

The ERT Planning Commission recommended Conditional Use Approval of the McClennan Conditional Use request with the following conditions, formally approved at the Special Meeting of January 25, 2011.

As per the general requirements as outlined in Section 2201. B of the ZO:

1. *In accordance with Comprehensive Plan:*
 - a. Recommend, as per Comp Plan, implementation of traffic calming measures to the satisfaction of the Township.

2. *In best interest of the Township, convenience of the community, the public welfare:*
 - a. Recommend construction of all Trail during the construction of other infrastructure in the first phase as per the approved plan.
 - b. Recommend construction of Liberty Bell Trail from Park Avenue south, connecting to Trail along Three Mile Run, and construction or funding of a bridge to cross Three Mile Run.
 - c. Recommend the design and construction of mail box facilities for each section of the development include a structure to provide shade/cover, a paved surface, bench(es) and trash receptacle(s) in an architectural style complementary to the style of the dwellings.
 - d. Recommend specific additional sidewalk accommodation for school bus stop areas.
 - e. Recommend that bicycle racks, trash receptacles, benches and shade trees be provided at any tot lots and at any recreation areas on the site.
 - f. Recommend construction of public utilities (water & sewer) to facilitate connection by any property owner abutting the McClennan parcel.

3. *Suitable for the property in question and designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing and intended character of the general vicinity:*
 - a. Recommend consideration of additional buffering for townhouse units abutting property lines.

4. *In conformance with all applicable requirements of this chapter and all Township Ordinances:*
 - a. Recommend full compliance with Riparian Buffer standards.
 - b. Recommend full compliance with Streets and Sidewalks standards.
 - c. Recommend full compliance with Reforestation Ordinance.

5. *Suitable in terms of effect on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard:*
 - a. Recommend installation of a traffic signal at Three Mile Run Road and Park Avenue.
 - b. Recommend vacating(closing) the portion of Old Bethlehem Pike from Three Mile Run Road to Park Avenue.
 - c. Recommend requiring a new Traffic Impact Study including all of the previously required elements to reflect school day traffic.

6. *In accordance with sound standards of subdivision and land development practice where applicable:*
 - a. Recommend all spillover parking be deemed convenient to satisfaction of the Twp.
 - b. Recommend the design and construction of facilities for trash/recycling containers for the townhouse and multi-plex units to the satisfaction of the Township.
 - c. Recommend provision for installation of all required street trees to satisfaction of the Twp.
 - d. Recommend provision for access to the rear yards of all townhouse units in addition to that provided through the unit itself.
 - e. Recommend requiring full width improvement of Hill Road from Stone Edge Road to Three Mile Run Road.
 - f. Recommend dwelling unit mix be modified to two conditioned upon a minimum of 55% of the units be single family and the remainder be townhouse units.

7. *In accordance with specific standards and criteria of this chapter:*
 - a. Recommend full compliance with Zoning Ordinance.

The Planning Commission further notes that because the By Right Plan fails to adhere to the entire Zoning Ordinance it has limited value for comparison purposes.