

East Rockhill Township  
PLANNING COMMISSION MINUTES

September 14, 2017

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on September 14, 2017 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, Chairperson  
David Nyman, Secretary  
Bill Barnish, Member  
Jim Weikel, Member  
Steve Baluh, Township Engineer  
Marianne Morano, Township Manager

The meeting was called to order at 6:58pm by Chairperson Anne Fenley.

**Approval of June 8, 2017 Minutes:** On motion by Mr. Weikel, seconded by Mr. Barnish, to approve the meeting minutes from the June 8, 2017 Planning Commission meeting. With no additional discussion, all present voted in favor.

**Correspondence:** Correspondence listed on the agenda was noted as received. No action was taken.

**Old Business:**

**Pennridge Airport Business Park Land Development, 1100 North Ridge Road.** The following comments and/or recommendations are made relative to the subject final land development plan, sheets 1 thru 52, dated August 9, 2017, prepared by Langan Engineering, and outstanding conditions of preliminary plan approval as contained within June 28, 2017 approval correspondence. The comments are generally limited to the East Rockhill Township portion of the site, and stormwater management facilities which discharge within the Township.

The scope of this final plan submission has been reduced to only address the two proposed manufacturing buildings to be constructed within the Perkasio Borough portion of Lot 2 (west of Branch Valley property) and the associated access drives and stormwater management facilities which are located within the East Rockhill Township portion of Lot 2. The proposed commercial buildings included on the preliminary plan submission which were located to the front of the airport terminal (East of Branch Valley property) referred to as phase 1, are not included in this final plan submission. Additionally, the stormwater management facilities proposed have been reduced from that proposed on the preliminary plan to only address the two manufacturing buildings and associated improvements located within Perkasio Borough. The final plan does not include any future manufacturing/warehouse facilities which were previously shown within East Rockhill Township. The proposed manufacturing buildings are 100,000 SF each in area. A single access point to the facility is proposed along Ridge Road, between intersections with Tunnel Road and Callowhill Street. **Keith Ottes, P.E., Langan Engineering was present to review comments.**

1. Buffer yards are required around the property out boundary and have been delineated on the plan. Buffer yard widths vary from 25 feet to 40 feet subject to adjoining land use in accordance with Section 27-1905 of the Zoning Ordinance. Installation of plantings within the buffer yard shall be required pursuant to Township Ordinance and/or as otherwise required, and pursuant to conditions of preliminary plan approval, may be deferred until further development within the Township portion of the site is proposed. In the event of a deferral, the applicant shall agree to execute and record a Declaration of Covenants in a manner and form acceptable to the Township. (Z.O. Section 27, Attachments 2 and 3; SLDO Section 22-515.1) **Buffer are proposed to be deferred until development takes place in East Rockhill Township. The Township Solicitor will prepare a Declaration of Covenants stating buffer requirements will be deferred.**
  
2. Sheet 3 of 52 includes natural resource mapping and protection calculations. Resource protection chart indicates that approximately 0.36 acres of woodlands will be cleared for construction of the proposed stormwater management facilities. Clearing has been reduced from 2.55 acres depicted on the preliminary plan due to the modified improvements proposed in East Rockhill Township portion of the property. This will result in a protection ratio of 97% which exceeds the 60% minimum protection ratio permitted in the industrial zones pursuant to Section 1900 of the Zoning Ordinance. However, Section 22-515.7 of the Subdivision and Land Development Ordinance requires replacement/reforestation trees for any trees removed which are 6" in diameter or more. Design engineer should inventory the existing trees to be removed (or a representative sample thereof approved by the Township), calculate the number of replacement trees, and propose planting locations pursuant to the Land Development Ordinance requirements. **Will comply. Less clearing will occur with the final plan than what was reviewed on the preliminary plan.**
  
3. Riparian buffer has been identified on the plan along the watercourse that traverses Lot 2, originating from the Branch Valley pond. Buffer area is generally vegetated with minor open areas on the north (runway) side of the watercourse. Note 9 has been included on sheet 5 of 52 which indicates that existing vegetation within the designated riparian buffer areas will be protected during construction. Additionally, any vegetation enhancements deemed necessary by East Rockhill Township within the existing open areas of the riparian buffer will be deferred until the future development within the East Rockhill portion of the site. This note is consistent with the conditions of preliminary plan approval. The above requirement should be included in the executed Declaration of Covenants for the site. (Z.O. Section 27-1900.H; SMO Section 26-319.T) **Item deferred, noting impacted areas at this time.**
  
4. Transportation Impact Study, dated June 28, 2017, prepared by Langan Engineering, was submitted with the final plan. The study includes proposed traffic from Phase 1 of the development (two manufacturing buildings) and Phase 2 (proposed commercial development near airport terminal). The study does not include any traffic generated from future development within either portion of the site within East Rockhill Township. Proposed traffic improvements along Ridge Road include left turn lanes at the site

entrances, and sight distance improvements including removal of obstructing structures and embankment between the proposed site entrance and Tunnel Road. Applicant is pursuing acquisition of necessary properties to complete sight distance improvements. The only other improvements proposed within the Transportation Impact Study as part of Phase 1 is minor striping improvements (relocating stop bars) at the intersections of Ridge Road and Route 313, and Ridge Road and Lawn Avenue. Study indicates that additional traffic generated by Phase 2 of the development will require implementation of signal timing modifications for various intersections along Ridge Road at the time of future development. Pursuant to a meeting held August 29, 2017 with representatives of applicant, Perkasio Borough and PennDOT, PennDOT requested additional information from the applicant regarding the intersection of Ridge Road and Lawn Avenue specifically related to installation of an exclusive left turn lane on Ridge Road as well as other various signal modifications. Applicant agreed to submit additional information to PennDOT regarding possible improvements at this intersection.

Comments contained within Traffic Planning & Design, Inc., Township Traffic Engineer, correspondence dated September 5, 2017, and PennDOT Highway Occupancy Permit/Transportation Impact Study comment memo dated July 28, 2017, should be addressed by the applicant. (SLDO Section 22-406) **Traffic Planning and Design, Inc. September 8, 2017 correspondence to be reviewed.**

5. Stormwater management for the proposed improvements will be controlled via several stormwater management basins and rain gardens. Stormwater runoff from the development area proposed within Perkasio Borough is conveyed to and discharged via facilities (except Rain Garden 2) within East Rockhill Township. Discharge from Basins 2 and 3 will be directed to the existing watercourse, which originates from the Branch Valley pond and continues to Three Mile Run. Post-construction Stormwater Management Plan Narrative, dated November 11, 2016, latest revision date August 9, 2017, prepared by Langan Engineering, was included with the plan submission. The following issues should be addressed (Stormwater Management Ordinance Chapter 26, Part 3):
  - A. Table 3 on Page 10 of the narrative should clarify the basis for determining the total allowable stormwater discharges to Point of Analysis 3. Total allowable runoff should not be more than the combined peaks for the undisturbed and disturbed areas, reduced by the release rate restriction for disturbed areas required within the Tohickon Creek Watershed.
  - B. Complete pond routing reports and hydrographs summary should be included within the narrative to permit detail review of the proposed facilities.
  - C. Basin sizing/routing calculations must be submitted to verify adequacy during disturbed earth conditions and shall be consistent with NPDES Permit requirements. (SMO Section 26-321.H)

- D. Basin dewatering calculations for slow release basin and sediment basin condition should be submitted for review.
- E. Stormwater BMP summary/infiltration factor "Chart 5.B" should be submitted for all stormwater facilities.
- F. Requirement for the installation of perimeter basin fencing was discussed at the time of preliminary plan approval and deferred to final plan submission, subject to final basin design and proposed uses to be constructed onsite. Basin 3 located within East Rockhill Township has been revised to provide interior side slopes of 4:1, and has a maximum ponded water elevation of approximately 9". Township should determine if perimeter fencing is desired. (SMO Section 26-319.N.6)
- G. Stormwater Operation and Maintenance Agreement and easement shall be agreed to and executed between the applicant and East Rockhill Township in a form acceptable to the Township to guarantee the proper long term operation and function of all stormwater management facilities within the Township. A maintenance schedule, prepared by the design engineer, should be submitted for review and approval and shall be used in preparation of the agreement. (SLDO Sections 26-343 thru 349)
- H. The discharge swale from Basin 2 directing water to the existing watercourse should be modified to ensure that stormwater runoff from the end of the rip-rap apron to the existing watercourse remains wholly within airport property and is not directed across the adjoining SEPTA property. Additionally, the standard rip-rap aprons on discharge swales from Basin 2 and 3 should be modified to further dissipate the flow to minimize the occurrence of erosion within the riparian buffer between the rip-rap apron and existing watercourse.
- I. Upon completion/submission of erosion/sedimentation control calculations, all design details must be reviewed to ensure consistency with the Stormwater Management Report, Erosion and Sedimentation Report, and plan details.

**Considered technical items. Will comply.**

- 6. Erosion and Sedimentation Control plans and calculations should be submitted for review. Plans should clearly address construction of sediment basins and timing/sequence of conversion to permanent slow release basins. Additionally, verification of approval should be received in writing from Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities. Additionally, an NPDES Permit must be obtained for erosion control/stormwater management as proposed earth disturbance exceeds one acre. (SLDO Section 22-518) **Will provide a copy of the Erosion and Sedimentation approval.**

7. As the final plan no longer contains the area of commercial buildings near the airport terminal, timing of the recording of the Airport Corporate Hangar land development plan will not impact approval/recording of the final Business Park – Lot 2, phase 1, land development plan as currently configured. **Comment acknowledged.**
8. It appears that plan sheet 4 and 5 are intended to be recorded at Bucks County Courthouse. Record plan must include a complete plan index. Additionally, execution and recording of record plans must be coordinated with Perkasio Borough. **Will comply.**
9. Development/Financial Security Agreements are required to be executed between the applicant and Township to guarantee installation of required improvements including, but not limited to, stormwater management, erosion control, landscaping, and traffic improvements which are located within the Township. An Engineer's Estimate, dated August 3, 2017 was included with the plan submission. However, the estimate cost should be revised to identify those improvements located within Perkasio Borough and East Rockhill Township separately. Additionally, all required erosion/sedimentation control measures/improvements must be included in the cost estimate. Revised estimate should be submitted for review. (SLDO Section 22-606) **Will comply.**
10. The following engineering/drafting detail comments should be addressed on the plan:
  - A. Basin Berm Construction notes contained in SMO Section 26 – 319.N.11, should be included near the appropriate details on Sheet 27 of 52.
  - B. Specifications for Water Quality Filter Media for use in slow release basins should be clarified on the plan.
  - C. Construction details for slow release basin underdrain valve and connection to outlet structure should be included on the plan.
  - D. All landscape plantings installed within East Rockhill Township should be properly staked for one year and protected from deer damage. Appropriate details/notes should be included on the plan.
  - E. White pine trees proposed within Basin 3 are not deer resistant and should be replaced with an alternate evergreen choice.
  - F. Landscape plant sizes specified with chart on Sheet 46 of 52 (for Basin 3) should be revised to be consistent with requirements of SLDO Section 22-515.

**Will comply.**

Bucks County Planning Commission Perkasie Borough review dated August 10, 2017 recommended phase boundary lines be clearly noted on the plans and applicant will comply.

Bucks County Planning Commission East Rockhill Township review dated September 8, 2017 requested corridor improvements. Applicant believes that is beyond the scope of this project.

It was noted correspondence was received from West Rockhill Township addressed to Pennsylvania Department of Transportation relating to concerns of traffic turning onto Bethlehem Pike to avoid the Ridge Road and Lawn Avenue intersection and not being able to make the turn radii.

Traffic Planning and Design, Inc. (TPD) correspondence dated September 8, 2017 prepared in response to the traffic impact study prepared by Langan Engineering and Environmental Services, Inc. dated June 28, 2017 was reviewed by Keith Ottens, applicant's engineer.

1. Due to the type of traffic using this site, left turn and right turn lanes should be constructed at each access point on Ridge Road. **A left turn lane at new entrance and right entrance lane is adequate for first phase of construction.**
2. The intersection of Ridge Road and Dublin Pike should be recounted to confirm the study volume matches field conditions now that the detour has been removed. TPD compared the study volumes to a DVPRC automated traffic recorder count performed in July 2016 (school not in session, traffic normally lower) on the eastern leg of Dublin Pike. This comparison of the eastern leg showed an approximate range of 150-400 vehicles not included on the eastern leg in the Airport study. **Will not recount at this time. Calculations in traffic impact study were adjusted with impact of detour.**
3. Additional phasing should be reviewed for all signalized intersections within the study. **Applicant will address PennDOT comments.**
4. Sight distance should be evaluated at all study intersections and driveways. This should include a truck sight distance analysis. **Driveways and intersections beyond the scope of the project.**
5. Due to increased truck traffic, intersection improvements (turn lanes, larger radii, signal modernization, etc.) at Ridge Road and Dublin Pike should be studied and recommended. **Adjusting the stop turn for improved turn radii will be considered but would like to address PennDOT concerns.**
6. The crash analysis should be submitted for review to determine the final roadway improvements. **Will include in next submission to PennDOT.**

It was noted traffic improvements for the first phase of construction would include a left turn lane at the new entrance, improved sight distance and stop bars moved at several intersections but applicant would only commit to address PennDOT concerns. Bethlehem Pike was included in the traffic impact

study dated June 28, 2017 to address turn radii for trucks, and it was acknowledged that the stop bar may only need to be moved. The fence around the stormwater basin recommended during preliminary plan review is no longer necessary due to a redesign of the basin to be shallower and more efficient. Water level at the highest is nine inches (9").

**On motion** by Mr. Weikel, seconded by Mr. Barnish, to recommend final approval of the Pennridge Airport Business Park Lot 2, Phase 1, land development to the Board of Supervisors subject to compliance with the C. Robert Wynn letter dated September 8, 2017. With no additional discussion, all present voted in favor.

**Public Comment:**

- Cathy Patterson, 1345 Meadow Lane, questioned traffic improvements at Tunnel Road and what approval was granted. East Rockhill Township is only reviewing stormwater, as the buildings are located in Perkasio Borough and the applicant is removing two buildings near Tunnel Road which will improve sight visibility.

**Introduction of Vacancy Candidates:**

- Mr. Richard Kelly was present to introduce himself to the Planning Commission members.
- Mr. Joseph Chellew was present to introduce himself to the Planning Commission members.

The Planning Commission will table the decision until all Planning Commission members are present to recommend a candidate for the one vacancy.

**Adjournment:** **On motion** by Mr. Weikel, and seconded by Mr. Nyman, the meeting adjourned at 7:39pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager