

# Upper Gwynedd Township Planning Commission

P. O. BOX #1 • WEST POINT, PA. 19486

**August 5, 2019**

The August 5, 2019 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

Sam Miller	Chairman
John Lancaster	Vice Chairman
John Tierney	Member
Gil Silverman	Member
Chris Carroll	Member
Drew Falker	Member
E. Van Rieker	Zoning Officer
Colleen Tronoski	Recording Secretary

## **1. Call to Order**

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

## **2. Approval of Minutes of July 1, 2019**

Mr. Miller asked for any questions relative to the Minutes of July 1, 2019, which had been circulated by email. Mr. Lancaster made a motion to approve the Minutes. Mr. Carroll seconded this motion and the motion to approve the Minutes of July 1, 2019 was unanimously passed.

## **3. Report of Commissioners Meeting**

Mr. Santi stated that the commissioners had a pre public meeting before the public meeting at Pennbrook Middle School. This was held for the Police officers and there was a very large turnout. The purpose of the meeting was to swear in a new officer. His name is Ryan Sloan. Ray Royds was promoted to Sergeant. Ted Caiola was promoted to Deputy Chief. Deputy Chief Poirier will be leaving at the end of August. The formal meeting was then held at the Township Building after. The first item was a TMDL (Total Maximum Daily Load) presentation and hearing for the Wissahickon Creek. Mr. Santi explained that the township is under EPA guidelines that state water can't just run anywhere. If new homes are being built, downspouts must direct water to the correct place. The intent is to have the water go to a place, get contained, and seep into the ground. Mr. Santi noted the hiring of a new Assistant Township Manager, Megan Weaver. The Board also authorized the hearing of the Verizon franchise agreement for August 26. The franchise is up for renewal. This is a public hearing. Public comments, pros and cons are welcome. The Laurel House 5K Dash was approved. Laurel House helps to end domestic violence. Also approved was the Wish them Well Walk on Sunday September 22. This supports country's where women have to walk with jugs to get water. The Board approved the updated Skelly's Carnival Contract. The carnival will run September 5-8. The carnival parking contract with Merck was also approved. There was a motion made to approve the purchase of a street sweeper second hand from Upper Dublin Township in the amount of \$90,000. Upper Gwynedd usually subcontracts street cleaning out. Two items for Merck were approved. One was after hours duct work at building 63 and building 60 generator replacement work. There was a motion to approve the advertisement for Ordinance 2019-11, short term rental zoning amendment.

## **4. Old Business**

### **A. New Comprehensive Plan**

Mr. Silverman stated that the main topic was transportation. There was a report on demographics which stated that 12,358 people commute from elsewhere to work in Upper Gwynedd. Nancy Bednarik, Merck Representative, disputed

this number and believes this number is higher. 82% of people who drive into Upper Gwynedd Township, drive alone and only 6% of residents

use public transportation. There was a traffic count report which indicated the higher traffic counts occurred along Sumneytown Pike, Valley Forge Road and Welsh Road. Also noted was that bike routes were not popular for riders commuting to work. Of potential transportation projects, there are no State projects are proposed in the township. PennDOT is considering roundabouts at intersections where there is a high incidence of accidents. The County is going to do a study of the six largest roads to address congestion and safety issues, Sumneytown Pike will be included in this study. Chief Duffy suggested lighted stop signs at crosswalks for next year on West Point Pike. There is going to be a study for sidewalks throughout the Township.

## **5. New Business**

### **A. 229 Morris Road – 3 lot Subdivision Plan**

John Iannozzi from Hamburg Rubin was present to represent the applicant. He stated that the subject property is located at 229 Morris Road. The property is 3 acres and the applicant is proposing a 3-lot subdivision with a common driveway. These properties will have public water and sewer. It is in the R2 district and the applicant is asking for 6 waivers.

Chad Brensinger, Engineer with Charles Shoemaker in Abington was also present. He again noted the 6 waivers the applicant is requesting based on the T&M review letter. The first being reviewed as a preliminary/final plan concurrently rather than going through this process twice. The next several waivers pertain to road improvements. The first pair have to do with general widening, sidewalk, curb, and right-of-way requirements along Morris Road. This would also pertain to the driveway as well because the driveway is, by ordinance definition, a residential street as well. This would also be subject to right-of-way, cart way width and curb and sidewalk along the shared portion of the driveway. The next has to do with driveway radius, per the code, this would require a 35-foot radius at the right-of-way. The next waiver is the section which prohibits shared driveways. He believes PennDOT would prefer a shared driveway rather than 3 driveways so close to each other. The last waiver has to do with PennDOT not providing curbs along Morris Road.

Mr. Miller asked if the applicant received the review letter from T&M dated July 31, 2019 and asked if there were any comments. Mr. Iannozzi noted that most of the review letter will be – will comply.

Mr. Brensinger noted that one of the comments in the review letter was related to storm water discharge at the rear corner of the property where the discharge is oriented along the property line with the condo association of the Reserve at Gwynedd and the rear neighbor. He stated that they can reconfigure the out-fall pipe to impact only one of those neighbors, so they don't have to have easements from both. They will work with the condo association at the Reserve at Gwynedd to coordinate service flow or tie into their system.

Mr. Iannozzi noted that they are not in receipt of the landscape review. He stated that there's a requirement for street trees along the driveway. Mr. Brensinger stated that they will coordinate with the landscape architect to prepare a landscape plan as the code requires.

Mr. Silverman stated that a comment was made about tree removal along the boundary. Mr. Iannozzi stated that most of the trees in the buffer are on the HOA property and will not be impacted by the proposal. The review of the project architect noted that the trees that will be removed are dead and/or diseased.

Mr. Tierney noted that he and the site review team met with Mr. Houser at the site. The site review report is attached. He asked about the shared driveway, who has ownership, maintenance requirements, the site triangle at the end of the driveway, and can this be done by way of an HOA or with deed restrictions. He also noted the rain gardens which will be on the properties and the homeowners will be responsible for the maintenance of them. He also suggested conversations with the fire marshal in case of emergency situations.

Mr. Iannozzi does not see this 3-lot subdivision having an HOA. He believes a shared driveway easement agreement would take care of the driveway concerns and this would be recorded at the county. He noted as for the sight triangle, any easement that the township suggests would work. He noted that they do not have the fire marshals review yet, but they will work with him.

### **Public Comments/Questions:**

Boris Cheskis – 259 Acorn Lane – asked how much more water his property would get with the building of these three houses.

Mr. Iannozzi stated that they are obligated under law that control the storm water generated by the site and on their site. He noted that there will less water going to Mr. Cheskis house.

Mr. Brensinger explained that there will pipes in the corner of the rear lot near Mr. Cheskis house and water will go into the rain garden.

Dave Chipman – 249 Acorn Lane – agreed with Mr. Cheski, that there is a water problem in their neighborhood. He's concerned also how quickly the water will be coming.

Frank Astolfi – 305 Primrose Drive – pointed out an area behind his house where there is always water and trees can't grow.

Gary Getto – 135 Mahogany Way – president of the board at the Reserve at Gwynedd noted receiving a letter requesting they talk about tying into the storm water system. He stated that the Reserve said they would consider this, and they would want their engineer to review the plans. The Reserve has not heard back since.

Frank Astolfi – 305 Primrose Drive – is concerned about the loss of open space and privacy behind his house.

Debbie Mendelson – 309 Primrose Drive – asked how big the houses will be.

Mr. Brensinger stated the houses would approximately have a 1200 square footprint.

Mr. Miller asked for a motion to hold this item until next month. Mr. Lancaster recommended holding this item until next month. It was seconded by Mr. Silverman. It was unanimously approved.

## **6. Adjournment**

There being no further business for discussion, Mr. Miller asked for any further questions or comments. Upon hearing none, Mr. Lancaster made a motion to adjourn. The motion was seconded by Mr. Silverman and

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unanimously passed. The meeting was adjourned at 8:45 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Carlson', with a long horizontal flourish extending to the right.

Kathryn Carlson  
Secretary