

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, November 2nd, 2020. Planning Commission Members present included Jerry DeLong, George Balzer, Steven Barndt, John Medendorp and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino and Township Solicitor Eric Wert, Esquire. Douglas Worley was absent.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, from the September 8th, 2020 meeting and hearing none, Steven Barndt made a motion to approve the minutes as submitted. The motion was seconded by Mr. DeLong and all voted in favor. 6-0

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#03-20) Peter Becker Community Pocket Neighborhood Mr. Bill Fredericks, RGS Associates, was present on behalf of Peter Becker Communities to present a revised list of waivers and to address the review letter dated October 30th from Gilmore and Associates. He stated that the connection to Schoolhouse Road has been removed, but the rest of the plan largely remains the same with an added walkway connection for guests. He presented the waivers to the Planning Commission including basins being permitted ten feet from the property line with a fence, allowing private streets and allowing the existing street width to remain 30 feet in lieu of the required 40 feet. Mr. Fredericks stated that in lieu of a gate across Moyer Way, as discussed at the previous meeting, signage will be used to deter traffic and the 15-mph speed limit will be posted. Peter Becker is requesting a waiver from providing a fee in lieu of land dedicated for park and recreation use. The Planning Commission has chosen to defer this waiver request to the Board of Supervisors and took a neutral stance. Mr. Jerry DeLong made a motion to recommend conditional preliminary/final approval. Mr. Medendorp seconded the motion with the exception of the waiver for the park and recreation fee. All voted in favor 6-0.

NEW BUSINESS

(#05-20) Amplifier Research Land Development Mr. DeLong made the motion to formally accept the application package. Mr. Medendorp seconded the motion and the motion carried.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that there are three zoning hearings scheduled for Thursday November 5th. An application for an in-law suite on 376 Moyer Road, and a modification to a previous decision for the gas station located at 303 Harleysville Pike, in order to pump diesel fuel. Mr. Eric Wert informed the Planning Commission that the Board of Supervisors has authorized Dischell Bartle and Dooley to appear in opposition to the application. Ms. Gooch reported that the third application is for a yard setback variance for an in-ground pool located at 601 Harvest Drive.

OTHER BUSINESS

Bergey's Truck Center – Mr. Rick Mast presented a new plan for the Bergey's Truck Center to the Planning Commission. He displayed a photo from 1981 of the Longacre property depicting a large building and a number of cars. He stated that several years ago Bergey's submitted a formal land development application to develop that corner. The plan at that time was to develop it with the GMC truck center and sales and service facility as well as the corporate offices. Phase II was along 113 with several commercial pad sites. Mr. Mast reported that the plans to utilize the property have since changed. The long-term plan for the entire site and the Longacre corner for a new sales and service facility have changed. The corporate office would be in the back approximately 9,000 square feet footprint and inventory parking. On the other side of 113, plans show a number of small building expansions to allow drive up and drop off services. The commercial development pad sites are unrelated to automobile facilities. The existing corporate building will be removed to allow for additional parking. The GMC dealership is actually a prototype of about 33,000 square feet.

Mr. Mast continued to explain that the last phase is the unrelated development. Access across from Harvest Drive would be maintained and accesses along 113 will be consolidated and there will only be one access to Godshall Road and most likely be gated. Both Allentown Road and 113 are PennDOT roads and the plans show a dedicated right turn lane onto Allentown Road and creating a center turn lane along 113.

A special exception would be necessary for the convenience store and gas pumps proposed. He added that the plans would also require the Township to rezone one adjacent parcel. Mr. Barndt stated that the proposal is a big concept plan and inquired about how much of it will be submitted for land development. Mr. Mast reported that Phase I will be the Longacre corner containing the

corporate office center. Discussion took place about adding a second fuel center or removing the existing Bergey's gas station. Mr. Mast confirmed that it would be an additional service station. Resident William Wolfgang was present, and asked about hours of operation and preventing lighting from spreading beyond the property lines. Mr. Mast responded that there are new lighting regulations in place today which Bergey's will comply with. No set hours of operation have been determined.

Chairman Kneipp proposed a motion to authorize Beth T. Gooch, Director of Planning and Zoning to sign DEP Component 4A documents on behalf of the Franconia Township Planning Commission. Mr. DeLong made a motion for approval. It was seconded by Mr. Balzer and the motion carried.

NEW BUSINESS

(#04-20) Nice Road Land Development Mr. Barndt made a motion to formally accept the application and plans. The motion was seconded by Mr. DeLong and all voted in favor.

Mr. Rossino stated that under the current plan, zoning relief would be required, and he also provided some updates on the condition of Nice Road. Discussion took place regarding the general area and uses of adjacent properties.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, December 7, 2020 at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Mr. Medendorp seconded the motion. The motion passed. The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning