



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR OCTOBER 6, 2015

The regular meeting of the Warrington Township Planning Department was held on October 6, 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, Marianne Achenbach, 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: None

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 – June 2, 2015

Mr. Gaines made a motion to approve the minutes of June 2, 2015; Mr. Greenberg seconded. The motion passed with a vote of 3-0-2, with Mr. Anderson and Mr. Miller abstaining.

2. Approval of Minutes – September 1, 2015

Mr. Greenberg made a motion to approve the minutes of September 1, 2015; Mr. Gaines seconded. The motion passed with a vote of 4-0-1, with Ms. Achenbach abstaining.

3. Sketch/Concept Plans

None.

4. Proposed Lot Line Change Plan – Cardamone Tract

Robert L. Showalter, P.E. appeared representing Mr. and Mrs. Cardamone. The Cardamones had subdivided a 10-acre site into a 3-acre parcel and a 7-acre parcel approximately three years ago. There is a buyer for the 3-acre tract, but the buyer requires an additional 0.75 acres to accommodate the dwelling he wishes to construct.

Mr. Showalter stated that deeds of dedication for the additional right-of-way along Stump Road and Pickertown Road had been prepared for the previous subdivision, but had not been recorded.

Mr. Greenberg made a motion, seconded by Mr. Gaines, to forward the plan to the Board of Supervisors for consideration on the condition that Mr. Showalter revise the plan to address the comments in the township engineer's review letter of September 24, 2015 and prepare updated deeds of dedication before appearing before the Board of Supervisors. The motion passed 5-0.

5. Zoning Activities

Mr. Greenberg stated that there were two applications for dimensional variances before the Zoning Hearing Board on October 26; he also stated that the continuance of the hearing for Victory Gardens was scheduled for October 29, 2015.

6. Other Business Items – Update on RHH Properties

Leigh Narducci, Esq., and Clifford Stout, P.E. appeared representing RHH Properties. Mr. Stout presents a revised sketch of the site plan showing the building pushed to the east with an access drive on the west side of the building. Mr. Greenberg stated that the proposed access was satisfactory regarding emergency services. Mr. Stout stated that he would be submitting revised plans in about two weeks. He also said that in order to accommodate the building shift, three areas of parking are now proposed to contain 13 spaces rather than the 12 maximum spaces allowed under the Subdivision and Land Development Ordinance; the applicant would require a waiver to allow 13 spaces.

Mr. Narducci stated that negotiations with Mr. Bhatka were ongoing regarding sharing the costs of the stormwater management controls on the Bhatka property. Mr. Narducci stated that RHH properties were willing to pay the incremental costs needed to accommodate the flows from RHH. He stated that the parties were close, but had not been able to reach an agreement. Mr. Narducci asked if the township would be willing to host a meeting between the parties. Mr. Anderson agreed and asked Mr. Casey to set up a meeting.

Mr. Gaines made a motion, seconded by Mr. Greenberg, to recommend that the Board of Supervisors consider RHH Properties Preliminary Land Development Plan for approval after an agreement is reached with Mr. Bhatka regarding stormwater and following a review of the revised plans by the township engineer. The motion passed 5-0.

7. Other Business Item – Determine date and time for next meeting

Mr. Anderson stated that the November meeting occurs simultaneously with Election Day. For this reason, the November meeting will be cancelled, and the next meeting will take place on December 1, 2015.

8. Waiver Requests

None.

9. Planning Commission Activities

Mr. Gaines stated that the Planning Commission was in a holding pattern on the Comprehensive Plan awaiting approval from the Board of Supervisors regarding a proposed questionnaire to be sent to residents and property owners by direct mail. Mr. Anderson said that these would be brought before the Board of Supervisors.

10. Economic Activities

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

Mr. Greenberg stated that there was a problem with the townhouses at Highgrove Manor because there is insufficient water pressure for domestic water and the fire sprinkler systems due to an error in the applicant's design. He stated that there would probably be a tank and pump unit installed in each dwelling. Mr. Anderson suggested that language be added to the Homeowners' Association documents that would authorize the fire marshal to conduct periodic inspections of the tank and pump units and to require maintenance on the units.

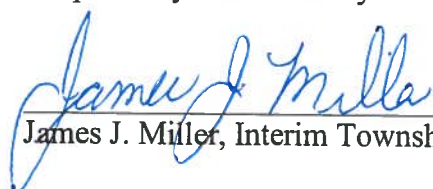
Mr. Anderson asked if the illumination levels on the digital sign at Valley Square had been corrected. Mr. Greenberg replied that they had and that there was a substantial improvement. Mr. Anderson then asked about the trees that had been removed. Mr. Greenberg stated that he had spoken with Valley Square about replanting in kind. Mr. Anderson instructed Mr. Greenberg to contact Valley Square and stress that the township insists that the replanting be done within the next two weeks since this is now the optimal time for planting trees.

Ms. Achenbach inquired about the status of the demolition of Malcom's at 996 Easton Road. Mr. Greenberg said that the demolition permit had not yet been received and that the township was prepared to act on the permit in an expeditious manner. Mr. Anderson asked Mr. Casey to coordinate with the attorney for the property owner to determine the expected date of submission for the demolition permit.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:37 PM. The next meeting will be December 1, 2015, at 7:00 PM.

Respectfully Submitted By:


James J. Miller, Interim Township Manager