



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR JUNE 2, 2015

The regular meeting of the Warrington Township Planning Department was held on June 2, 2015, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

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

Absent: Gerald Anderson, Board of Supervisors Member

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

The meeting opened at 7:00 PM with a moment of silence and a pledge to the flag.

AGENDA ITEMS:

1. Approval of Minutes

Ms. Achenbach asked if there were any corrections to the minutes of May 5, 2015. Ms. Achenbach moved to accept the minutes; Mr. Greenberg seconded. The minutes were approved 4-0.

2. Sketch/Concept Plans –Bhatka Land Development

Gregory Stein, Esq., represented the applicant, Arvind Bhatka, along with Brian Horner of Pro Tract Engineering. The plan had been originally presented in 2006 and has undergone several revisions. In 2010, the Court of Common Pleas granted preliminary and final approval of a plan for the construction in the C-2 district of a 4-story, 93-bed assisted living facility with emergency access via Stagner Avenue. The approved plan provided for a building footprint of 20,070 square feet and impervious cover of 66,792 square feet.

Mr. Bhatka wishes to reduce the capacity of the assisted living facility from 93 beds to approximately 55 beds and construct a single-story building rather than a 4-story building. This would result in an increased building footprint of 34,500 square feet and increased impervious cover of 76,664 square feet. According to Mr. Horner, both would still conform to the zoning ordinance.

Ms. Achenbach asked if there were any questions or comments from the public. Terry Marks, 2320 Stagner Avenue, stated that there was a sewer easement required for the building, but no easement had yet been recorded. She also said that her elderly mother, Norma Allen, 2521 Bristol Road, had received letters requesting her to sign easements and had been quite disturbed by the letters. She stated that the easements being requested would restrict the ability of her mother's tenants to operate their business. Dennis Nolen, the owner of Warrington Greene, stated that he had been approached and was in discussions concerning granting the necessary sewer easement.

Ms. Achenbach asked that the plans be made available to the public. Mr. Rieder stated that the plans received by the township would be available to be reviewed at the township building during normal business hours beginning on June 3.

Regarding the next step, Ms. Achenbach requested that the staff make a recommendation to the Board of Supervisors addressing the method of moving forward with the plan. Mr. Gockowski suggested that an Amended Final Plan may be appropriate, but that the plan would need to undergo a full engineering review. He noted that the previously approved plan had been designed under the former stormwater ordinances and that any new amendments would need to conform to the current ordinance.

3. Sketch/Concept Plans –RHH Properties

Leigh Narducci, Esq, and Cliff Stout, P.E., P.L.S, represented the applicant, Richard Held. They were seeking guidance on two questions: the willingness of the Township to accept a contribution in lieu of constructing a bypass road from Stagner Avenue to Bristol Road, and the desired route for stormwater piping from the project site to a discharge point.

Mr. Stout discussed the proposed bypass road and went into some detail about a potential traffic island at the end of Stagner Avenue to make it impossible to turn left from Stagner Avenue onto northbound Easton Road and the offsite improvements needed to install a turning lane from southbound Easton Road to the bypass road. Under this layout, the stop point on Stagner Avenue would be located at the bypass road. Northbound Easton Road traffic would still enter Stagner Avenue via a left turn across the southbound lanes.

Mr. Gockowski stated that the township was waiting for specific input from PennDOT about the bypass road. He stated that PennDOT was intrigued by the concept at an earlier meeting at PennDOT, but that there were major concerns about conflicts at the intersection of Stagner and Easton Road and about the exit of the bypass road onto Bristol Road.

Ms. Marks noted that semi-trailers sometimes traversed Stagner Avenue to get to Easton Road and that any modifications at the end of Stagner Avenue would need to enable those vehicles to pass.

Mr. Narducci said that he would have the applicant's traffic engineer, McMahon Associates, approach PennDOT again to get a definitive answer from them regarding the bypass road. If the bypass road is not desired, then the applicant would preserve the land for the bypass lane and contribute the estimated cost of the bypass road construction to the township to be used for other traffic improvements.

Mr., Stout then presented information regarding route selection for the stormwater piping from the project site. He stated that there were three options:

A. The stormwater could be routed down Stagner Avenue and then along the back side of Warrington Green to an existing basin. Doing so would require easements from Warrington Greene. Mr. Stout said that uncontrolled runoff could be directed into the existing basin, which would need to be enlarged, or it may be possible to retain the stormwater in a facility at RHH Properties and then release it in a controlled manner to the existing basin.

B. A second route is possible by means of pipes to be installed in Bristol Road. The presence of existing utilities makes installation along the shoulder of the road infeasible. Therefore, installation in one of the travel lanes, along with traffic disruptions, would be needed. The preferred tie-in location would be at an inlet which will be required to be installed as part of the Bhatka Land Development. If that turns out to be infeasible, the pipes could be further extended across the Forest Ridge entrance to the unnamed tributary to the west. The grades along the Bristol Road routing are more favorable than those along Stagner Avenue. A disadvantage of this route is that Warrington Township would be required to be

a co-permittee for the drainage system with PennDOT and would be responsible for maintenance of the storm drains. Mr. Gockowski stated that, in cases such as this, the applicant is often required to contribute toward the maintenance.

C. A third routing would be along the northerly side of Bristol Road between the legal right of way and the ultimate right of way. A series of pipes and inlets could be installed at locations that would accommodate potential road widening at some unspecified date in the future. The tie-in location for this option would be the same as in Option B. This option would require the cooperation of property owners along Bristol Road to obtain the required easements or could possibly require assistance from the township in obtaining the easements. If this alignment is implemented, the property owners would reap immediate benefits in exchange for their easements because the inlets would be configured to accept runoff from the properties and to alleviate current ponding issues along the edge of Bristol Road. The township and PennDOT would benefit because the drainage facilities would already be located in position for a widened roadway.

Ms. Marks stated that both Options B and C seemed to depend on the existence of the storm drain system for the Bhatka Land Development and asked how these options would be implemented if Bhatka were not constructed. Mr. Stout responded that Bhatka was much further along in the land development process because they already had approval to construct a facility. Bhatka is merely adjusting an approved plan. He is confident that Bhatka will be constructed before RHH Properties is ready to construct their portion of the storm drain system.

Mr. Nolen noted that quite a bit of runoff came down Stagner Avenue from Easton Road. Mr. Stout said that the majority of runoff from RHH Properties would be detained on site and then be released through the storm drain pipes. Therefore he anticipated lower flows on Stagner Avenue.

4. Preliminary Land Development Plan – Park View Tract

John Shihadeh presented a plan to revise an approved 3-lot subdivision into two lots. He is proposing deed-restricted open space in the rear of the properties in lieu of paying the open space fee. Mr. Gockowski stated that the ordinances allowed for privately owned open space and that the amount of open space being proposed was greater than what was required. Ms. Achenbach made a motion to recommend approval to the Board of Supervisors with the condition that Mr. Shihadeh provide written confirmation from the Bucks County Planning Commission (BCPC) that no further review was needed from them to amend the plan from three lots to two lots; in the event that the BCPC would not provide such confirmation, then Mr. Shihadeh should submit the plan to BCPC and obtain a review letter prior to approval by the Board of Supervisors. Mr. Greenberg seconded. The motion passed 4-0.

5. Zoning Activities

Mr. Greenberg stated that the Zoning Hearing Board would continue hearing testimony concerning Victory Gardens at a meeting scheduled for 10:00 AM on July 15, 2015.

6. Other Business Items

The Planning Department considered Module 4A for a Sewer Facilities Planning Module for the Bhatka Land Development. Mr. Gockowski stated that everything was in order and recommended signature.

7. Waiver Requests

There were no waiver requests.

8. Conditional Use Applications

There were no conditional use applications to consider.

9. Planning Commission Activities

Mr. Gaines stated that the Planning Commission was expecting to receive staff input concerning the Comprehensive Plan from the Township Manager and would then compile the staff responses with those previously obtained from the advisory boards to develop a survey for the public.

10. Economic Activities

Mr. Tieperman stated that a zoning letter concerning allowable uses had been sent to Gander Mountain

ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 PM. The next meeting will be July 7, 2015, at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager