

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

March 4, 2019

The March 4, 2019 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

John Lancaster	Vice Chairman
Kathryn Carlson	Secretary
John Tierney	Member
Gil Silverman	Member
Scott Bachman	Member
E. Van Rieker	Zoning Officer

1. Call to Order

The March 2019 Planning Commission was called to order by Mr. Lancaster at 7:30 pm.

2. Approval of Minutes of February 5, 2019

Mr. Lancaster asked for any questions relative to the Minutes of February 2019, which had been circulated by email. Mr. Silverman made a motion to approve the Minutes. Mr. Tierney seconded this motion and the motion was unanimously passed to approve the Minutes of February 5, 2019.

3. Report of Commissioners Meetings

Mrs. Hull stated that the Board honored two individuals for their achievements. Mike Romanowicz was honored for ten years of service with the Police Department. The employment agreement for Ted Caiola to become the new Deputy Chief of the Police Department was approved. Mrs. Hull asked if there were any questions. Mr. Silverman asked what the status of the new Planning Commission member is. Mrs. Hull noted that they are working on selecting a new member.

4. Old Business

A. West Prospect Avenue Subdivision

Mr. Tierney recused himself from this item. He is currently involved with the finance department at St. Rose.

Nate Fox and Adam Brower appeared on behalf of the developer. Mr. Fox stated that the first time they were in front of the Planning Commission they had some waiver requests. They have since reviewed them with their client and the Townships Consultants, they are down to one waiver request. A letter was submitted today to Mr. Rieker regarding treating the preliminary plan as a final plan. Everything else in the T&M letter of January 29, 2019, is a "will comply", including the installation of the curbs and sidewalks as requested. The developer is prepared to install the sidewalk on their side of the street along with a curb and some widening of the road. They will handle stormwater this way. Mr. Fox noted a fence on one of the resident's property's will not be disturbed. The applicant has no plans on disturbing this fence. The applicant asked for the Planning Commission's recommendation to move this on to the Board of Commissioners.

Public Comments

Mr. Lancaster opened the floor to questions from the public.

Scott Curson, 510 Sumneytown Pike, asked about where the curbs were going to run.

Mr. Fox stated that the curbs will run from end to end.

Mr. Curson asked about the widening of the street.

Mr. Brower noted that the curb will be done from one end to the other. The township's consultant's review letter recommended widening to establish a 15-foot-wide travel lane on the applicant's side. That's a 4-5-foot widening which will transition down to the exiting width on both ends.

Mr. Curson asked if the widening is to help with storm water.

Mr. Brower explained that it is not for storm water but it's a Township requirement to establish a proper road width for travel. For storm water, the applicant will be putting in an inlet at the lot 1-2 property line. This will collect the water that flows down. An additional storm water management system will be provided on lot 1 to detain that runoff and have it discharged slowly from this system. The water will go to the wetlands. There should be no more run off than what currently exists.

Mr. Brower explained the crowning of the road briefly. The crowning helps keep water where it's supposed to be.

Charles Drahos, 508 Sumneytown Pike, asked how much of the proposed property would be cleared.

Mr. Brower stated that very little clearing will be done. Lot 2 has a small amount of clearing needed. Very few trees will be coming down on lots 3, 4 and 5. He did mention that the buffer will be maintained.

Colleen Kwortnik, 205 West Prospect Avenue, asked about the widening of the road and the placement of the sidewalk. She has trees which might be affected and the possibility of cars hitting them at transition points in the curbs.

Mr. Brower noted that per the Township requirement, the applicant has a separation between the curbing and the sidewalk.

Mr. Rieker noted that the new residents will be required to maintain the improvements on their properties. If they do not, the township will do so and charge them at cost.

Mr. Lancaster asked if there was a motion on this item. Mr. Silverman made a recommendation to move this plan to the Board of Commissioners and that the plan be approved. This motion was seconded by Mrs. Carlson, with the addition that approval be subject to all the requirements and concerns in the T&M letter dated January 29, 2019 along with any future concerns that T&M may have being addressed. This amended recommendation was seconded by Mr. Bachman. It was unanimously passed. The final vote was 3-0.

B. New Comprehensive Plan

There will be an Open House at the Township Building regarding the Comprehensive Plan on March 20, 2019 starting at 5:30PM.

5. New Business

None

6. Adjournment

There being no further business for discussion, Mr. Lancaster asked for any further questions or comments. Upon hearing none, Mrs. Carlson made a motion to adjourn. The motion was seconded by Mr. Silverman and unanimously passed. The meeting was adjourned at 8:06 PM.

Respectfully submitted

A handwritten signature in cursive script, appearing to read 'Kathryn Carlson', written in black ink.

Kathryn Carlson
Secretary