

East Rockhill Township Planning Commission

Minutes of Meeting – October 9, 2008 – 7:30 PM

Chairperson Dean Frankenfield called the meeting to order at 7:30 PM with the following members present. Brenda Sears, Nancy Booz, Anne Fenley, Dave Nyman, Jim Valletta, Township Engineer Steve Baluh, and Township Manager Anne Klepfer. Sam Martin was not present.

Correspondence - Dean noted the correspondence list on the agenda. A revised Traffic Study was received for Mr. Pileggi's East Rockhill Shopping Center on Rt. 313. It has been forwarded for review at the request of the Township to the Bucks County Planning Commission, and Horner and Canter Traffic Engineers for review and comments.

Minutes of September 11, 2008 - A correction requested by Anne Fenley to Page 2, second paragraph, fifth line up, the word 'are' was removed pertaining to open space. The Minutes of September 11, 2008 were then approved as presented on a motion by Anne Fenley, seconded by Nancy Booz and passed unanimously.

Following up on a report of fill being taken to Branch Road from another project and placed in wetland area, Bucks County Conservation District was contacted. They will notify the property owner instructing him to remove the fill and restore the area. If the order is ignored, the owner would be fined. Letters were copied to the property owner's engineer so the developer is aware of the process.

New Business: Metro PCS Pennsylvania, LLC Telecommunications Facility Attachment – As no one was present for the applicant, Steve Baluh discussed the Conditional Use application for the Raymond Cuppy property on Rt. 313 at the existing cell tower site. He explained this is for additional antennae to be attached to the tower, and also for cabinets for equipment to be installed on the existing concrete pad at its base. A fence currently surrounds the area. No increase to impervious surface will occur. He stated Sprint bought Nextel and is combining the hardware and moving into this area and other municipalities. If, in the future, the antenna would no longer be in service, a responsible party would be designated for its removal.

The accompanying site plan states "Pennridge Airport" which was confusing. Steve explained this is their "Identifier" for the tower. The tower is 167 feet high with four existing antennae. Metro's antennae will be at 113 feet, lower than the top of the tower. Dean's recollection was the limit was set at four antennae. Steve Baluh will confer with the Township Solicitor.

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The Conditional Use Hearing is for the applicant to give testimony to the Board of Supervisors. The Planning Commission is to give its comments to the Supervisors. Dean suggested discussion of the maintenance of the entrance to the site, and who has access to the site. Dave wondered if the buffer plantings were still intact or if additional buffer needs to be added. In addition, C. Robert Wynn's review letter of 9/26/08 stated an engineer's structural report should be submitted stating the additional equipment "loads" will withstand wind gusts of at least 100 MPH. The applicant has requested a waiver of land development submission requirements. It was noted most telecommunications agreements contain a "removal clause." Steve Baluh will convey the Board's comments to the Supervisors.

It was noted that an extension request was received today by fax for the Rockhill Developers Subdivision (Felix Slipak) on Callowhill Road to 12/31/08.

There being no further business to come before the Board, the meeting was adjourned on motion of Anne Fenley, seconded by Dave Nyman, and passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary