



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR MARCH 4, 2014

The regular meeting of the Warrington Township Planning Department was held on March 4, 2014, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Present: Gerald B. Anderson, Chairperson; Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, Lee Greenberg. Staff members present were William R. Casey, Esq., Township Solicitor; Thomas A. Gockowski, Township Engineer, and Roy W. Rieder, P.E. Director of Planning and Special Projects.

MOMENT OF SILENCE

Mr. Anderson asked for a moment of silence.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

AGENDA ITEMS:

1. Approval of minutes

Mr. Anderson asked if there were any corrections to the minutes. None of the Planning Department members had any corrections; the minutes of February 4, 2014 were approved.

2. Neshaminy Glen

John VanLuvanee, Esq., representing Prime Builders presented a plan for nine lots within the Neshaminy Valley Subdivision within the paper street portions of Neshaminy Avenue and Warrington Avenue. Prime Builders had submitted a building permit application for TMP 50-036-075-004 as a single dwelling on an existing lot. The township staff received the permit application and was concerned that this was to be part of a 'piecemeal' land development. The sketch that the applicant had provided showed a planned regional stormwater basin and there were additional concerns about site access and routing public water and sewer.

The Planning Department reviewed the plan and considered discussion put forth by Mr. VanLuvanee. Mr. Anderson indicated that he believed that the building permit application for TMP 50-036-075-004 should go forward and that a land development plan should be submitted and be approved before any other building permits could be issued. Mr. Anderson asked for comments from the remainder of the board. Hearing no additional comments and, hearing no objections to Mr. Anderson's suggestion, the building permit application will go back to the Codes Department for review. The applicant will be required to submit a Professional Services Agreement to enable the township engineer to conduct his required reviews and inspections. The applicant must submit a land development application prior to applying for building permits for any of the remaining properties.

3. Phillips Avenue and Street Road

Mr. John A. VanLuvanee, Esq., representing several corporate entities owning properties in the vicinity of the intersection of Street Road and Phillips Avenue, presented a plan enabling the construction of three single family dwellings along Phillips Avenue, each house is to be constructed to take access from existing paper streets in the 1920's Neshaminy Park Subdivision. One of the corporate entities has submitted a building permit application to construct a single family dwelling on TMP 50-020-021. The applicants intend to submit two additional permit applications to construct single dwellings on TMP 50-020-026 and 50-020-027 and then subdivide the properties to create seven additional lots along a private road to be constructed in the beds of Wilson Street and Garden Street and along the rear of TMP 50-020-026. The other members of the Planning Department all felt that it would be much better to subdivide the properties first and then begin building the houses. The applicant stated that he wanted to begin construction as soon as possible and that he could build three houses by right. There were other objections raised by the Planning Department. One particular objection is that the site infrastructure, including such items as internal roadways stormwater management systems, public water, and public sewer needed to be addressed. The Planning Department stated that all of these issues would be better addressed during a subdivision review rather than trying to retrofit these systems together in a hodgepodge manner as individual lots sold. Mr. Anderson then stated that the township could not prevent three by-right building permit applications but that the applicant must enter into minor construction agreements for each unit and must establish escrow needed to construct the required improvements. Mr. Anderson asked the other members for their comments; there were no dissenting remarks.

4. Parkview (Shihadeh) Tract

This application had previously been before the Planning Department in December 2013. At that time, there were several outstanding stormwater issues. The application was tabled until those issues were corrected. Mr. Gockowski stated that has been done and also recommended approval of a waiver to allow reduced cover on certain storm pipes. Mrs. Achenbach asked if this would result in a pipe failure due to shallow cover. Mr. Gockowski stated that it would not be a problem because the pipes are in an area that is not subject to vehicular loads. Mr. Anderson asked to have this item referred to the Board of Supervisors for consideration in April and then asked if any of the other board members had objections. There were none. Mr. Anderson asked that notice be sent out to the residents along Park Road informing them of the date and time when the application would be considered.

5. 2506 Park Road Minor Subdivision (McKay Property)

This application to create one new flag lot at 2506 Park Road was also initially reviewed in December 2013. The Planning Department referred it back to the design engineer due to discrepancies with the plan and stormwater calculations. Mr. Gockowski stated that after revisions, the plan now meets requirements. Mr. Thomas Watkins, 2512 Park Road, addressed the Planning Department. He expressed his opposition to approval of the plan because, in his opinion, a flag lot would destroy the character of the Park Road neighborhood. After listening to his objections, Mr. Anderson stated that the township did not have an ordinance in place prohibiting the creation of flag lots. He asked if there were any objections to referring the plan application to the Board of Supervisors to be placed on an April agenda. There were no objections. Mr. Anderson asked that notice be sent out to the residents along Park Road informing them of the date and time when the application would be considered.

The Planning Department received the following information only updates for agenda items 6 through 22. No decisions or recommendations were made.

6. Estates at Valley View

The Zoning Hearing Board heard the variance request for the Estates at Valley View on January 29, 2014 and rendered a written decision on February 14, 2014. The Zoning Hearing Board granted a variance to increase the maximum impervious surface ratio to twenty percent (20%) provided that the maximum footprint of residential structure on each lot, including the garage, be limited to 2,500 square feet and further provided that there shall be at least 500 square feet of additional impervious surface available on each lot after development by the Applicant.

7. TDR Ordinance Update

Mr. Casey gave a verbal update that the proposed amendment to Section 411, Transferable Development Rights, had been transmitted to the Bucks County Planning Commission for review. He also stated that the Warrington Township Planning Commission had reviewed the proposed changes and had recommended approval. The required advertisements were being published in the *Intelligencer*, and the ordinance amendment was scheduled for consideration by the Board of Supervisors at their March 11 meeting.

8. Potential AT&T Cell Tower

The township has been contacted by AT&T regarding the township's willingness to site a new cell tower on one of two township-owned properties along Stump Road. The township does not look favorably on installing cell towers in township-owned open space parcels. Also, the township passed a zoning ordinance in February 2014 requiring a minimum 500-foot setback from residential property lines. Both sites would require variances.

9. Status Report on Jerman, Castaldi, and Rogers

The township received a letter from Stephen B. Harris, Esq., representing the applicants requesting that the township confirm that the Board of Supervisors would grant a specific number of TDRs for each property before his clients would incur the expenses to prepare Phase 1 Environmental Site Assessments and Title Reports. The township engineer will review updated TDR plans to be submitted by the applicants' engineer.

10. Status Update – WBGD Ordinance

Mr. Gaines stated that the Planning Commission was continuing to work on the ordinance. They are having difficulty with developing a vision of how they would like the streetscape to appear.

11. Alternative Energy Ordinance

Mr. Gaines stated that two separate Alternative Energy ordinances, one pertaining to zoning, and one pertaining to the SALDO, were ready for consideration by the Board of Supervisors

12. Revision to Chapter 27, Part 22 (Signs)

Mr. Gaines stated that Ted Cicci, a Planning Commission member, was working with Ron Powell to identify and correct discrepancies in Chapter 27, Part 22.

13. Wal-Mart

Site infrastructure continues and must be completed in order to begin building work. Site work has been severely hampered by inclement weather and by muddy conditions during thaws.

14. McDonald's

Site infrastructure continues and must be completed in order to begin building work. Site work has been severely hampered by inclement weather and by muddy conditions during thaws.

15. Carmel Café

Work on the interior of the building is ongoing.

16. Meridian

Woodstone is preparing to begin site work in the vicinity of the clubhouse. A pre-construction meeting is scheduled for next week.

17. Bound Beverages

Interior fitout continues. Work on the exterior façade is progressing.

18. Pete's Carwash

Project is complete.

19. Polysciences

Polysciences is preparing to do some major building renovations to accommodate new labs. Several new positions will be created at Polysciences.

20. Manino Property

A zoning permit has been issued to allow a tattoo parlor. The operator is giving assurances that the premises will be tastefully done.

21. 850 Easton Road

The new owner of 850 Easton Road is offering to grant an access easement to the township to enable direct access to Easton Road at Shetland. It appears that he expects the township to bear the expenses for design, permitting and construction of a 4-leg signalized intersection to replace the existing 3-leg intersection.

22. Malcolm's

Mr. Casey stated that the litigation for Malcolm's continues.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:00 PM. The next meeting will be April 1, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager