

East Rockhill Township
PLANNING COMMISSION MINUTES

February 9, 2012

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:30pm on February 9, 2012 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Dean Frankenfield, Chairperson
Nancy Booz, Vice-Chairperson
David Nyman, Secretary
Anne Fenley, Member
Charles Turley, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Secretary

The meeting was called to order at 7:30pm by 2011 Chairperson Dean Frankenfield.

Re-Organization: On motion by David Nyman to retain the 2011 officers, Dean Frankenfield as Chairperson, Nancy Booz as Vice-Chairperson and David Nyman as Secretary. Anne Fenley seconded the motion, all present voted in favor.

Approval of October 13, 2011 Minutes: On motion by Charles Turley, seconded by Anne Fenley to adopt the meeting minutes from the October 13, 2011 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence:

- a) Correspondence listed on the agenda was noted as received
- b) The 2011 Planning Commission Annual Report prepared for review by the Board of Supervisors, was noted as received.

Old Business:

Select East Rockhill: A revised final plan, latest revision date January 12, 2012 was submitted for review. Michael Kracht, Esquire and Clay Heckler were present. Plan revisions modify the configuration of the five final lots. Total site area is 64.213 acres (net). Three dwellings and various outbuildings exist on the properties, and all are served by onsite wells and sewage disposal systems. Proposed lots are as follows:

- Lot 1 - 8.646 acres (net) new building lot to be retained by McClennen containing the existing pond and a large section of Three Mile Run, which traverses the rear of the property.
- Lot 2 - 49.044 acres (net) remaining land to be retained by McClennen.
- Lot 3 - 2.696 acres (net) consolidated lot to be retained by General Hancock Partnership containing an existing dwelling and barn, with frontage along Old Bethlehem Pike.
- Lot 4 - 1.067 acre (net) reconfigured lot to be retained by Clauhs containing an existing dwelling and outbuildings, currently fronting on Bethlehem Pike via a lane lot.

Lot 5 - 2.760 acre (net) reconfigured lot to be retained by McClennen with an existing dwelling and outbuilding buildings currently fronting on Old Bethlehem Pike via a lane lot.

DISCUSSION:

1. Proposed "final" lot configuration (as shown in the detail in the upper left corner of sheet 2 of 4) anticipates access to Lots 4 and 5 will be provided via a future public street to be constructed in conjunction with the Select Properties, Inc./McClennen Performance Standard Subdivision. To maintain frontage for Lots 4 and 5 in the interim, Lot 4 is configured as a lane lot and Lot 5 has been enlarged to maintain the minimum (100 feet) lot width along Old Bethlehem Pike. Design engineer should confirm that Lot 4 will maintain minimum lot width if the future public street access is developed. **Will comply.**

2. Note 14 on the plan indicates "Lot 1 can be subdivided into a maximum of two lots". It is presumed that the future subdivision will be located in the vicinity where the proposed walking path extends away from Three Mile Run bisecting Lot 1 and continues along Lot 3 to Old Bethlehem Pike. Any future subdivision will require submission of a plan and application for approval by the Township under the then current Zoning Ordinance and Subdivision Ordinance regulations. Therefore the note should be removed from the plan. **A future walking path will need to meet ADA requirements. A note will be added future subdivisions will need applications submitted and approvals.**

3. The riparian buffer along Three Mile Run has been revised to exclude the area around the existing (unused) well located on Lot 1. The proposed revision of the riparian buffer width requires a variance from Section 27-1900j of the Zoning Ordinance. Plan should be revised to correct the riparian buffer unless a variance is obtained from the Zoning Hearing Board by the applicant. **Will satisfy requirements of Township Solicitor.**

4. As indicated above, the walking path and associated easement has been revised from the prior plan, as it does not follow Three Mile Run for its entire length. Planning Commission should comment on the suitability of the revised alignment.

Additionally, plan identifies a "variable width utility and walking path easement", which traverses Lots 1 and 2 but does not include a portion of Three Mile Run near Old Bethlehem Pike. Easement agreement must address all current and future provisions of the easement, including requirements, schedule, and financial responsibility for construction of the walking path. Easement agreements must be prepared in a manner satisfactory to the Township Solicitor. Legal description for same, signed and sealed by the responsible surveyor, must be submitted for review. **Will comply.**

5. Access is proposed to remain via the existing shared driveway to Lots 3, 4, and 5. A shared access easement is identified on the plan. Easement must be established in a manner satisfactory to the Township Solicitor. **Will satisfy requirements of Township Solicitor.**

6. Request for Waiver of Subdivision Ordinance requirements was granted with the prior plan relative to irregular lot configuration and street improvements. Township should determine if the waivers granted remain appropriate. (SLDO Section 22-308) **Waivers granted remain appropriate.**

7. Sewage Facilities Planning Module must be submitted for extension of public sewer to serve all lots. Sewer EDUs should be purchased for each lot, and the applicant should enter into an agreement with financial security with East Rockhill Township to extend public sewer to serve the lots if deemed necessary by East Rockhill Township or Bucks County Department of Health at the sole cost of the property owner. Standard sanitary sewer construction details should be included on the plan. Proposed

utility stream crossing requires approval by PADEP. Limited information provided does not permit a complete review of proposed sanitary sewer design.(SLDO Sections 22-403 & 520) **Will comply.**

8. Existing wells are located on Lots 3 and 4. An unused well also exists on Lot 1 near Old Bethlehem Pike. Prior plan approval permitted the continued shared use of a well for Lots 4 and 5 until such time these lots are transferred separately. Appropriate Bucks County Department of Health and Township well permits must be obtained, as necessary. (SLDO Section 22-519) **Will comply.**

9. All property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply or provide escrow so the monumentation only has to be done once.**

10. Area within the ultimate right-of-way of Old Bethlehem Pike and Hill Road is offered for dedication to the Township by note on the plan, and should be accepted as an easement in accordance with Section 22-506 of the Subdivision Ordinance. Legal descriptions for same (one original and two copies), signed and sealed by the responsible surveyor, should be submitted for review and easement document preparation. **Will comply.**

11. Contribution of \$1,900.00 in-lieu-of dedication of recreation land was required pursuant to prior approval in accordance with Section 22-525.1.C(2) of the Subdivision Ordinance. **Will comply.**

12. Planning Commission certification on sheet 1 of 4 should be revised to read "Recommended for approval by...". Additionally, Township Engineer certification should be removed. (SLDO Section 22-404.7) **Will comply.**

On motion by David Nyman, subject to the conditions of the C. Robert Wynn letter dated January 27, 2012, the riparian buffer designation to the satisfaction of the Township Solicitor and easement requirements to the satisfaction of the Township Solicitor, to recommend approval of the revised final plan. Seconded by Nancy Booz, all present voted in favor.

Adjournment: **On motion** by David Nyman and seconded by Anne Fenley, the meeting adjourned at 8:10pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Secretary