

East Rockhill Township  
PLANNING COMMISSION MINUTES

December 11, 2014

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on December 11, 2014 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson  
Nancy Booz, Vice-Chairperson  
David Nyman, Secretary  
Bill Barnish, Member  
Brenda Sears, Member  
Charles Turley, Member  
Tom Aristide, Member  
Steve Baluh, Township Engineer  
Marianne Morano, Township Manager

The meeting was called to order at 7:02 pm by temporary Chairperson Anne Fenley. Mrs. Morano asked for an appointment for the 2014 Chairperson.

**Re-Organization: On motion** by Mr. Nyman, to appoint Anne Fenley as Chairperson, Mrs. Booz seconded the motion, all present voted in favor. Mrs. Fenley assumed the Chair.

**On motion** by Mr. Nyman, to appoint Nancy Booz as Vice-Chairperson, Mr. Turley seconded the motion, all present voted in favor.

**On motion** by Mrs. Booz, to appoint David Nyman as Secretary, Mr. Aristide seconded the motion, all present voted in favor.

**Approval of December 5, 2013 Minutes: On motion** by Mr. Barnish, seconded by Mr. Turley, to adopt the meeting minutes from the December 5, 2013 Planning Commission meeting. With no additional discussion, all present voted in favor.

**Correspondence:** Correspondence listed on the agenda was noted as received. It was noted a Messina Subdivision 6-month extension was received and acknowledged by the Board of Supervisors, a Messina Plan withdrawal was received and acknowledged by the Board of Supervisors and a Peace Lutheran Church one-year extension was received and acknowledged by the Board of Supervisors. No additional action required at this time. Mr. Nyman provided the Commission copies of Bucks County Planning Commission 2014 Projects and 2015 Outlook.

**New Business:**

**Pennridge School District Land Development.** On February 18, 2014, the Board of Supervisors granted conditional approval for waiver of land development submission for High School Stadium Improvements Phase 1, bleacher installation (which was subsequently completed). A condition of the approval required submission of full land development plan and application for Phase 2 of the stadium project. The current submission is intended to comply with this condition. Proposed improvements include a 9,655 SF field

house which contains concession, restroom, locker and storage facilities located at the southern end of the field. A 39 space parking lot with 7 handicapped accessible parking spaces is proposed to be constructed adjacent to the tennis courts (7 existing spaces will be removed for entrance to parking area). A six feet wide asphalt path is proposed to be constructed to the rear of the high school to permit access from the parking lots near Blooming Glen Road to the stadium. Additional miscellaneous sidewalks, asphalt paths, and paved areas around the field house are proposed to improve access to the facilities. The plan also identifies 'future' improvements, including handicapped accessible sidewalk and driveway upgrades at the northern end of the field. Site is located within the Cultural/Educational (C-E) zoning district and is served by public water supply and sewage disposal facilities via Perkasio Regional Authority.

Mr. Jeff Loeffler, Pennridge School District, Mr. Mike Spadafora, D'huy Engineering and Mr. Justin Massie, Terraform Engineering were present.

#### **DISCUSSION:**

1. Correspondence dated November 14, 2014 from Terraform Engineering; LLC submitted with the plan includes the following requests for waiver of Land Development Ordinance requirements: detailed plans for only the portion of the site to be developed; use of HDPE storm sewer pipe for private storm sewer system; and reduction of minimum pipe size below 18" for private storm sewer system. This office has no objection to the waiver request. **Will Comply**
2. A Post-construction Stormwater Management Analysis, dated November 14, 2014, was included with the plan submission. Stormwater runoff from the stadium area drains to existing stormwater management basins "B" and "C" constructed in conjunction with the Fifth Street Campus Renovation land development plan approved in 2002. The submitted analysis verifies that stormwater runoff from the stadium improvements does not adversely impact the existing basins, and discharge from the stormwater basins are maintained below the original design parameters. Additionally, to meet current Township Stormwater Management Ordinance and PADEP/NPDES permit requirements, an infiltration facility is shown to be constructed under the proposed parking area. Field soils testing was completed to verify the infiltration capability, although minimal, in this area. Facility is designed to retain the increase in stormwater runoff volume from the 2-year frequency storm event from predevelopment conditions. Overflow from the underground infiltration facility is connected to the existing onsite stormwater collection system and ultimately drains to the stormwater management basins discussed above. Based on the minimal infiltration rate, the design engineer may wish to specify a valved or gated orifice within Inlets 1A1, 1B1, and 1C1, which would permit manual dewatering of the facility if necessary. Stormwater management facilities proposed for the project appear generally consistent with Township Stormwater Management Ordinance, and are satisfactory.  
**Will Comply**
3. Eight canopy trees are proposed to be installed along the eastern and southern side of the proposed parking lot. Proposed plantings do not appear adequate to meet the parking area shading requirements (50%) pursuant to Section 22-515.2 of the Subdivision Ordinance. More detailed information, including shading credit calculations, must be submitted to verify compliance with the regulations. **Trees have been places that would be most useful and would not be detrimental to adjacent site improvements. The School District does not have**

sufficient area between the bleachers and parking area to install trees and do not want to have a negative impact to the tennis courts. Pennridge School District is seeking waiver of the tree requirement. **Will Comply.**

4. Verification of approval must be received in writing from the Bucks County Conservation District for erosion and sedimentation control measures to be implemented during earthmoving activity. Additionally, as proposed earth disturbance exceeds one acre, an NPDES Permit must be obtained for discharge of stormwater during construction. (SLDO Section 22-518) **Review is underway by the Bucks County Conservation District. Will Comply.**
5. Verification of approval must be received from Perkasio Regional Authority for proposed public water and sanitary sewer system modifications and connections. (SLDO Sections 22-519 & 520). **Correspondence has been received from Perkasio Regional Authority; no additional EDU's are required. Complied.**
6. Recreation land in the amount of 1,500 SF per 4,000 SF of new building area is required in accordance with Section 22-522.0 of the Land Development Ordinance. Township should determine if the stadium facilities are adequate to meet recreation land requirements. **Pennridge School District provides recreational use with the stadium and with all their fields to organizations in the community and believe the intent of the Ordinance has been met. The Commission will defer the matter for Board of Supervisor consideration.**
7. Applicant should submit plan to the servicing fire company for comment regarding access and water supply for firefighting purposes. **Will Comply.**
8. School District should confirm that all restrictions on operation/activities at the stadium as established in the Zoning Hearing Board decision dated July 15, 2008 shall remain in full effect. **Will continue to comply with the agreement, no additional activities besides what already occurs.**
9. Development/Financial Security Agreement should be executed between the applicant and Township to guarantee installation of required improvements, including but not limited to, stormwater management, erosion control, and landscaping. (SLDO Section 22-606) **Will Comply.**
10. The following engineering/drafting detail comments should be addressed on the plan:
  - a. Infiltration bed labeling should be corrected in plan view on the Underground Volume Control Storage System 1 Detail on sheet 12 of 15. **Will Comply.**
  - b. Trench detail on sheet 15 of 15 should specify sizes for the various trench drains. **Will Comply.**
  - c. HDPE storm pipe trench detail on sheet 15 of 15 should specify a minimum of 6" stone bedding under the pipe. Additionally, stone bedding under and to the mid diameter pipe must be 2B stone. **Will Comply.**
  - d. Method to protect the underground stormwater facility from sedimentation during construction should be proposed. **Will Comply.**
  - e. Post Development Drainage Map should be included in the overall plan set. **Will Comply.**

**On motion** by Mr. Aristide, to recommend the Pennridge School District Land Development plan as presented conditioned on compliance with C. Robert Wynn Associates December 5, 2014 review letter and recommendation of new parking lot with emergency access be required, Mr. Barnish seconded the motion, all present voted in favor.

FEMA Floodplain Ordinance Amendment: An amendment to Township Zoning Ordinance to adhere to Federal Regulations and provide a stand-alone Ordinance requiring all persons, partnerships, businesses and corporations to obtain a permit for any construction or development with a floodplain; providing for the issuance of such permits; setting forth certain minimum requirements for construction and development within areas which are subject to flooding and establishing penalties for any persons who fail or refuses to comply with the requirements of the Ordinance.

As a stand-alone ordinance, FEMA required floodplain regulations are to be removed from the Zoning Ordinance, a Zoning Ordinance amendment is proposed to delete requirements and provide a consistent definition of floodplain, as well as maintain the natural resource protection provision for floodplain. The definition of floodplain is proposed to be revised by an amendment to the Subdivision and Land Development Ordinance.

**On motion** by Mr. Barnish to recommend approval of the proposed FEMA Floodplain Ordinance Amendment by the Board of Supervisors with consideration of increasing the penalty violation, seconded by Mr. Aristide. With no additional discussion, all present voted in favor.

**Public Comment:**

There was none.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mrs. Booz, the meeting adjourned at 8:35 pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager