered as the entire area may not be used to service customers. It should also be noted that parking may be expanded into the area intended to be used for Outdoor Storage. **Will address.**
3. Applicant should clarify if a designated loading door/dock will be incorporated into the building renovation. Consideration should be given to identifying a loading area for deliveries. Additionally, preliminary plan should include truck turning movement diagram(s) for delivery trucks and emergency vehicles. (ZO Section 27-1714 & 1715; SLDO Section 22-523) **None proposed.**
4. Plan notes indicate that a wetland study has been completed on site, and wetland areas were identified. Study documentation, and USACOE validation, should be included with preliminary plan submission. Additionally, all-natural resources should be mapped on the preliminary plan, and complete natural resource and site capacity calculations should be submitted to verify compliance with Sections 27-1900 & 1901 of the Zoning Ordinance. **Will address.**
5. Wetland margins must be identified on the plan. A minimum of 80% of the wetland margin area must remain undisturbed. It appears that the rear parking area, access drive, and building addition may encroach into the wetland margin. Delineation and extent of proposed disturbance should be identified on the preliminary plan. Additionally, a small encroachment into the wetlands is identified on the plan. Wetland disturbance is only permitted where no other reasonable access is feasible, and where appropriate permit(s) are obtained by the applicant from PADEP. (ZO Section 27-1900.h & i) **Will address.**
6. Parking areas are required to be designed in accordance with Section 22-523 of the Land Development Ordinance, including curbing, landscape islands, screening, etc. **Will comply.**
7. A traffic impact study is required to be submitted for all nonresidential land development applications in accordance with Section 22-406 of the Land Development Ordinance. **Will address.**
8. Street improvements including cartway widening, curb, sidewalk, and drainage improvements are required along the property frontage unless waivers are requested in writing and approved by the Township. At a minimum, stabilized shoulder improvements should be considered along Branch Road and improvements to ensure positive drainage should be included along all road frontages. Public Works Department should be consulted regarding drainage improvements. Any improvements/modifications proposed along Callowhill Road require issuance of a Highway Occupancy Permit from PennDOT. Highway Occupancy Permit plan submission(s) should be copied to the Township to verify coordination with Land Development Ordinance requirements. (SLDO Sections 522-506, 512 & 513) **Portion of**

Branch Road frontage belongs to an adjacent property (Sellers). Entrance and exit will be delineated and not along length of building as it exists presently.

9. Buffer yard identified along the northern property boundary, adjacent to a single-family dwelling, should be identified as a Class C, 40 feet wide buffer. It appears that there is existing vegetation in this area which will remain. Subject to final design, if any existing vegetation in the buffer yard is proposed to be removed, replacement buffer plantings will be required to be installed. (ZO Section 27-1905) **Woods are to remain.**
10. Landscape plantings including parking areas, street trees and buffer yards should be proposed on the preliminary plan. (SLDO Section 22-515) **Will comply.**
11. Stormwater management facilities/BMPs must be proposed on the preliminary plan. Pursuant to Section 26-320.1.C of the Stormwater management Ordinance, all existing disturbed and/or impervious areas on site are to be considered meadow for the purposes of pre-development stormwater calculations. Additionally, site specific infiltration feasibility analysis is required to be included in the study. Stormwater management should be coordinated with PADEP NPDES requirements. (SMO Chapter 26, Part 3) **Currently there are no stormwater facilities. Will address.**
12. Applicant should document the anticipated water/sewage usage of the proposed facility. Verification of available capacity for domestic and fire service supply, and approval of service connection design, should be obtained by the applicant from PRA. (SLDO Section 22-519) **Currently on-lot septic. Will comply.**
13. Plan notes indicate a proposed sewage connection to PRA facilities within Callowhill Road. However, site is located within the service area of the Township sanitary sewer system. Design engineer and Township should consider the feasibility to convey sewage flows to the East Rockhill Treatment Plant located one property away, to the north of the site. In the alternate, the property may be a customer of East Rockhill Township, within an agreement to connect to PRA facilities for conveyance of flows. **Will comply with details.**

Notwithstanding the ultimate public sewage connection design, Sewage Facilities Planning Module approval, or waiver thereof, must be received from the Township, servicing authority, and PADEP. (SLDO Section 407 & 520)
14. Site lighting must be addressed on the preliminary plan in accordance with Section 22-526 of the Subdivision Ordinance. All proposed lighting should be designed to not result in glare on adjoining properties or streets. Full cutoff type fixtures should be utilized. (Z.O. Section 27-1805) **Will comply.**
15. Recreation land in the amount of 1,500 sf per 4,000 sf of building area is required in accordance with Section 22-525.C(2) of the Land Development Ordinance. In the alternate, the Township may accept a fee in-lieu-of land dedication pursuant to Township fee schedule. **Will comply.**
16. At the time of preliminary plan application, applicant must provide proof of notice to adjoining property owners of the plan application in accordance with Section 22-403.13 of the Subdivision Ordinance. **Will comply.**
17. Any request for waiver of Land Development Ordinance requirements must be received in writing and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request; at the time of preliminary plan submission. (SLDO Section 27-308) **Will comply.**

Of note, outside storage should be considered to be delineated or phased out over a period of time. There was support to improve the property which is one of the gateways into East Rockhill Township. The façade will be improved and existing open parking closed off.

There was no public comment.

Green Ridge Estates West Subdivision (Xtreme Flippers, LLC), 414 South Ridge Rd TMP #12-008-129

Review submission of a preliminary subdivision plan, sheets 1 thru 11; Erosion & Sediment Control Plan, sheets 1 and 2; Post Construction Stormwater Management Plan, sheets 1 thru 2; Drainage Area Plan sheets 1 thru 2; and PADOT Highway Occupancy Permit Plan sheets 1 thru 9, all sets dated September 9, 2019, latest revision date October 28, 2022, prepared by Bolo Engineering, LLC and Urwiler & Walter Inc.

Applicant proposes to subdivide a 4.82-acre (gross) parcel (1.75 acres of which is within East Rockhill Township) into eight single family building lots (Use B-1); six within Borough and two within Township. The site is located along South Ridge Road and is zoned Residential 1 (R-1) within East Rockhill Township and Single-Family Residential within Perkasio Borough. Existing dwelling and outbuildings on the site are proposed to be razed. Proposed lots are to be served by public water supply and sanitary sewage disposal facilities.

The following comments are primarily related to the specific lots and improvements located within East Rockhill Township and those issues which may require agreement between Perkasio Borough and East Rockhill Township.

Neil Stein, Esq.; Scott Camburn, P.E. were present.

1. Class A (25 feet wide) buffer yard is proposed along the entire outboundary of the site within the Township. Township should determine if existing tree/hedge row is adequate in-lieu-of buffer plantings. Additional plantings are proposed to be installed in the rear of Lot 4 where there is a gap in existing vegetation. (ZO Section 27-1905) **Will comply.**
2. The proposed cul-de-sac street is located primarily within the Borough portion of the site with a small portion of the cul-de-sac turnaround extending into the Township. Cartway width, right-of-way width, and cul-de-sac turnaround radius are not consistent with Sections 22-506.4 and 22-507.7 of the Subdivision Ordinance. It is presumed that the proposed dimensions are based on Borough requirements. This office recommends that a meeting be scheduled with representatives of the Borough, Township, and applicant to review street design standards and long-term maintenance of the cartway. If the Borough agrees to maintain the full length of the street, as access along Ridge Road is within the Borough, a maintenance agreement should be executed between the Borough and Township in a manner satisfactory to the municipalities. Accordingly, street improvement design was not reviewed in detail by this office. (SLDO Section 22-505.13) **Will comply.**
3. A Subdivision Ordinance waiver request correspondence dated December 8, 2022, prepared by Urwiler & Walter, Inc, was submitted with the revised plan (refer enclosed copy). The applicant is requesting relief from the following items from East Rockhill Township's Subdivision Ordinance: separate preliminary and final plan submission and side lot lines perpendicular to the street line. (SLDO Section 22-308) **Will comply.**
4. Public water supply and sanitary sewer service is proposed via extension of Perkasio Regional Authority (PRA) facilities from Ridge Road. While this property is located within the PRA water service area, the site is in the East Rockhill Township sanitary sewer system service area. This office recommends that the

dwellings located in the Township be sanitary sewer customers of the Township with an agreement between the Township and PRA for conveyance of flows. Agreement for service should be discussed between PRA and the Township. Verification of PRA approval of proposed capacity for sanitary sewer service facilities was previously received, allocating 5 EDUs to the proposed subdivision. It is noted that there is currently 1 EDU assigned to an existing dwelling which will be re-used once the dwelling is razed. Remaining two EDUs should be purchased from East Rockhill Township. Additionally, verification of PRA approval of proposed design for public water supply and sanitary sewer collection system should be received. (SLDO Section 22-519 & 520) **Will comply.**

5. Sewage facilities planning modules, or request for waiver thereof, should be prepared for the project and require approval by PRA, Township, Borough, and PADEP. (SLDO Section 22-407) **Will comply.**
6. Comment should be received from the servicing fire company regarding water supply and access (including cul-de- sac turnaround design) for firefighting. (SLDO Section 22-519.2) **Will comply.**
7. Post-Construction Stormwater Management Report, dated January 24, 2020 latest revision date July 1, 2020, prepared by Bolo Engineering, LLC, was previously submitted. Stormwater runoff from the site generally flows in a northeast direction to the rear of the site within the Township. Site investigation noted that the offsite drainage path appears to flow back into the Borough to a culvert under Ridge Road between TMP #13-2-1 & 33-2-1-1. Stormwater management is proposed primarily via one large rain garden BMP between Lots 2 and 3 Stormwater management design should be coordinated with the Borough and Township. The following comments are made based on review of submitted information:
 - a. Design engineer indicates that the rain garden BMP will discharge along a natural drainage way onto the adjoining property. Additionally, post development discharge is significantly reduced from predevelopment rates. Existing topography on the adjoining property should be included on the plan to clarify the natural drainage path and verify that existing points of drainage onto adjacent property are not being altered. (SMO Section 26-312.3 & 4; SLDO Section 22-403.4)
 - b. Design engineer should clarify the rain garden volume calculation in the pond report included in the PCSM report. Specifically, the bottom elevation in the report and on the plans should be consistent.
 - c. Rain Garden #1 is proposed to bisect the municipal boundary line. Operation and maintenance agreement should be executed between the applicant, Borough and Township to guarantee the long-term integrity and upkeep of all stormwater management facilities which are to be privately owned. Agreements should include right of access for inspections. (SMO Section 26-344)

Will comply.

8. Plan indicates that there is an existing shed which bisects the property line between TMP #12-8-78 and TMP #12-8- 129, which is proposed to be completely relocated onto the property of TMP #12-8-129. Verification of the property owner’s acknowledgement for relocation should be submitted in writing to the Township. **Will comply.**
9. Erosion and sedimentation control permit plan adequacy and NPDES permit issuance was previously issued by Bucks County Conservation District However, approval does not reference the most recent version of the plan. Plan date noted on the BCCD “adequacy” letter must be the same as that on the final version of the plan approved by the Township/Borough. Revised plans should be resubmitted to BCCD. (SLDO Section 22-518) **Will comply.**

10. All lots in the Borough and Township are to be served by Perkasio Electric, including streetlight installation. Applicant and Perkasio Electric should verify that Perkasio Electric is permitted to provide electric service within the Township which is typically served by PPL utilities. (SLDO Section 22-521 & 526) **Will comply.**
11. Outboundary property monumentation should be installed prior to plan recordation and certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
12. Pursuant to Section 22-525.C of the Subdivision Ordinance 1,500 square feet of recreation land per building lot, or fee in-lieu-of, must be contributed to the Township. Prior correspondence from Bolo Engineering, LLC, indicated that the applicant is proposing to offer contribution in-lieu-of land dedication for the two building lots within the Township. Applicant should confirm the offer. Township should determine if contribution is satisfactory for this application. **Will comply.**
13. Proposed street name "Jordan Lane" is subject to approval by Perkasio Borough, East Rockhill Township and servicing post office (SLDO Sec 22-505.12) **Will comply.**
14. Legal descriptions for all easements/rights-of-way proposed on the plan should be prepared by a registered land surveyor and be submitted for review and agreement preparation. (SLDO Sec 22-527) **Will comply.**
15. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited to, street improvements, driveway entrances, stormwater management facilities, sanitary sewer facilities, and erosion/sediment control facilities located within the Township. An "Opinion of Cost" should be prepared by the design engineer and submitted for review. (SLDO Section 606) **Will comply.**
16. The following engineering and drafting detail review comments should be addressed. These comments are limited to general plan requirements and improvements within East Rockhill Township.
 - a. Owners signature line at notary certification should include the printed name and title under the signature.
 - b. Plan sheets 1, 3, and 4 should be recorded as a set to include all required information. Upon plan approval, plan signatures and recording should be coordinated between Borough and Township.
 - c. The actual front and rear yard setbacks listed for Lot 3 in the Lot Zoning Table on plan sheet 3 do not appear consistent with the revised dwelling location.
 - d. Minimal sloped are noted on plan sheet 5 for drainage of the yard areas on Lots 3 and 4. Building permit/grading plans required to be submitted prior to building permit issuance must confirm that positive drainage is maintained to avoid standing water. Notes should be included on the plan.
 - e. Proposed street lighting should be included on plan sheet 7, Landscape & Lighting Plan (currently only shown on sheet 3).

Will comply.

Applicant proposes a Homeowner's Association (HOA) for maintenance of stormwater, but they will be located on private property; road is proposed to be dedicated to Perkasio Borough with an agreement executed by municipalities. Woods are to remain undisturbed.

- Peter Yost, 1418 Azalea Court, met on-site with the applicant to review stormwater and has been assured the development will not impact his property, street light requirement is Perkasio Borough's and must be addressed by them.
- Robert Mummery, 1420 Azalea Court, pointed to a low point in the vicinity of the development and did not anticipate an impact to his property.

Public Comment:

There was none.

Adjournment: On motion by Mr. Teel, seconded by Mr. Monahan, the meeting adjourned at 8:13pm.

Respectfully Submitted,

Marianne Morano
Township Manager