

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, OCTOBER 15, 2018**

The regular scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:30 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Terry Carnes, Eric Nogami, Kirk Hansen, Jon Apple, and Township Engineer, C. Robert Wynn.

2. APPROVAL OF MINUTES – action on the minutes of the August 20, 2018 meeting – Motion was made by Mr. Carnes and seconded by Mr. Nogami to approve the August 20, 2018 meeting minutes as written. The motion passed 4-0-1 with Mr. Hansen abstaining from the vote. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Hockman Minor Subdivision/Lot Line Adjustment – Mr. Scott Mease, P.E., was in attendance to present the Middle Road minor subdivision/lot line adjustment plan. Mr. Mease stated the plan proposes to convey .454 acres from TMP# 15-35-21 to TMP# 15-35-22 along with proposing TMP# 15-35-21 be subdivided into two lots having frontage on Middle Road within the RR Zoning District. Lot 1 will remain in the agricultural use and Lot 2 is proposed for construction of a single family detached dwelling. Mr. Mease provided a sketch plan showing the possible further subdivision of Lot 1 at a future time. Mr. Mease reviewed Mr. Wynn's review letter dated September 17, 2018 stating the applicant will comply with all items and highlighted the following:

1. The requested waivers consists of SLDO Sections 140-28.P, 140-29.D, 140-35.A, and 140-36 (cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk) along Middle Road, SLDO Section 140-38 and 140-40 (preparation of stormwater management and erosion/sedimentation control plans), and requesting additional waivers from SLDO Section 140-27.B(4) for the property line between lots 1 and 2 containing a non-perpendicular/radial bend between the front and rear of the site, and the request to provide pins instead of monuments at the corners of the access strip in the farm field (SLDO Section 140-44). Discussion was held in regards to the possibility of not putting the pins in since the property will continue to be farmed.

2. The applicant will provide the Deed of Conveyance and Consolidation for review by the Township Solicitor before recordation.

3. Lot 2 will be served by an on-lot well and tested before a building permit is issued along with getting planning module approval from PADEP.

4. Legal descriptions will be provided for the dedication of the ultimate right of way along Middle Road to the Township.

5. The applicant will comply with the capital contribution in-lieu-of recreation land dedication.

6. The applicant will comply with all engineering/drafting detail items.

Motion was made by Mr. Carnes, seconded by Mr. Apple and carried unanimously to recommend final approval for the Hockman Minor Subdivision/Lot Line Adjustment contingent upon the items contained in Mr. Wynn's review letter dated September 17, 2018 and the two additional waivers be submitted to Mr. Wynn in writing in a timely manner. There was no public comment.

b) Defebo/Adams Lot Line Adjustment – Ms. Carrie Nase-Poust, Esq., Fox Rothchild, LLP, representing Daniel Defebo, was in attendance along with Mr. Glenn Monteleone, Boucher & James, Inc., and the adjacent property owner, Mr. Joseph Adams. Ms. Nase-Poust submitted a waiver letter dated October 15, 2018 and stated the plan proposes to convey 2.02 acres from TMP# 15-34-65 (Daniel Defebo) to TMP# 15-34-65-4 (Joseph Adams) located on Township Line Road in the RR Zoning District. Both parcels are served by on-lot water and on-lot sewage disposal facilities and no development activity is proposed as part of the application. Mr. Monteleone reviewed Mr. Wynn's review letter dated September 18, 2018 stating the applicant will comply with all items, remove all requested waivers in Section 140-16.D of the Subdivision and Land Development Ordinance listed on the plan, and highlighted the following:

1. The requested waivers consists of SLDO Section 140-16.C(6)(c) (all plans of lot line adjustment and minor subdivision reflect natural resource protection standards), SLDO Section 140-16.C(14) (all plans of lot line adjustment and minor subdivision reflect all existing building/structures driveways, wells, sewer systems, utility easements, utility poles), SLDO Section 140-16.C(16) (requires that all plans of lot line adjustment and minor subdivision reflect USGS contour), and SLDO Section 140-28.P, SLDO Section 140-29.D(1), SLDO Section 140-35, and SLDO Section 140-36 which all deal with street improvements on Township Line Road.

Motion was made by Mr. Hansen, seconded by Mr. Carnes and carried unanimously to recommend approval for the Defebo/Adams Lot Line Adjustment contingent upon the items contained in Mr. Wynn's review letter dated September 18, 2018 and the waiver letter dated October 15, 2018. There was no public comment.

c) Wawa Land Development – Ms. Julie Von Spreckelsen, Esq., Eastburn and Gray, was in attendance along with Mike McManamey and Chris Salemi, Hunt Real Estate Service, Inc., Eric Britz, P.E., Bohler Engineering, and Greg Richardson, Traffic, Planning & Design. Ms. Von Spreckelsen stated the 5 acre Wawa property is located at the southwest corner of the intersection of Route 113 & Route 313 within the PC-2 Zoning District and is proposed to be subdivided into

two lots. Lot 1 will be developed for a Wawa Convenience Store and gasoline sales and Lot 2 is proposed for construction of a fast food restaurant. Ms. Von Spreckelsen continued to state the applicant is looking for a recommendation of Preliminary/Final Subdivision/Land Development Plans and the requested waivers for the project which proposes the demolition of the existing Wawa, the subdivision of the property into lots, the construction of the 5,585 sq. ft. Wawa with 8 fuel dispensing facilities containing 16 positions, and 62 parking spaces. Lot 1 will comprise of 2.6 acres and includes oversize parking spaces, enhanced stormwater management facilities, and utility upgrades bringing public water and sewer to the property. Lot 2 will comprise of 1.5 acres and will be improved with a 4,388 sq. ft. fast food restaurant with a drive through, 44 parking spaces, enhanced stormwater management facilities, additional buffering, and public water and sewer as well. Zoning variances were received in regards to buffering and signage. Additional oversized parking spaces have been provided with full movement access onto Route 113. Eric Britz, Bohler Engineering, reviewed Mr. Wynn's review letter dated October 2, 2018 and the waiver letter dated October 12, 2018 highlighting the following:

1. All items contained in the review letter are all will complies.
2. The applicant is requesting 24 hour lighting since the store is open 24/7 and, if the fast food restaurant is going to close during certain hours, they be allowed to extinguish the lights 2 hours after closing until 7:00 a.m.
3. In regards to stormwater management, the outlet structure will be adjusted on the plan.
4. The requested waivers consist of: SMO Section 134-19.D which requires emergency spillway discharging over embankment fill to be constructed with concrete checker blocks, SMO Section 134-19.J.3 which requires basin bottoms to be maintained in lawn cover to have a minimum bottom slope of 2%, SMO Section 134-19.J.5 which requires a 10 feet wide access ramp at a maximum slope of 10:1 to provide access for maintenance equipment to reach the basin floor, SMO Section 134-19.J.7C which requires the perimeter of all basins to be landscaped with a mixture of deciduous trees, evergreen trees, and shrubs, SLDO Section 140-36.H which requires sidewalks to be laterally pitched at a slope of ¼ inch per foot. SLDO Section 140-37 (140-37.C.6 as amended by Ordinance 2011-7) which requires maximum spacing intervals for street trees, SLDO Sections 140-38.C(2)(c), (d), (i), (n), and (s) which include various storm sewer design requirements related to pipe material (RCP), pipe diameter (18" minimum), flow velocities (3 feet per second), vertical drop through inlets (2" minimum), and horizontal crossing angles with other utilities, SLDO Section 140-39.B which requires that a maximum slope of four horizontal to one vertical (4:1) be provided for vertical drops in excess of five feet, SLDO Section 140-39.C which requires that the top or bottom edges of slopes be at least five feet from property lines and right of way lines to permit the normal rounding of edges without encroachment on adjoining properties, SLDO Section 140-17.M to permit notice to abutting property owners of the preliminary plan

submission via Federal Express delivery requiring a signature in lieu of Certified US Mail and to permit no notice to the property owners across Route 313 which are located in Bedminster Township, SLDO Section 140-37.D to permit less than the required 50% parking lot shading required due to the underground basins and other utilities which limit the ability for tree planting areas within and around the proposed paved areas, SLDO Section 140-37.G to permit less than the required replacement trees due to lack of available area on the site to plant all of the required replacement trees in addition to trees necessitated by other code requirements, and SLDO 140-45.G(4) to provide less than the required 20 feet between the parking facilities and the outside wall of the building in an effort to minimize impervious coverage. Mr. Wynn stated he has not received the parking lot shading plan that is required for the preliminary submission and does not recommend approval until the plan is submitted and reviewed. Mr. Wynn stated he does not recommend waiver approval until the Township receives the fire chief's review of the plan or thirty days have lapsed. Mr. Wynn stated he has not received the plan for replacement trees. Mr. Wynn stated he has not received the traffic study review from the Township traffic consultant and the HOP plans have not been submitted to the Township. Mr. Richardson, Traffic, Planning, and Design, agreed comments from the Township traffic consultant have not been received yet, they are in the process of completing the HOP plans, will also send them to the Township for review since the Township will be asked to be a co-applicant, Weiss will be kept in the know through the whole process along with submitting the plans to the Township for the storm sewer facilities for Weiss, and truck turning templates for delivery trucks and fire and rescue equipment will be submitted to the Township. Mr. Wynn stated the truck turning templates need to be reviewed before the plans are approved. Since there are several items missing, it was the consensus of the Planning Commission to table the Wawa Land Development plan until the items are received and reviewed by the Township Engineer. Motion was made by Mr. Apple, seconded by Mr. Carnes and carried unanimously to table the Wawa Land Development project. There was no public comment.

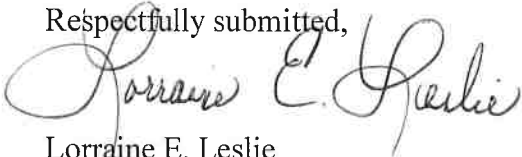
5. PLANNING: None.

6. ORDINANCES:

a. Omnibus SLDO Amendment – Mr. Wynn stated the Bucks County Planning Commission adopted the Omnibus SLDO Amendment without comment and a motion is needed to recommend the amendment be adopted. Motion was made by Mr. Nogami, seconded by Mr. Carnes and carried unanimously to recommend the Omnibus SLDO Amendment be adopted. Public Comment: Wally Rosenthal, Rosey Lane, questioned the location of trees that are planted.

7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: None.
10. PUBLIC COMMENT: None.
11. PLANNING COMMISSION COMMENTS: Mr. Carnes announced he is at the end of his 8<sup>th</sup> year and is not renewing his time with the Planning Commission. Mr. Carnes thanked Marianne Egan, Bob Wynn, and the members of the Planning Commission. He continued to state even though the Planning Commission is an advisory board, they help with the transparency of the local government. Mr. Carnes stated his one regret in the eight years on the board was the one time he did not question more fully when the Water & Sewer Department presented them with a plan that routed water and sewer right by a supervisor's home. The Planning Commission didn't catch it until it was too late to ask questions. He encouraged the Planning Commission to be diligent because they really do serve the Township. He thanked the Board of Supervisors for giving him the privilege of working on the Planning Commission. Mr. Christ thanked Mr. Carnes for his service on the Planning Commission. Mr. Hansen clarified a few items consisting of the left turn exit from Wawa onto Route 113, the elevation has not been checked in regards to the inlet that was just installed for Weiss Market at the intersection of Route 313 and Route 113, CVS will tie in to sewer and possibly water, and the well at Wawa will be capped and sealed.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Carnes, seconded by Mr. Hansen and carried unanimously, the October 15, 2018 Hilltown Township Planning Commission meeting was adjourned at 8:52 PM.

Respectfully submitted,



Lorraine E. Leslie

Township Manager/Treasurer

(\*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Planning Commission at a public meeting).