

East Rockhill Township
Planning Commission Minutes
November 9, 2023

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on November 9, 2023 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Dave Nyman, Planning Commission Secretary
Blake Eisenhart, Planning Commission Member
Aaron Teel, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:01pm by Mr. Chellew.

Approval of July 13, 2023 and October 12, 2023 Minutes:

On motion by Mr. Eisenhart, seconded by Mr. Nyman to approve the meeting minutes from the July 13, 2023 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Quorum was not reached at the October 12, 2023 Planning Commission meeting and therefore there will be no minutes.

Green Ridge Estates West, 414 S. Ridge Road:

Continued discussion from January 12, 2023 Planning Commission meeting.

A Preliminary Subdivision Plan, sheets 1 thru 12; Erosion & Sediment Control Plan, sheets 1 and 2; Post Construction Stormwater Management Plan, sheets 1 thru 2; all sets dated September 9, 2019, latest revision date September 8, 2023, prepared by Bolo Engineering, LLC and Urwiler & Walter Inc were received.

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 the Borough and two within the 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 public 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:

Mr. Neil Stein, esq. and Mr. Scott Camburn were present.

1. Class A (25 feet wide) buffer yard is proposed along the entire out boundary 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. The applicant is requesting relief from filing separate preliminary and final plan submissions and side lot lines not being perpendicular to the street line. Township should determine if requested waivers are satisfactory. (SLDO Section 22-308) **Comment.**
4. Public water supply and public sanitary sewer service is proposed via extension of Perkasie 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. The dwellings located in the Township will be sanitary sewer customers of the Township with conveyance through the PRA system in accordance with the overall interconnection agreement between the Township and PRA awaiting final execution. Verification of PRA approval of proposed capacity for sanitary sewer service facilities was previously received for lots located in the Borough. The remaining two EDUs should be purchased from East Rockhill Township by the applicant. 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. A supplemental PCSM report dated September 8, 2023, prepared by Urweiler & Walter was received. 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 #33-2-1 & 33-2-1-1. Stormwater management is proposed primarily via one large rain garden BMP between Lots 2 and 3. Stormwater management design appears generally satisfactory. 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. Design engineer has advised that additional topography will be added to the plan with future submission. Additional information should 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) **Will comply.**
 - B. 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 letter of adequacy and NPDES permit 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. Out boundary 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 the servicing post office (SLDO Sec 22-505.12) **Will comply. Road is intended to be dedicated to Perkasio Borough.**
 14. Legal descriptions dated September 8 2023, prepared by Urwiler & Walter, Inc., for all easements/rights-of-way within the Township have been received and appear satisfactory. Upon plan approval, descriptions will be forwarded to the Township Solicitor for document 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.**

Applicant was agreeable to a coordination meeting with Perkasio Borough staff and East Rockhill Township staff prior to preliminary / final approval before the Board of Supervisors.

On motion by Mr. Eisenhart, seconded by Mr. Teel, to recommend preliminary/final approval of Green Ridge Estates West plan contingent on compliance with Wynn Associates November 6, 2023 correspondence and coordination of a meeting with Township and Borough staff. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Teel, to recommend granting waivers of separate preliminary and final subdivision plans and relating to lot lines intersecting street lines as presented in Urwiler & Walter Inc. wavier request letter dated December 8, 2022. With no additional discussion, all present voted in favor.

Bartell Lot Line Adjustment, Callowhill Road:

Mr. Baluh stated a buyer of a lot in the Bartell Lot Line Adjustment plan withdrew and therefore a revised plan will be presented to the Board of Supervisors for revised final approval.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Teel, seconded by Mr. Eisenhart, the meeting adjourned at 7:18pm.

Respectfully Submitted,

Marianne Hart Morano
Township Manager