

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, June 7th, 2021. Planning Commission Members present included Keith Kneipp, John Medendorp, Steven Barndt, Nancy Shelly, and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglass C. Rossino and Township Solicitor Eric Wert were also present. Jerry DeLong and George Balzer were absent and excused.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes. Two corrections were noted. Mr. Worley made a motion to approve the minutes as amended from the May 3rd, 2021, regular meeting. Ms. Shelly seconded the motion. The motion passed, 5-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Alderfer Glass Land Development (#02-21) Mr. Robert Jordan, Woodrow and Associates, was present on behalf of Alderfer Glass to present the proposed plan. He reported that the plan has received zoning relief to permit the commercial use on a residential property. The existing garage is to be removed and the sunroom will be removed and replaced with a small addition where the office space will be increased. The plans also show a 3,000 square foot, one story, pole barn and a parking lot expansion. Concerns about stormwater management came up during the zoning hearing. A rain garden is proposed to be installed. The applicant is seeking preliminary/final recommendation this evening. Mr. Jordan stated that the Gilmore review letter dated May 14, 2021, is all will comply with the exception of the requested waivers.

Mr. Jordan went through the waivers with the Planning Commission members. The first waiver is from the requirement for separate preliminary plan submission. The applicant is seeking preliminary/final approval. The second waiver is from the requirement requiring existing features within 200 feet of any part of the land being subdivided to be shown on the plan. Waiver number three is to permit the existing driveway to remain at 15 feet in width and not having a radius less than 20 feet as required by the code. Mr. Medendorp asked is there would be different vehicles using the drive than currently once the construction is complete. Mr. Ben Weaver responded that it is mostly passenger vehicles with very limited work trucks. The pole barn is strictly for storage use. The business utilizes Chevy Express size vans. Mr. Kneipp asked if the drive was wide enough to accommodate fire equipment. Mr. Weaver responded that a truck could pull straight in but could not maneuver. Mr. Wendell Weaver added that there is access from the parcel located

directly behind. Mr. Rossino stated that the waiver can be conditioned upon the Fire Marshall approval. Each department has a different approach to emergency situations, and the Fire Marshall may decide that he would never bring a piece of equipment on the property and would prefer to enter the rear parcel. Mr. Ben Weaver added that there will not be any garbage pickup at this site and those trucks will only need to access the main plant.

Waiver number four is from the requirement to provide parking spaces 10 feet by 20 feet as parking spaces in a non-residential district are permitted to be 9 feet by 18 feet. Waiver number five is requesting a waiver from the requirement for two-way aisles in parking lots and to have a minimum width of 25 feet. The plan proposes an aisle width of 16 feet. Chairman Kneipp suggested that this waiver also be conditioned on the Fire Marshall approval. Mr. Medendorp added that 16 feet seems really narrow for even a pickup truck. Mr. Rossino stated that he recommended revising to the necessary width for 2-way traffic and asked if there was any public use of the property. Mr. Weaver responded that there will not be any sales but there will be a conference room. Discussion took place about the possibility of moving some landscaping buffering to allow for a wider drive. Ms. Gooch asked if this would increase the impervious coverage as this was one of the variances granted by the Zoning Hearing Board. Mr. Rossino agreed that would need to be taken into consideration. Mr. Rossino requested that for the handicap space, the applicant needs to demonstrate that the van can maneuver.

Waiver number six is from the requirement to provide a buffer along adjacent parcels which are also owned by Alderfer Glass. Mr. Kneipp suggested moving the buffer onto another parcel also owned by Alderfer Glass, that is adjacent to a residential use. Discussion took place as to a better location, along the waterway or if riparian buffers could be installed to fill the requirement. Mr. Wert asked if the section of the code requires a particular type of planting. Mr. Rossino responded that yes, and it requires a 25-foot buffer, so a waiver would still be necessary, but a condition could be added. Mr. Barndt asked if the properties were subdividable what would then happen if in the future if any lots are sold. He added that to consider it as a deferral as an internal buffer to the use is pointless. Mr. Wert agreed that the deferral should read until the sale of the separate parcels or as otherwise required or at the discretion of the Township.

Mr. Jordan reported that waivers seven and eight could be handled similarly. He stated that the parking lot is an existing non-conforming use that will be expanded. Mr. Medendorp questioned why the parcels were not being consolidated. Mr. Ben Weaver replied that legally there was no

desire to do so. Both requests would need to be waivers and not deferrals as the parking lot already exists.

Waiver number nine is from the requirement to install sidewalk and waiver ten from the requirement for curbing. Telford Pike currently does not have any sidewalk or curbing anywhere in the area of the property. Waiver eleven is requesting to install an 8-inch pipe in lieu of the required 18 inch pipe to catch water between the two buildings and pipe it to the rain garden. Mr. Rossino recommended that it be conditioned on the applicant demonstrating that the pipe has the necessary capacity.

He added that a waiver from section 122-25.B regarding top and bottom of slopes along property lines needs to be requested. Mr. Jordan reported that an easement will be placed over that portion of the property. Mr. Rossino stated that this would still need to be an additional waiver because it is on the property line.

Mr. Medendorp asked about waiver number eight - if any screening at all will be done. Mr. Jordan responded a little and a street tree, but they are seeking a waiver because there are concerns about sight distance as the property does not have the required 100-foot front yard. Discussion took place regarding the parking areas so close to property lines and what happens if any of the parcels are sold separately. The parking would continue to be an existing nonconformity that is why waiver number seven cannot be a deferral and must be considered as a waiver. Mr. Jordan agreed to remove waiver number eight and look into providing the screening around the parking.

Mr. Rossino summarized the waivers and stated that three and five would be conditioned upon the Fire Marshall and turning movements for the van in a handicap space and that 122-125.B be added conditioned upon the easement. Number eleven will also be conditioned upon providing calculations to demonstrate the 8-inch pipes are sufficient.

Mr. Worley made a motion to recommend conditional preliminary/final approval to the Board of Supervisors. It was seconded by Mr. Medendorp and all voted in favor, 5-0.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Planning Commission that there are two applications scheduled for Thursday July 1st. The application for 21 Huntington Court is for a variance to permit a covered deck within the rear yard setbacks. The second application, for 821 Clemens Road, is for an accessory structure, 1152 square feet and exceeding the 14-foot height maximum to be constructed 18 feet from the side property line.

Chairman Kneipp asked about the decisions for the previous applications. Ms. Gooch informed the board that the detached in-law suite on Keller Creamery Road had been denied and the pavilion in the side yard of property on E Oakmont Drive had been approved. Mr. Barndt asked about the detached garage with the underground tunnel. Ms. Gooch reported that the application for property on Godshall and Indian Creek Road for the detached garage and shed in the side yard had been denied in its entirety.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, July 5th, 2021, at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning