

Warrington Township Planning Commission

Minutes for February 16, 2012 Meeting

The regular meeting of the Warrington Township Planning Commission was held at 7:35 p.m. February 16, 2012 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Douglas E. Skinner	Chairperson
Joseph Balent	Vice-Chair
Madeline Sturm	Secretary
Fred Gaines	Absent
Ted Piotrowicz	Absent
Ken Yeager	Carroll Engineering
Roy Rieder	Director of Emergency Services, Inspections & Permits

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

The meeting opened with the Pledge of Allegiance

3. Public Comment

George Niblock, 1059 Upper State Rd

What road improvements are planned along the main corridors such as Easton Rd, Bristol Rd, Street Rd, County Line Rd, etc.? There has been growth and the roadways have not been improved to keep up with the growth.

Paul Valley Improvements and traffic signal improvements along Easton Rd have helped, but all these roads are state roads and improvements are PENNDOT's. The best we can do is lobby for the improvements.

4. New Business

a. CVS Preliminary and Final land Development Plan

Lower State and County Line Roads

John VanLuvanee, attorney, and Joel Dellicarpino, Boehler Engineering were representing this application this evening. This project is to develop the property at the corner of Lower State and County Line Rds. as a CVS Pharmacy, with 62 parking spaces and a drive thru window. The store will be 12900 square feet on 2.11 acres. They have already been before Zoning Hearing Board for three variances regarding disturbances of steep slopes, having a pharmacy on a smaller than required 5 acres, and smaller than required setbacks from the parking area. This third variance was granted with the condition that a 30ft planting buffer along the side of the building between the building and the sidewalk except in the loading area. The proposed hours of operation will be 7am to 10pm; this is not proposing to be a 24 hour operation.

Concern was expressed regarding the completion of WD2 of the County Line Road project by PENNDOT. This does not present a concern in that they will be losing only 3 parking spaces and they already have over the required number of spaces.

The Carroll Engineering letter dated February 3, 2012 was reviewed. All items were will comply or will be met, except those discussed this evening.

The question of the signage will be resolved at the time of placement. This will fall under the sign ordinance and a separate permit request is required.

Any issues with the traffic impact study will be resolve to the satisfaction of PENNDOT. The traffic impact study is part of the HOP submission package.

The question of sidewalks was discussed and it was decided that they could be deferred for a time yet to be determined. The reasoning is that improvements scheduled by PENNDOT could result in the sidewalks being removed.

All landscaping issues will be reviewed by the applicant using the new landscaping ordinance

The applicant had requested a waiver to place shade trees not as the ordinance requires, but at another location on the property. This requirement will be reviewed using the new ordinance. There was no requests lower the number of trees, just the location.

An aerial photo was accepted by Carroll Engineering to fulfill the requirement to show surrounding features requirement.

All storm water management will be underground infiltration. There is a waiver request regarding the volume control reduction. This will be discussed with Carroll Engineering and a resolution found.

The modifications needed for the signature block regarding storm water will be defined with the action taken for the storm water.

All traffic issues will be resolved with PENNDOT and are at their discretion

The water and sewer issues have been resolved.

A note will be included on the plan regarding the retaining wall and shop drawings will be provided.

Pavement details will be clarified for the dumpster area and the curb tapers.

A list of waivers will be included on the plan

The Fire Marshal's letter and Suburban Lighting letters have not been received yet but they will be complied with or resolved. The Bucks County Planning Commission letter of 2/8/12 was discussed but no new issues were presented.

The Planning Commission stated the Board of Supervisors would want to see architectural drawings of the proposed building.

Public Comment

Mike Kelly, 135 Muirfield Ln

Mr. Kelly asked how the proposed building compared with other CVSs in the area. The applicant had a picture of the corporate model which is what they were planning to build. Mr. Kelly stated he did not have any pictures, but there were other stores in the area that with façades that would blend much better than the proposed. It is understood that this is their land to develop, but there are other options that are not the corporate standard, and the public would like there to be some alternative.

Where is the hill on County Line Rd and will the entrance be on County Line Rd to avoid accidents. PENNDOT will have final say in where the entrances are located.

Mr. Kelly asked that LED signs not be used

Coogan Cameron, 110 Muirfield Ln

Mr. Cameron agreed that the corporate standard doesn't fit the country feel of the area – architectural is important

Tim Formica, 1312 Fernwood Ct

Mr. Formica felt the Fountainville site was a good example of what they would like to see here.

The applicant will look into the differences in fascia and bring new architectural drawings

After discussion, the Planning Commission was reluctant to put final in with the TIS still outstanding. They chose, with agreement from the applicant, to table this for now. The applicant will clean up the submission and come back. At that time, if all the changes have been made correctly, they could possibly recommend for final and preliminary.

b. Penrose Walk Preliminary Subdivision Review

Phillips, Street and Bradford Ave

Representing this application this evening was Robert Gundlach, attorney; Bill McNaney, VanCleaf Engineering; and Nick Hano Sunrise Court Associates. This project proposes 48 Semi Detached single family homes and one single family home on three existing lots between Phillips and Bradford Aves on 29.81 acres with 11.88 acres reserved for open space. There are two proposed access roads. The single family home is on the other side of Street Rd on a 1 acre lot, with the remaining 9 acres deed restricted to remain preserved but being maintained by the owner of the single family home. The last plan submission was dated 11/15/11 and the last revision was dated 1/23/12.

They are below the impervious coverage maximum of 25%, but have sized the storm water system for the maximum. The frontages are staggered with a 35% - 65% front yard ratio.

Decks are shown as an option, but are determined at build time by the purchaser. All units have the needed space to have the deck option, but not every lot can have the morning room option.

The play areas and open spaces designated on the plans are for the residents of the development. There will be sidewalks internally that will be accessible to the public. There are to be sidewalks along Bradford Ave as well as road widening, but no sidewalks along Street Rd. any new ones along Phillips Ave.

The Carroll Engineering letter of 1/11/12 will be complied with except for the waiver requests. These were addressed in a separate letter from Mr. McNaney on 11/15/11. The waivers were all acceptable to the Planning Commission and to Carroll Engineering except the partial waiver of sidewalks on both sides of the internal roads. They had only planned on sidewalks on one side of the internal road. The Planning Commission wished to see them on both sides. The applicant agreed.

As part of the conditional use hearing decision by the Board of Supervisors, the applicant agreed to put money in escrow for a traffic light that may be required at the corner of Phillips and Street Rd. This is to be determined by the completion of a traffic study 6 months after build out and revisited in another 2 years. The final decision had not be officially released by the Board of Supervisors at this time.

In the Bucks County Planning Commission letter dated 12/15/11, the only item that required discussion was the delineation of property from open space. The applicant agreed to mark the property corners with fencing if needed.

There was discussion regarding the Municipal Services Impact statement in that the open space should be maintained by a homeowners association to have minimal impact on the township.

The Environmental Impact study was discussed

Public Comment

Dan Greg, Knight Engineering for Lamp Lighter Villas

Mr. Greg referenced the review sent to the township dated 2/14/12. The main item that had not been officially resolved was the potential construction access onto Phillips Ave. The Lamplighter residents were requesting a barricade more permanent than a chain be used. Mr. Gundlach stated that they are willing to work with the residents to restrict this. This applicant did agree to complete the improvements on Phillips as part of this agreement.

Joseph Stryjewski, 502 Hanley Ct

Phillips Ave is maintained including snow removal by LL Villas HOA, not the property owners along that road.

There are already drainage issues along the swale they are proposing using for the runoff of the back of the site. The pre/post development storm water calculations show that they incorporate the basin function and the water will be held back and the flows will be lower (35%) of what they are today. A 10% reduction is anticipated with a major event. This is a wetland basin and the design is to create an ecosystem that should draw predators for the bug issue due to standing water. The shale will not allow for infiltration so this is the best option using BMPs

Other concerns he voiced were:

- A greater amount of traffic will be there due to the better access to Street Rd.
- Belgian Block issue – these are being broken by trucks
- There have been no architectural drawings to the planning commission.

Vincente Fernandez, 301 Ingleton Ct

Mr. Fernandez questioned the traffic study. To his calculations, 48 units – 96 cars (2 cars for each unit), between 7-8 am 96 cars leave Phillips /Bradford Ave. He felt the need for the traffic light needed to be revisited. This is a PADOT decision and studies will be done 6 months and 2 years after the build out.

Could Rebecca Ln. be made a regular road rather than reserved for emergency access only. This may help to alleviate traffic. The Planning Commission would have no say in that area.

Mary Ann Longstreth, 1604 Burnham

Who is responsible for the basin to ensure it is functioning correctly?

There is an 18 month maintenance bond to ensure that the basin is functioning as it is supposed to work. HOA must maintain.

George Boutrous, 504 Hanley Ct

What was the original zoning? R2, this is a conditional use of semidetached twins (R2 cluster option has been used) with a large open space requirement. Is there a requirement that the open space be spread out over the project. They have more than met the open space requirement.

Linda Turk, 1606 Burnham Ct

Ms. Turk stated she has a steep slope behind her home on Burnham Ct with a large amount of runoff. She was concerned there would be additional problems. The plan must reduce the runoff and there is a bonding requirement to ensure that funds are available to fix the situation if there is a problem within a reasonable amount of time.

Landscaping plans are already set. Ms. Turk was confirming the landscaping plan for her particular lot buffering. Additional buffering will be along the back and fill in where there are spaces in the existing wood

Ted Cicci, 407 Prescott Ct

Mr. Cicci wanted to confirm the waiver of sidewalks on one side of the street.

In a motion made by and Ms. Sturm seconded by Mr. Balent, the Warrington Township Planning Commission voted to recommend for Preliminary and Final plan approval of the Penrose Walk Subdivision Land development plan with the following conditions:

- Compliance with the Carroll Engineering letter of 2/10/12
- Compliance with the Warrington Township Fire Marshal letter
- Compliance with the Suburban Lighting letter
- Compliance with the Knight Engineering letter of 2/14/12 regarding the construction of a barricade during construction to ensure Bradford Ave is the construction entrance.

- The applicant agrees to contribute escrow money for the possible traffic signal at Phillips Ave and Street Rd based on a traffic study conducted 6 months after the completion after full build out.
- Compliance with the conditional use conditions from the Board of Supervisors decision
- Acknowledgement of the Bucks County Planning Commission letter of 12/15/11
- Compliance with the Municipal Services impact statement of 4/1/11
- Compliance with the Environmental Impact Study 4/1/11, revised 8/5/11
- Compliance with the Traffic Impact Study by McMahon Engineers March 2011, revised November 2011.
- Waivers Granted:
 - 303.2 – relief from the requirement to line up with the paper street along Phillips Ave
 - 304.2 – relief from providing sidewalks along Street Rd and the other side of Phillips Ave.
 - 311.1 & 408.1 – Relief from installing sidewalks on both sides of the internal proposed roads.
 - 312.2 – permission to use Belgian Block for curbing
 - 319.2.C (9) – Relief from the requirement of a 3 ft. covering for storm drain pipes (only in a few places)
 - 319.2.D (5) – Relief from the maximum depth limitation of the water in the detention basin
- Applicant agrees to review in new landscaping ordinance in regards to this project.

The motion passed 3-0

Ms. Sturm – yes Mr. Balent – yes Mr. Skinner - yes

5. Old Business - none

6. Subcommittee Reports – None

7. Approval of Minutes & 8. Posting of Minutes

Tabled until next meeting due to the time

9. Forward Agenda Items

10. Adjournment

The meeting adjourned at 10:38 with a motion Mr. Balent, and seconded by Ms. Sturm by a vote of 3-0

Recorder: Amy Organeck