

Warrington Township Planning Commission

Minutes for May 19, 2011 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:35pm.on May 19, 2011 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Shirley Yannich	Absent
Madeline Sturm	Vice-Chair
Douglas E. Skinner	Secretary
Michael Murphy	Member
Joseph Balent	Member
Fred Gaines	Member
Ted Piotrowicz	Absent

Roy Rieder	Carroll Engineering
Rick Lesniak	Director of Emergency Services, Inspections & Permits

1. & 2. Call to Order/ Pledge of Allegiance:

Mr. Skinner chaired the meeting in Ms. Yannich's absence.
The meeting opened with the Pledge of Allegiance

3. Public Comment - none

4. New Business

4.1 Ridings at Folly Farm Subdivision Review TMP 50-010-009 and 50-101-041

Richard McBride, attorney, represented the applicant for this project this evening. This plan is to create 21 lots on a P-loop road with access onto Folly Rd. This is the first phase of this project and the second phase with 23 homes one the other side of the creek will be submitted soon. This plan and property has seen several reviews and hearings. This was last reviewed in June 2007.

The parcel plan is a majority of the approval goal for this evening. This first phase is to be parcel 1, the existing home and outbuildings will be parcel 2, parcel 3 is for the second phase, parcel 4 is for the basin and parcel 5 is for the sewer pump station. The parcels will be zoned RA.

Folly Rd will be buffered with fencing and vegetation similar to the Reserve at Warrington. The existing home will remain property of the Blichasz family. The open space, a tot lot and the parking area for the PECO trail area will be developed with phase two. The final totals will be 44 single family homes on 55 acres. Both phases were used for the calculations. There will be a different name for phase two.

Mr. McBride said phase two should hopefully be ready for a meeting in July this year.

The phase one environmental assessment will be made available as soon as it is completed.

The concerns for the wetlands and new storm water ordinance requirements were discussed
Carroll Engineering requested updated traffic counts since the original studies were from several

years ago and the bridge on Rt. 152 in Montgomery County is still under construction and limited access. These factors are skewing the numbers due to the detours now in place. Mr. McBride stated that they could stipulate in the developer agreement that no Use & Occupancy certifications would be issued until the traffic counts were provided and mitigated.

Since this project is being developed using TDRs, the township will take dedication of the basin. However, a fund will need to be established to help with the maintenance.

All items in the Carroll Engineering letter of April 14, 2011 are will comply. The applicant agrees to provide new traffic counts as specified and to loop the water and sewer as well as link to a second water source. This will be discussed with the engineers and Mr. Achenbach, manager of the water and sewer department.

All requested waivers were acceptable to Carroll Engineering. The waivers were for curbing, basin slope, and a flat bottom basin. The last two are current best management practices.

The applicant will comply with the Suburban lighting letter and the Warrington Township Fire Marshal's letter.

Buck County Planning commission letter of July 17, 2006 cited that the plan should include information on the flood water flowage easement behind the Bradford Dam.

The Warrington Township Planning Commission suggested that the lots have some form of demarcation, possibly partial fencing, to delineate the flood easement from their property and prevent residential encroachment. The applicant agreed to this suggestion. All other items in the Bucks County Planning Commission letter were will comply or have already been resolved.

There was concern expressed in the possible future subdivision of the owners parcel. It was noted that a note could be placed on the deed to restrict this.

On a motion by Ms. Sturm and seconded by Mr. Murphy, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors preliminary and final plan approval for the Ridings of Folly Farm and the 5 parcel plan for the plans submitted 2006 with the most current revisions submitted March 10, 2011, with the following conditions:

- Compliance with the Carroll Engineering Letter of 4/14/11
- The inclusion of the public trail easement
- Compliance with the Suburban Lighting letter
- Compliance with the Warrington Township Fire Marshal's letter
- The lots lines for the flood easement are to be delineated
- A deed restriction is to be included with parcel two to prevent further subdivision.
- The tree specifications are to be altered per the Township's revised list when complete.

This motion passed by a vote of 5-0.

Ms. Sturm – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

4.2 Polysciences, Inc. 400 Valley Rd

TMP 50-033-033-005

Steve Harris, Esq. was present this evening representing the applicant with Garret Cook and Tracey Schnell from Newton Engineering and Michael Ott, president of Polysciences. This plan is to expand the office space for the existing building by 9,000 sq. ft. The shipping area will be moved to the building at 424 Valley Rd and the majority of the office space will be in the 400 Valley Rd building. There will be no major changes to the traffic patterns.

Carroll Engineering letter 4/25/11

The zoning variances stated as being required may not be needed. The front setbacks (1205.E(1)) do not meet the 60 ft. requirement, but there was some question on from what point this should be measured as well as a conflict in the definition. This may need to go to the Zoning Hearing Board. This will be resolved with the township's solicitor. The other issue regarding the preservation of woodlands has already been resolved (305.5B).

Also, the existing signage is nonconforming because it is in the ultimate right of way (2202.1.A). This nonconforming predates the ordinance and there are no proposed changes to this signage.

The applicant will comply with the point in this section regarding the enumeration of trees to be removed.

SALDO – Waivers Requested

311.1 Sidewalks across the frontage – This was acceptable since there is existing sidewalk along the other side of Valley Rd. with a possible fee in lieu discussed.

504.5.C(2) – Show existing features within 400 ft. – This was acceptable with the inclusion of the aerial photograph.

319.2.D(8) – Greater than 5 ft. basin depth. – This was acceptable with the addition of chain link fencing to enclose the basin. This basin is to be a wet bottom pond type with a minimum of 4 ft. permanent water with 5 ft. anticipated for storm water. This basin is to be lined and aerated with no infiltration. The owner is creating a fishing area.

319.2.D(12) – Basin side slope – Using a Greater than 5:1 ratio was acceptable per the Carroll Engineering comments.

504 – Preliminary and final approval simultaneously – this was acceptable

SALDO

1. There will need to be a waiver request for the widening of Valley Rd. It would be inconsistent with the surrounding properties, but will still require a waiver.
2. The parking is not going to be changed from the existing configuration. The applicant considers this to be an existing nonconforming issue. This was acceptable with the Planning commission. The flow of traffic will not be altered but the loading docks now in use at this building will not be used, with the exception of one dock. All shipping is to be moved to the other building at 424 Valley Rd.
3. The parking area is at least 15 ft. from the ultimate right of way per actual measurements.
4. Will comply
5. This was acceptable with the Planning commission providing they would plant 4 additional trees elsewhere to offset the impervious surface. This waiver would be accepted based on an approved landscape plan.

The applicant stated they will comply with all other issues

There are to be no changes in the lighting plan

There was discussion regarding the pond being used for storm water management. There will only be 11% disturbance for the creation of this basin/pond. The applicant did agree to increase the fence height to 5 ft. from 4 ft. for additional safety.

On a motion by Ms. Sturm and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors preliminary and final plan approval for the Polysciences, Inc. land development plans submitted 4/6/11, with the following conditions:

- Compliance with the Carroll Engineering letter of 4/25/11
- The resolution with the solicitor or the Zoning Hearing Board regarding the setback from the ultimate right of way issue.
- Compliance with the Warrington Township Fire Marshal's letter
- Contingent on the Bucks County Conservation District adequacy letter
- Waivers:
Sidewalks, Existing Features, Drainage basin side slopes and maximum depth, Cart way widening, street trees plantings along frontage and the maximum number of parking spaces in a line

Mr. Skinner amended the motion to suggest that they could pay a fee in lieu of the sidewalks to be used for trails in the township, Mr. Balent seconded.

This motion passed as amended by a vote of 5-0.

Ms. Sturm – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

4.3 Height Ordinance

Mr. Skinner reviewed the ordinance as it reads now after review by the Board of Supervisors. The change to 45 feet as the absolute maximum height was discussed.

4.4 Public Works Building – Pickertown Road

Mr. Rieder presented the site plans and the waiver of land development for the new Public Works building on Pickertown Road next to the new firehouse. The proposed building has 4 bays and a drive through was bay with office space and overhead storage. There should be a total of 14,000 sq. ft. for this building and a 2400 sq. ft. covered outside storage area for salt and brine. All the PI-2 Zoning and SALDO requirements are met. They will be retrofitting the basin that was part of the firehouse project to accommodate the storm water for this project and it will meet the current storm water requirements. There is to be a rain garden and a vegetated basin with significant landscaping and nonstructural storm water credits. They will also be looking into salt resistant/tolerant plantings for the basin area and also for the salt storage area.

The Bucks County Conservation District review and compliance with it is still required.

The NPDS Permit is required

Mike Kelly, 135 Muirfield Ln

Mr. Kelly suggested that they should try to complement/ match the architecture/ materials/ coloring of the new firehouse for aesthetics.

On a motion by Mr. Skinner and seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend to the Board of Supervisors approval for the proposed site plans for Public Works building as presented.

This motion passed by a vote of 5-0.

Ms. Sturm – yes

Mr. Murphy – yes

Mr. Gaines – yes

Mr. Balent – yes

Mr. Skinner – yes

4.5 West Tract Subdivision Sewer Planning Module

The purpose and necessity of this procedure was explained.

This area is already part of the township's 537 plan and the sewage from this area goes to the Warminster Township Municipal Authority's treatment plan. This type of development usually only needs an exemption, but Warminster's treatment plant is currently under a connection management plan.

In a motion by Mr. Skinner and seconded by Ms. Sturm, the Warrington Township planning commission authorized the chairperson or her designee to sign off on the sewer planning module for the West Tract. The motion passed 4-1 with Mr. Gaines voting against stating he did not have enough background information since he was new to the planning commission.

5. Old Business

None

6. Approval of Minutes

6.1 February 17, 2011 - Done previously

6.2 March 3, 2011

On a motion made by Mr. Skinner, seconded by Mr. Balent, the Warrington Township Planning Commission voted to approve the minutes of March 3, 2011. This motion passed by a vote of 5-0.

7. Posting of Minutes

7.1 March 17, 2011

On a motion made by Mr. Skinner, seconded by Ms. Sturm, the Warrington Township Planning Commission voted to post the minutes of March 17, 2011 as amended. This motion passed by a vote of 5-0.

8. Adjournment

The meeting adjourned at 9:55 with a motion by Mr. Skinner, and seconded by Mr. Murphy by a vote of 5-0

Recorder: Amy Organeck