

Mr. Jerry Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, August 6<sup>th</sup>, 2018. Planning Commission Members present included Keith Kneipp, Douglas Worley, Patricia Alderfer and Jake Medendorp, Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas Rossino P.E., and Township Solicitor Eric Wert Esquire. Steven Barndt and Nancy Shelly were absent and excused..

## **APPROVAL OF MINUTES**

Chairman Delong asked if there were any comments or corrections to be made to the minutes, hearing none, he asked for a motion to approve the minutes as submitted. Mr. Worley made a motion to approve the minutes from the July 2<sup>nd</sup>, 2018 regular meeting. Ms. Alderfer seconded the motion. The motion passed, 5-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

Mr. John Riebow and Mr. Jerry Gorski, Gorski Engineering, were present on behalf of the HTSF plan for property along Schoolhouse Road. Mr. Riebow explained that the plans propose to combine two existing vacant lots and develop a 176,000 square foot warehouse building. The plans show two access points to the site. One will be for trucks and the other for passenger vehicles. The location of the truck drive has been dictated by the subdivision plans. The second drive has been updated and revised to align with Hagey Center Drive. Approximately 136,000 square feet of the building will be occupied and the front portion has yet to be dedicated to a particular user. The plans show the back of the property to contain an emergency vehicles only area to be constructed in gravel. The use requires, by ordinance, 176 parking spaces and currently only about 106 are needed. A conditional use application has been filed in order to permit reserved parking to be constructed in the future on a need basis. The stormwater management facilities are primarily to the rear of the site. Mr. Worley questioned if the truck access location is locked in and why. Mr. Riebow explained that the location is on Penn DOT permit that they are renewing and shown on the subdivision plans. He stated that the drive will need to be shared with the adjacent lot when it is developed in the future, thus cutting down on the number of access points along Schoolhouse. There will be a shared access agreement. General Sciences owns both neighboring lots.

Mr. Riebow addressed the Gilmore review letter. The basin has been relocated to be a minimum of 100 feet away from the building. The applicant will be seeking conditional use for approval for

reserved parking. Mr. Kneipp asked if the proposed gravel would be sufficient handle the emergency fire equipment. Mr. Rossino stated that would be a requirement. Mr. Riebow explained that the rear will be gated and possibly locked to prohibit unapproved use of the rear emergency access. Mr. Medendorp questioned employees being able to exit should there be an emergency. A Knox-box will be installed to ensure that the gates can be opened. Mr. Riebow stated that the Township had requested additional right of way and the plans now show the project moved back about 10 feet and the applicant will secure an easement for offsite grading. Mr. Rossino also reported that a conservation easement be applied to the woodlands by the PECO easement for possibility of a future trail. The trees being removed to accommodate the project will be replaced on-site and the roadway will be widened all the way up to NCC Automated past the adjoining vacant lot and the curbing will align. Mr. Riebow read through the waiver requests. The applicant is working with the sewer authority on the location for hook up. No sidewalk is proposed but will be graded for future installation. The applicant is requesting a waiver from buffering requirements due to the location of the driveway and that existing vegetation is sufficient. Mr. Gorski detailed the requests for the infiltration basin and stated that the conservation district agrees with the proposal. Mr. Wert addressed the traffic impact fee. He stated that the Township is in the process of updating its traffic impact fee ordinance. In order to use a new formula. This number will be changing. Further discussion took place regarding the location of the truck access, shared driveway access and the general traffic flow of the busses and trucks along Schoolhouse Road. Mr. Rossino reported that the state will have the final say and that the location of the truck access has the best visibility. The Planning Commission was in support of the waivers requested with the waiver from 122-85 in regards to the BMP being deferred until final approval stage and review of revised storm plans. Chairman DeLong asked for a motion to grant conditional preliminary approval conditioned upon the NPDES permit and Penn DOT approval. Mr. Worley made the motion, it was seconded by Mr. Kneipp and all voted in favor.

Mr. Cliff Stout, STA Engineering, and Ms. Suzanne Owens were present to represent Peter Becker Community and the plans for 140 Crescent Lane. The project is located on the corner of Crescent Lane and Schoolhouse Road. It is the former Indian Valley Group Home. The plans depict a building expansion on the north east side and additional parking and paved areas. The addition will be used for a teaching facility and a woodworking shop. The drainage currently flows outward and is treated in the rain garden. Mr. Stout referenced the Engineer review letter and explained that additional screening and plantings near the loading area will be complied with.

There are no dumpsters on this site. Staff collect the trash in each building and haul it to a central collection facility. Sidewalk from the parking spaces to the main entry on the east side would be requested to be installed at a later date. He stated that the woodworking shop would have a maximum of 10 residents at any time of the day. The training facility may have, down the road, a maximum of 20. It will be used in the evenings a few nights a week from approximately 4:30 to 9pm. At this time Peter Backer Community would prefer to not connect the sidewalk. The people using the facility are going to be parking in one area and entering the facility in that same spot. If the use grows in ten to fifteen years then Peter Becker would then need to put in some sort of connecting path. A waiver is requested from installing sidewalk along Schoolhouse Road. Currently there is no sidewalk along the roadway and Peter Becker does not wish to encourage its residents to walk along this busy street. A waiver is requested from curbing in the parking area as it would affect the drain runoff to the rain garden. Mr. Worley asked to confirm that tire stops would be placed instead. Mr. Medendorp questioned the need for a level spreader for the stone at the edge to stop it from eroding. Mr. Stout responded that it would not be necessary. He then went on to clarify the intended use of the pick-up area. It will be the area where a resident will pick up or drop off furniture pieces for repair. Ms. Owens stated that at times furniture is donated as well. The applicant will work with Gilmore's office to meet the storm water requirements and revisions will be made. It was agreed upon that tree replacement can be done within the Peter Becker property. In regards to street trees, the existing trees are set back a bit due to a pipe location. Mr. Stout will provide tree removal calculations and street requirements for review. Mr. Rossino questioned the NPDES permit for Maplewood Estates and if it includes this location. Mr. Stout replied that no, not as long as they stay under the one acre will they have to apply for another NPDES. Mr. Medendorp asked about the five-year window for no additional small projects. This will be looked into by STA and verified with DEP. Mr. Delong asked for any additional questions or comments. Hearing none he asked for a motion for conditional preliminary approval. Mr. Worley made the motion and it was seconded by Mr. Medendorp. All voted in favor 5-0.

## **NEW BUSINESS**

#04-18 664 Indian Creek Road Lot Line Adjustment. Charmain Delong asked for a motion to formally accept the plans. Mr. Worley made the motion that was seconded by Mr. Kneipp. All voted in favor.

## **ZONING HEARING BOARD APPLICATIONS**

NONE

**OTHER BUSINESS**

Zoning Ordinance Amendment – Mr. Eric Wert summarized the proposed ordinance pertaining to properties located in the RR district that were rezoned from R-175 to RR in 2006 creating non-conforming lots. This will allow the non-conforming lots to use the less restrictive dimensional requirements of the R-175. This Ordinance will clarify the language of the Ordinance and its intentions.

**NEXT SCHEDULED MEETING**

The next scheduled meeting is Tuesday September 4<sup>th</sup>, 2018 at 7:00 p.m. Mr. Kneipp made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning