

East Rockhill Township
Planning Commission Minutes
October 10, 2024

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on October 10, 2024 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Dave Nyman, Planning Commission Secretary
Richard Kelly, Planning Commission Member
Blake Eisenhart, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

There was no public present.

The meeting was called to order at 7:00 PM by Chairperson Mr. Chellew.

Approval of June 13, 2024 Minutes:

On motion by Mr. Eisenhart, seconded by Mr. Kelly, to approve the meeting minutes from the June 13, 2024 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

809 Three Mile Run Road:

Mr. Chellew stated the planning commission reviewed a conditional use application August 11, 2022 and September 8, 2022 for 46 townhouses with 3 bedrooms noting the Board of Supervisors denied the Conditional Use plan resulting in the applicant filing an appeal. The resubmission is according to a Settlement Agreement and Judge's Order.

Mr. Gregg Adelman, Esq. and Mr. Robert Cunningham, P.E., were present on behalf of the applicant.

Preliminary/Final Plan submission received for 809 Three Mile Run Road Subdivision, applicant is Pennington Properties Group, LLC for Bucks County Tax Map Parcels 12-8-125, 12-8-126, 12-8-126-1 and 12-9-126.

The following comments and/or recommendations are made relative to the subject preliminary/final subdivision plan, sheets 1 thru 21, dated June 13, 2023, latest revision dated September 6, 2024, prepared by Holmes Cunningham, LLC:

Plan proposes subdivision of the 15.9-acre site located within the Suburban zoning district into 24 single family dwelling lots situated around a loop street. The proposed lot layout is the result of a Settlement Agreement between the developer and Township to resolve an appeal of the Conditional Use application denial for the originally proposed 48-unit townhouse subdivision. Settlement Agreement has established

the single family (B3, Village House) use, number of lots, street configuration, Three Mile Run Road improvements, and private ownership of open space and street. Dwellings are proposed to be served with East Rockhill sanitary sewer service and public water by Perkasio Regional Authority.

1. Single family village house lots are proposed with areas ranging from 8,125 SF to 11,810 SF (minimum required lot size 6,200 SF (4 bedroom)). (ZO Section 27-702 & 27-304.B3) **Comment noted.**
2. A 7.91-acre Open Space area is proposed at the rear of the site. This area is primarily wooded and is accessed via an access strip between lot 4 and 5. Stormwater management basin is contained within a small open space area along Three Mile Run Road. Plan should clarify the area of the front open space areas and the various stormwater management easements. Plan should clarify how open space areas will be maintained (e.g. lawn, woods, etc.). All open space areas are to be owned and maintained by a Homeowners Association. Additionally, pursuant to Settlement Agreement, a conservation easement is required to be established over open space areas, to the benefit of the Township. All documentation should be established in a form satisfactory to the Township. (ZO Section 27-1903) **Open space earned income tax dollars are purchasing the open space and therefore the Conservation easement is to be a separate document. The HOA will maintain the open space.**
3. Record plan must include appropriate note indicating required restriction on future subdivision and/or development of open space in accordance with Section 27-1903.d of the Zoning Ordinance. **Will comply.**
4. Detailed impervious surface calculations for overall site proposed improvements and proposed/maximum impervious surface area on individual lots should be included on the plan. Additionally, design engineer should clarify any restrictions on future amenities (patios, sheds, etc) if it is anticipated that they may exceed the maximum permitted impervious surface ratio and/or stormwater management design. (ZO Section 27- 304.B3) **Will comply.**
5. Various relief from Zoning Ordinance requirements was granted as part of the Settlement Agreement. Relief includes village house architectural features, increased impervious surface per lot to 50%, tree inventory, and formal buffer yards. Related list on plan sheet 3 should be revised to clarify that relief has been granted, and is not requested. **Will comply.**
6. The proposed loop street is 32 feet in width and includes curb and sidewalk on both sides. Parking is proposed on both sides. The fire company previously reviewed the street design for access/design and found it satisfactory. However, they noted that parking restrictions may be necessary if actual conditions are determined to be problematic. Pursuant to the Settlement Agreement, the street shall be owned and maintained by a Homeowners Association (HOA).

Concerns of the fire company related to possible parking restrictions should be noted in the HOA documents. **If request is submitted to the Township applicant will comply.**

7. Pursuant to the Settlement Agreement, improvements along Three Mile Run Road are limited to drainage and shoulder improvements, a crosswalk at the eastern intersection, and installation of a chicane as a traffic calming measure. Plan and profile drawing for Three Mile Run Road should be included in the plan set for review of improvement details. Extent of overlay paving should be clearly identified on the plan. Township traffic consultant, TPD, should review and comment on the final chicane design. (SLDO Section 22-403.10 & 22-505.16) **Will comply.**
8. Correspondence dated September 6, 2024, prepared by Holmes Cunningham, LLC lists all requested waiver from the Subdivision Ordinance and Stormwater Management Ordinance (refer attached copy). Waivers generally relate to landscaping, street improvements/design, and storm sewer design. As the grant of waivers was addressed in the Settlement Agreement, waivers will not be discussed in detail in this correspondence. **Comment noted.**
9. Stormwater management basin is proposed within the open space along Three Mile Run Road. The proposed stormwater management area will discharge to an existing culvert under Three Mile Run Road. Post-Construction Stormwater Management Narrative, dated May 2, 2024, prepared by Holmes Cunningham, LLC, was submitted. The following comments are made with respect to stormwater management: (Stormwater Management Ordinance (SWM Chapter 26, Part 3)
 - A. Stormwater calculations should clarify total impervious surface area utilized in the calculations, particularly impervious surface allowance for on lot construction. Calculations should allow for the maximum on lot impervious surface, or at a minimum, some allowance over initial construction to provide for future amenities on the lots. (SWM Section 26-312.7) **Will comply.**
 - B. During construction (disturbed earth) stormwater calculations and sedimentation basin design calculations should be submitted. (SWM Section 26-321.8.A) **Will comply.**
 - C. Applicant and design engineer stormwater certifications should be included on the record and PCSM plans. (SWM Section 26.325.D.22 & 24) **Will comply.**
 - D. Stormwater basin berm construction/detail should be consistent with design requirements of Section 352-18.N of the Stormwater Management Ordinance. **Will comply.**

- E. Fence detail for stormwater management basin should be clarified on the plan. Fence detail on plan sheet 5 is not consistent with Section 26-31914.F of the stormwater Ordinance which requires a 48" high split rail fence with wire backing and concrete posts, or an all vinyl or aluminum fence. Gate detail should also be included. It appears that the fence detail provided is for installation in rear yards along wooded open space. **Applicant proposes a wood post 42" high split rail with wire backing against open space. Will submit wavier request.**
 - F. Swales to the rear of lots 5 thru 12 direct stormwater from several lots to inlets on lots 5 and 12. Pursuant to Section 22-516.1.A(2) of the Subdivision Ordinance, on lot drainage swales should only convey stormwater from one adjoining lot. Additional stormwater inlets should be considered. Swale capacity, stability, and lining calculations should be included in the report. (SWM Section 26- 319.4) **Inlets in street are under consideration.**
 - G. Emergency spillway lining for fill conditions is required to be reinforced concrete checker block or similar. (SWM Section 26-319.9) **Will comply.**
 - H. Additional specific comments related to stormwater basin and collection system design are included in the accompanying engineering/drafting detail review memorandum issued by this office. (SWM Chapter 26) **Comment noted.**
 - I. Stormwater design should be coordinated with NPDES permit requirements, as necessary. **Will comply.**
 - J. A stormwater management operation and maintenance agreement should be executed between Township and Developer/HOA in a manner satisfactory to the Township Solicitor. Agreement should include the right for Township inspection of the facilities. (SWM Section 26-343 & 344) **Will comply.**
 - K. Additional comments may be generated upon submission of revised plans and reports addressing the above issues. (SWM Section 26-329) **Comment noted.**
10. The project will be served by East Rockhill Township public sanitary sewer. Sewage Facilities Planning Modules, or waiver thereof, must receive approval by the Township and PADEP. Comments related to sanitary sewer system design are included in the attached engineering detail review memorandum. EDU fees for sanitary sewer shall be paid in accordance with the Settlement Agreement. (SLDO Section 22-407 & 520) **Township will make first submission. PWTA notification has not been sent at this time.**

11. Public water service is proposed via Perkasie Regional Authority (PRA) facilities. Verification of water system design approval and willingness to serve should be received in writing from PRA. (SLDO Sections 22-519) **Will comply.**
12. Drainage easement on Lot 23 impacts the usable yard area. Consideration should be given to modifying location of the storm sewer/easement toward the side lot line to minimize impact on yard area. (SLDO Section 22-527.3) **A note on the recorded plan what is permitted or disclosure statement will be complied with.**
13. Preliminary cut and fill calculations should be submitted to evaluate the balance of site grading. Additionally, topsoil stripping and reuse calculations should be provided. (SLDO Sections 22-517) **Will comply.**
14. Street lighting is indicated on plan sheet 19. Lights are proposed at each intersection and at each curve in the street (four total). Street light detail should be revised to the Township standard streetlight: an acorn fixture on a boulevard style pole. (SLDO Section 22-526) **Street lighting is HOA owned. Will comply.**
15. Location of all proposed regulatory signage (street name, stop, speed limit, and parking restrictions (if any) should be shown on appropriate plan sheets. **Will comply.**
16. Erosion/Sedimentation Control Plan and NPDES permit for stormwater discharge during construction is required to be obtained by the developer. Written verification of approval from Bucks County Conservation District/PADEP should be received. It appears that inadequate area is included on the erosion control plan for topsoil and spoils stockpiles. Consideration should be given to staging the erosion control plan to provide for additional stockpiles & construction areas during initial road and utility construction and a second stage for dwelling construction. (SLDO Section 22-518) **Currently in technical review with PA DEP.**
17. Although formal buffer yards are not required as indicated above, a mixture of trees and shrubs are proposed to be installed to the rear of lots 1 thru 3 and 13 thru 16 to provide screening along adjoining properties. Consideration should be given to utilizing more evergreen plantings in-lieu-of canopy trees to enhance screening. **Evergreen trees instead of canopy trees will be presented.**
18. Area within the ultimate right-of-way of Three Mile Run Road should be offered for dedication to the Township by note on the plan and be accepted as an easement in accordance with Section 22-506 of the Subdivision Ordinance. **Will comply.**

19. Proposed street name should be submitted for township approval. Applicant should confirm with the servicing Post Office that the proposed name does not create a conflict within the service area. Additionally, the applicant should confirm with the Post Office if cluster mailboxes will be required for this community. If required, location and design details for cluster mailboxes should be included on the plan. (SLDO Section 22- 505.12) **Cluster mailbox between lots 22 and 23 are being considered. The street name request is Fox Tail Lane.**
20. Existing/proposed property out boundary monumentation should be clarified on the record plan for all corners. Any missing monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. Concrete monuments are required for all proposed outboundary and street right-of-way corners. (SLDO Section 22-522) **Will comply.**
21. Emergency services fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-04) and Capitol improvement fund fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-05) should be addressed in a manner satisfactory to the Township. **Settlement Agreement does not obligate and will be an item of discussion for the Board of Supervisors.**
22. Development/Financial Security Agreement should be required to be executed between applicant and East Rockhill Township to guarantee installation of “public” improvements including, but not limited to, stormwater management, erosion control, landscaping, regulatory signage and street improvements. An Opinion of Cost, prepared by design engineer, should be submitted for review and agreement preparation. (SLDO Section 22- 606 & 608) **Will comply.**
23. Legal descriptions, for all proposed easements identified on the record plans, should be signed and sealed by the responsible surveyor and submitted for review and use in easement document preparation. (SLDO Section 22-527) **Will comply.**
24. Plan/reports should be revised to address all engineering/drafting detail review comments contained in the attached review memorandum dated October 7, 2024. **Will comply.**

On motion by Mr. Kelly, seconded by Mr. Eisenhart, to recommend waiver of concrete fence post requirement and accept wood fence posts. With no additional discussion, all present voted in favor.

On motion by Mr. Kelly, seconded by Mrs. Fenley, to recommend preliminary / final approval contingent on compliance with Wynn Associates October 7, 2024 correspondence as presented. With no additional discussion, all present voted in favor.

Applicant will submit traffic documents and corrected plans before presenting to the Board of Supervisors.

Public Comment:

There was none.

Adjournment: On motion by Mr. Eisenhart, seconded by Mr. Kelly, the meeting adjourned at 7:49 PM.

Respectfully Submitted,

Marianne Hart Morano
Township Manager