

April 7, 2008

1. Call to Order

The April 7, 2008 meeting of the Planning Commission of Upper Gwynedd Township was called to order at 7:31 p.m. by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
John Lancaster	Vice-Chairman
Duane Snyder	Secretary
John Klein	Member
Fred Ohntrup	Member
Bob Walker	Member
Tom Dyott	Member
Ken Weirman	Member
Kenneth Kroberger	Liaison, Board of Commissioners
William D. Lawrence	Asst. Township Manager

2. Approval of Minutes of March 3, 2008

Mr. Miller asked for any questions or comments. Hearing none, upon motion of Mr. Weirman, seconded by Mr. Walker, the Minutes of March 3, 2008 were unanimously approved.

3. Report of Commissioner's Meeting

Commissioner Kroberger gave a report of the Board of Commissioners meeting of March 26, 2007.

The Board of Commissioners accepted Parec Homes' offer of a ninety-day extension of the review period for its plan for the Lukens tract on Prospect Avenue. The new period will expire on July 21, 2008.

The Board of Commissioners granted Paul J. Carney's request for a waiver from Section 168-20A.5 concerning dedication of right-of-way and from Section 168-20.D2a concerning the construction of curbing, sidewalk and road widening relative to his subdivision located at 719 South Broad Street.

The Board of Commissioners granted final approval of Paul J. Carney's plan for subdivision of his property located at 719 South Broad Street, with conditions.

The Board of Commissioners approved Merck & Co., Inc.'s plan for Building Number 84, West Side Wastewater Tanks, with conditions.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

**A. Preliminary Plan of Subdivision
614 Rosemont Avenue**

Elliott Hirsh, owner of the above-noted address, presented revised plans for the preliminary subdivision of 614 Rosemont Avenue. Mr. Hirsh advised that lot #1 was 17,028 square feet and lot #2 was 10,732 square feet and has the house on it. He stated that variances for lot areas and lot widths had been granted by the Zoning Hearing Board. Mr. Hirsh noted that lot #2 shows the maximum footprint of the house allowed. Mr. Hirsh stated that the required right-of-way was shown along with the sidewalks and curbs. However, Mr. Hirsh noted that he would be requesting a waiver for dedication of right-of-way and construction of sidewalks as there weren't any in the neighborhood currently.

On behalf of the Site Review Committee, Mr. Weirman noted that the plan fit in nicely for the area. Mr. Weirman expressed concern relative to the neighbors house being so close to the lot line thus questioning lack of privacy. Mr. Hirsh explained that there would be a generous side yard since the house would not be built on top of the neighbor's property. He noted that there were other neighboring homes that were close together but this proposal offered twice the side yard width. Mr. Hirsh also indicated that the garage / drive would not be put directly opposite of the one across the street and felt that this would offer more privacy.

Mr. Dyott and Mr. Walker both felt that the proposal was reasonable. Mr. Hirsh stated that the house may be a one story ranch with possibly three bedrooms.

Mr. Ohntrup questioned if the trees currently on the property would remain since they obviously offer privacy as well. Mr. Hirsh confirmed that they would.

In response to Mr. Ohntrup's question relative to which way the house would face on lot #2, Mr. Hirsh advised that it would face Rosemont Avenue. He explained that the garages would be on one end and the bedrooms on the other. Mr. Hirsh stated that he was unsure of what the cost for the houses would be. However, Mr. Hirsh felt that the width of the property would be well used since ranch houses were elongated,

Mr. Klein questioned if there were basements in neighboring homes and if so were there any issues. Mr. Hirsh confirmed that there were basements and as far as he knew there were no issues. Mr. Klein questioned if the trees on the property were healthy and Mr. Hirsh stated that they were healthy as far as he was aware.

Mr. Hirsh questioned if once the plan was approved, if there would be two separate deeds. Mr. Lawrence advised that there would be once the Board of Commissioners approved the plan.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Walker made a motion to recommend approval of the April 2, 2008 revised plan to the Board of Commissioners. Mr. Dyott seconded the motion and it passed unanimously.

**B. Environment & Archaeology - Wireless Antenna
Morris Road and Muhlenburg Drive**

Mr. Miller advised that Cricket Communications was proposing the installation of wireless communications antennas on a PECO transmission tower at Morris Road and Muhlenburg Drive. Mr. Miller explained that the structure was a power tower that was constructed in 1960. He further explained that a letter from Environment and Archaeology was received by Upper Gwynedd Township. In the letter they requested a list of any historic

properties in Upper Gwynedd Township that may be affected by the installation of the antennas. There was brief discussion relative to possible historic properties. However, no one was aware of any historic properties. Mr. Lawrence advised he would write a letter in response stating that the Planning Commission was unaware of any historic properties.

6. PUBLIC COMMENTS - None

7. ADJOURNMENT

There being no further business for discussion, a motion was made by Mr. Walker to adjourn. The motion was seconded by Mr. Weirman and unanimously passed.

Respectfully submitted,

Duane Snyder
Secretary

The next Planning Commission Meeting will be on Monday, May 5, 2008.