

Upper Gwynedd Township Planning Commission

P. O. BOX #1 • WEST POINT, PA. 19486

July 1, 2019

The July 1, 2019 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

Sam Miller	Chairman
John Lancaster	Vice Chairman
Kathryn Carlson	Secretary
John Tierney	Member
Gil Silverman	Member
Chris Carroll	Member
Sandra Zadell	Township Manager
E. Van Rieker	Zoning Officer

1. Call to Order

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

2. Approval of Minutes of June 5, 2019

Mr. Miller asked for any questions relative to the Minutes of June 5, 2019, which had been circulated by email. Mr. Silverman noted that the site review report of the Hartford Properties Land Development Plan was not included. A copy should be attached to the Minutes as moved by Mr. Lancaster in a motion to approve the Minutes. Mr. Carroll seconded this motion and the motion to approve the Minutes of June 5, 2019 was unanimously passed.

3. Report of Commissioners Meeting

Mrs. McNaney filled in for Mrs. Hull. She stated that, at the last Board of Commissioners meeting, they recognized Officer Ben Townsend for 25 years of service and Crossing Guard Ralph Gilcrest for 10 years of service. Mrs. McNaney noted that Mrs. Hull and she had presented a plaque to the President of the Board of Commissioners, Ken Kroberger, at the June Board of Commissioners Meeting. This plaque was from the Pennsylvania State Association of Township Commissioners Convention Conference in Gettysburg. Mr. Kroberger was recognized for his 28 years of service as a commissioner and Mr. Santi will be getting his plaque soon along with Mr. Duffy for his 12 years of service. The Commissioners approved the land development plan for Merck Building 63. Also approved was the advertising for the zoning map amendment for the Sumneytown Pike Overlay District.

4. Old Business

A. Shoppes at Upper Gwynedd

Bernadette Kearney, Esq., from Hamburg Rubin, was present for the applicant. She noted that they have received some review letters and that they have provided response letters, one from Bohler Engineering dated June 14, 2019, and another from Mr. Wichner of McMahon Associates dated June 21, 2019. She also noted Heinrich & Klein's letter dated July 1, 2019. Ms. Kearney stated that she had just received that review letter today.

John Wichner with McMahon Associates responded to Heinrich & Klein's traffic review letter of July 1, 2019. The applicant will comply with most of the issues raised by the Township's traffic engineer. However, Comments 2 and 17 were just partially satisfied and the applicant will submit revised plans. In Comment 7, regarding widening of the westbound Sumneytown Pike approach, the applicant sees no benefit. Comment 10 concerns widening of the road frontage along Church Road which will be further explored with Township staff. As to Comment 12, the Sumneytown approach may be used by non-fuel truck deliveries but all fuel trucks will exit and enter to and from Church Road. For

Comment 16, the applicant will work with Township staff to reduce the possibility of blocking traffic on Church Road.

Additional signage may be necessary.

Mr. Lancaster stated that he would not approve gas delivery during peak hours. Robert Hill, with Hartford Properties, the applicant, asked Mr. Lancaster what he thought off-peak hours were. Mr. Hill noted that he doesn't know Royal Farms' policy on a 6 a.m. – 6 p.m. restriction. Mr. Lancaster stated that 6 a.m. – 6 p.m. are normal working hours and when the most traffic will be on the roads. Mr. Silverman asked what Royal Farms fuel delivery times were. Mr. Hill stated that he will find that out. There was discussion concerning trucks and deliveries.

Mr. Jeff Tomczak, Upper Gwynedd Fire Marshal, spoke about access for fire equipment and sprinklers. He asked if there were going to be sprinklers in Building A. Mr. Beavan stated yes, there will be. They will be shown on the next plan.

Mrs. Zadell had questions regarding storm water, noting T&M's review letter from June 28, 2019, Item 1, page 8 under the Wissahickon Creek Water Shed Storm Water Management Ordinance. She believes that T&M is saying that even though the applicant has expanded the infiltration system, T&M is still concerned with the treatment of the first inch of run-off and the thermal run-off. Mrs. Zadell asked if they could modify this further. Mr. Beavan noted that they are capturing half the site at this time for thermal water quality treatment. They detain it for 24 hours then release it into the stream. They would like to add an additional pipe behind Building B to the right along the curb line. This would capture the remaining 1/3 to 1/2 of the site then detain that for 24 hours to address thermal water quality.

Greg Landis, Merck and Co., asked about the existing plans for the 4 environmental monitoring wells on the drawing. Will they be maintained, or will they be removed? Ms. Konstantindis noted that she believes the wells were there before the closure of the Getty Station. The tanks have since been removed, so monitoring of these wells is no longer required. Mr. Landis noted that one of the monitoring wells was installed on behalf of Merck to monitor underground tracking of ground water. For Merck records, this must be maintained. Mr. Hill asked why this issue was not raised previously. Ms. Kearney stated that she had reviewed the Cutter Report and she could only find that it was related to the Getty Station. Mr. Landis will provide more detail.

Mr. Miller then asked if there were any questions for the applicant. Being none, Mr. Miller asked for a motion to recommend approval subject to the conditions discussed, Mr. Silverman made a motion to recommend approval. The motion was amended by Mr. Carroll to include that fuel deliveries be prohibited between the hours of 6 to 9 in the morning and 4 to 7 in the afternoon and that there be no entrance by delivery trucks from Sumneytown Pike. This was seconded by Mr. Lancaster and approved by all but Ms. Carlson.

B. New Comprehensive Plan

Mr. Silverman stated that at the next meeting there is a request for a traffic engineer to be present. Mrs. Zadell will be inviting Andy Heinrich to the July 17th meeting.

Mr. Silverman noted that additional survey results had come in. There are currently 373 responses. He also noted that there will be additional discussions about short term rentals and Mr. Tierney noted that the committee will be looking into a master plan for trail connectivity.

5. New Business

A. WCF Ordinance Amendment

Mr. Miller stated that the Planning Commission has received through email a design manual and a proposed ordinance. Mr. Rieker noted that the ordinance is a result of the FCC order in September of 2018 that stripped away what many townships had put into their codes regarding the regulation of the small wireless facilities. It also put caps on what townships could charge for reviews of new WCF's on poles or antennas. Mr. Miller asked for a motion on this item. Mrs. Carlson recommended approval subject to clarification by the zoning officer and township solicitor. It was seconded by Mr. Lancaster and was unanimously approved.

B. Roosevelt Court – 9 lot Subdivision – Will need Zoning Change from R-2 to R-3

Mr. Rieker noted that this piece of ground is comprised of so-called movie lots off State Road assembled by the builder. In order to proceed with the plan, he will need a zoning change from R-2 to R-3. The applicant will file for a zoning map amendment.

C. 229 Morris Road – 3 Lot Subdivision. Assign Site Review Team.

A site review team was assigned consisting of John Tierney, Andrew Falker and Ken Weirman.

Adjournment

There being no further business for discussion, Mr. Miller asked for any further questions or comments. Upon hearing none, Mrs. Carlson made a motion to adjourn. The motion was seconded by Mr. Lancaster and unanimously passed. The meeting was adjourned at 9:10 PM.

Respectfully submitted,



Kathryn Carlson
Secretary