



**WARRINGTON TOWNSHIP PLANNING DEPARTMENT
MINUTES FOR SEPTEMBER 1, 2015**

The regular meeting of the Warrington Township Planning Department was held on September 1, 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: Gerald Anderson, Board of Supervisors Member, James J. Miller, Interim 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: Marianne Achenbach, 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

Approval of the minutes was tabled until the next meeting.

2. Conditional Use Plan – St. John Neumann Cemetery

Joshua Castillo, P.E, Eustace Engineering, appeared representing the applicant. The applicant is proposing to construct a 2,000 sf mausoleum 13 feet high to contain 180 casket spaces in the CE, Cemetery, Zoning District. Construction of a mausoleum requires conditional use approval. Mr. Castillo stated that the proposed mausoleum would have little impact on the surrounding area and was consistent with the existing cemetery use. Mr. Castillo also requested a waiver of land development due to the nature of the minor improvements being proposed. Mr. Anderson stated that could be addressed by the Board of Supervisors at the time of the conditional use hearing. Mr. Gaines made a motion, seconded by Mr. Greenberg, to forward the conditional use hearing to the Board of Supervisors. The motion passed unanimously. Pending advertisement and notification, the conditional use hearing will be scheduled for September 22, 2015.

3. Conditional Use Plan – Verizon Cell Tower, PHI Warrington Crossing, 160 Titus Avenue

Nicholas Cuce, Esq., appeared representing the applicant, Verizon Wireless. The applicant is seeking conditional use approval to construct a 110-foot monopole (115 feet to the top of the lightning rod) in the PI-1 Zoning District at 160 Titus Avenue. The Verizon site is known as PHI Warrington Crossing.

The applicant had previously submitted a plan that required variances from the zoning hearing board which were subsequently denied. The applicant revised the plan to conform to zoning requirements. Mr. Anderson noted that the site already exceeds maximum impervious cover and that the proposed plan increases that non-conformity. Zoning relief would still be needed. Mr. Cuce conferred with the site engineer and then stated that there was an error in the zoning data on the plan sheet because the proposed impervious area had not been updated when the plans were revised. He stated that the cell tower was being constructed in an existing impervious area and that the impervious area coverage would be unchanged. The applicant then explained the need for the cell tower and stated that the surrounding cell towers were overloaded.

Mr. Greenberg asked if space would be available on the tower for emergency services, and Mr. Cuce affirmed that space would be available.

Mr. Greenberg made a motion, seconded by Mr. Gaines, to forward the conditional use hearing to the Board of Supervisors. The motion passed unanimously. Pending advertisement and notification, the conditional use hearing will be scheduled for September 22, 2015.

4. Preliminary Land Development Plan – RHH Properties

Leigh Narducci, Esq, and Cliff Stout, P.E., P.L.S, represented the applicant, Richard Held. Mr. Stout addressed the comments in the Township Engineer's review letter of August 28, 2015 and the Bucks County Planning Commission review letter of September 1, 2015. Mr. Stout noted that the township engineer had stated that PennDOT was unlikely to approve the bypass road because of potential conflicts at Stagner Avenue and Easton Road. He also noted that locating cartway of Stagner Avenue in the center of the paper street right-of-way was difficult due to existing encroachments into the northern side of the private right-of-way. Mr. Stout presented a sketch of a new layout eliminating the bypass road and moving the parking lot eastward. The applicant would propose a fee in lieu of constructing the bypass road. Mr. Anderson stated that the fee must be earmarked for improvements at the Bristol Road/Easton Road intersection. The township wants the improved intersection to be provided with three eastbound lanes (left, thru, and right) and one westbound lane. Mr. Stout stated that the applicant was proposing two emergency entrances to the site to be aligned with the parking lot aisle. This would make access to the site easier for emergency vehicles. Mr. Greenberg asked that the emergency entrances be paved, and that there should be some type of barrier equipped with a Knox lock. He also asked if it was possible to provide access on the west side of the building in the 30-foot buffer area. Mr. Stout said that would require clustering the buffer vegetation and a favorable interpretation. Mr. Gockowski asked if it was possible to move the building eastward to provide the access lane on the west side of the building. Mr. Stout said he would need to revisit the parking configuration to see if that would be possible. Mr. Gockowski stated that he would not be comfortable recommending preliminary approval until he saw new turning templates for emergency vehicles on the site.

Mr. Anderson asked about conveying stormwater from the site. Mr. Stout stated that the plan was to install a storm drain parallel to Bristol Road in an area outside the right-of-way. He

anticipated that the inlets would be set 32 feet from the center of Bristol Road and then connect to an inlet leading into the Bhatka property. Mr. Anderson asked what would happen if the Bhatka storm drain system was not in place when RHH Properties was developed. Mr. Stout and Mr. Narducci stated that they would need to negotiate an agreement with Mr. Bhatka to enable RHH Properties to construct a portion of the Bhatka storm drain system and then be reimbursed by Mr. Bhatka.

At this point, Mr. Anderson sought input concerning the Bhatka Land Development. Gregory Stern, Esq., and Brian Horner appeared representing Arvind Bhatka. The court had approved a four-story 93-bed assisted living facility. Mr. Bhatka now wishes to construct a scaled down facility. He is proposing a single-story, 55-bed facility. Mr. Anderson asked for feedback from the public regarding reducing the scope of the facility. There was none. Terry and Daniel Marks, 2320 Stagner Avenue, did have some questions. They asked how the facility would connect to the sewer main in Stagner Avenue since doing so would require an easement either from the Marks' or Dennis Nolen, and no easement had been granted. Mr. Horner is to look into the status of all required easements. She also asked about emergency egress through Stagner Avenue and stated that it had only become an issue when the facility had been proposed to be 93 beds and would not have been required for a smaller facility. Mr. Anderson asked Mr. Greenberg to check the Fire Code and make a determination.

Due to the remaining open questions concerning emergency access to RHH Properties and stormwater conveyance, the Planning Department took no action and requested the applicant to return in October.

5. Zoning Activities

Mr. Greenberg stated that the hearing for Victory Gardens had not yet been concluded but will be continued.

6. Other Business Items

There were no other business items.

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 preparing a questionnaire to be included as a pull-out in the next issue of *The Link*. Mr. Anderson stated that even though it would be more expensive, a direct mailing may be more effective. Mr. Gaines said the Planning Commission would finalize their draft on September 3. Mr. Anderson asked that the Planning Commission complete their draft so it could be on the next agenda for the Board of Supervisors.

Mr. Gaines stated that the Planning Commission was also looking at preparing a recommendation to re-zone portions of the RA district to R-1. Mr. Anderson stated that the entire western end of the township had been zoned PRD, Planned Residential Development, in the past and that the township had then hoped to preserve the farmland in the center of the township for at least 20 years. He said that so far, that farmland has been preserved for almost 30 years.

10. Economic Activities

Mr. Greenberg gave a synopsis of active building permits as well as permits under review for commercial activities.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:00 PM. The next meeting will be October 6, 2015, at 7:00 PM.

Respectfully Submitted By:


James J. Miller, Interim Township Manager