

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, NOVEMBER 19, 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 Eric Nogami, Kirk Hansen, Jon Apple, and Township Engineer, Tim Fulmer. Terry Carnes was absent.

1. APPROVAL OF MINUTES – action on the minutes of the October 15, 2018 meeting – Motion was made by Mr. Nogami, seconded by Mr. Hansen and carried unanimously to approve the October 15, 2018 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:
 - a) Wawa Land Development/Subdivision Plan – Julie Von Spreckelsen, Esq., Eastburn and Gray, along with Kathleen Hess, Mike McManamey and Chris Salemi, Hunt Real Estate, Inc., Eric Britz, P.E., Bohler Engineering, and Greg Richardson, Traffic, Planning, and Design, were in attendance to present the revised Wawa preliminary plan. Ms. Von Spreckelsen gave an overview of the project stating Lot 1 will be developed for a Wawa Convenience Store with gasoline sales, and Lot 2 is proposed for construction of a fast food restaurant. Both lots will contain stormwater management facilities, buffering, and public water and sewer. Since the last Planning Commission meeting, an acceptable review was received by the Fire Chief dated November 16, 2018. Ms. Von Spreckelsen stated all items contained in C. Robert Wynn’s review letter dated November 7, 2018 and the Traffic Engineer review letter dated October 19, 2018 are will comply. Ms. Von Spreckelsen continued to state, since they do not know the specific user of the fast food restaurant at this time, they are seeking preliminary/final land development approval of Phase 1 (Lot 1-Wawa and associated site improvements), and preliminary approval of Phase 2 (Lot 2-fast food restaurant). Mr. Britz discussed the lighting plan in regards to the Wawa being open 24 hours a day and the applicant will approach the Board of Supervisors for their approval for the lighting to remain lit during all hours of darkness. Mr. Britz clarified the egress from the property onto Route 113 is a right in, right out, and left out. There is a restriction on left turns into the property from Route 113. Mr. Fulmer requested Mr. Christ to execute the planning module application for the project.
Motion was made by Mr. Carnes, seconded by Mr. Hansen and carried unanimously to recommend Preliminary/Final approval for Phase 1 (Wawa) and Preliminary approval for Phase 2 (fast food restaurant) contingent upon the items contained in Mr. Wynn’s review letter dated November 7, 2018.

Public Comment: Mary Ellen Knudson, 524 Hilltown Pike, commented on the parking spaces for larger vehicles and Ms. Von Spreckelsen stated there are eight oversized parking spaces per the Zoning Hearing Board decision. Catherine Holiday, 110 Cedar Hill Drive, commented on impervious surface. Mr. Fuller stated the site meets the stormwater management requirements plus there will be multiple stormwater management facilities for both phases.

b) Henofer Tract Preliminary Plan – Ms. Carrie Nase-Poust, Esq., Fox Rothchild, LLP, along with Eric Clase, P.E., Gilmore & Associates, and applicants, Frank and Glenda Henofer, were in attendance to present the Henofer Tract preliminary plan located at Fairhill School Road, Fairhill Road, and Keystone Drive comprising of four tax map parcels within the RR Zoning District which is proposed to be subdivided into eight single family detached dwelling lots. Seven lots are 10+ acres with one lot being 2.82 acres. All lots are proposed to be served by on-lot wells and on-lot sewage disposal facilities. Mr. Clase reviewed Mr. Wynn's review letter dated November 8, 2018 stating the applicant will comply with most items and discussed the following:

1. The requested waivers consists of SLDO Sections 140-28.P, 140-29.D, 140-35, and 140-36 (which require cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along existing roads within the frontage of the parcels involved in the subdivision/lot line adjustment), SLDO Section 140-38 (requires stormwater management facilities to be designed to manage runoff from the maximum permitted site and individual lot impervious surface areas for all major subdivisions where the smallest lot is less than three acres), SLDO Section 140-17.D(6) (requires the vertical datum to be North American Vertical Datum of 1988), SLDO Section 140-22.B(1) (which requires preparation of a Water Resources Impact Study when a proposed subdivision contains three lots or more, and the smallest created lot being less than five acres), SLDO Sections 140-27.B(4) & (11) (which require lot lines to be oriented substantially at right angles/radial to the street line from the street line to the rear of the lot; and residential lot depth to be between one and three times the lot width), and SLDO Section 140-37.C.3 (which requires street trees to be planted within the street right of way where suitable street trees do not exist).

2. Mr. Clase stated the project is part of an estate and the applicant is requesting tree removal to be done on a lot by lot basis at each grading permit application.

3. Mr. Clase stated, in regards to the athletic court, the applicant desires to establish a recreation easement in favor of lot 5.

4. Mr. Clase stated the applicant will obtain site easements.

5. Mr. Clase stated the applicant will consider a capital contribution fee in-lieu-of street improvements.

6. Mr. Clase stated Development/Financial Security Agreements will be lot specific and will be executed when each lot is recorded.

Mr. Fulmer requested Mr. Christ execute the planning module application for the project. Mr. Apple stated he appreciates what the applicant has proposed since it is a difficult tract of land and the waivers are justified.

Motion was made by Mr. Apple, seconded by Mr. Nogami and carried unanimously to recommend Preliminary approval for the Henofer Tract Subdivision contingent upon the items contained in Mr. Wynn's review letter dated November 8, 2018 and the capital contribution fee in-lieu-of street improvements. There was no public comment.

c) Venue at Hilltown Sketch Plan - Ms. Carrie Nase-Poust, Esq., Fox Rothchild, LLP, along with Eric Britz P.E., Bohler Engineering and Sam Carlo, Lennar Homes, were in attendance to present the Venue at Hilltown sketch plan located at Swartley Road/Bethlehem Pike consisting of six tax parcels contained partially within the PC-1 and RR Zoning Districts proposing to be subdivided/consolidated to create a 171 unit retirement village. The retirement village consists of 62 single family detached dwellings, 52 twin dwellings, and 57 townhomes having frontage on a proposed internal road network with access to Swartley Road. A clubhouse, recreation facilities, and off street parking is also proposed along with open space. The site is proposed to be served by public water and public sanitary sewer facilities. Mr. Britz stated there is a pending ordinance amendment application with the Township. Mr. Britz stated the main access is off of Swartley Road with the emergency access to Route 309 which may be a secondary access later on. Mr. Carlo discussed the amenities of the project, along with snow removal, maintenance, etc. Mr. Wynn's review letter dated November 12, 2018 was discussed highlighting the following:

1. The applicant will clarify the open space area on the plan.
2. The applicant will work with the Township to comply with the lot widths/areas, yards, and building spacing to comply with standards contained in Section 160-23 of the Zoning Ordinance.
3. The Open Space will be maintained by the HOA.
4. The type 1 and 3 buffer yards will be revised on the plan.
5. A topographic survey plan will be prepared to verify the existence of resources requiring protection in accordance with Section 160-28 of the Zoning Ordinance.
6. The applicant will comply with the Traffic Study and the Fire Company review.
7. The applicant will comply with the public dedication of land suitable for park and/or recreation use, or a capital contribution in-lieu-of recreation land dedication.

The Planning Commission commented on the traffic and bridge on Swartley Road, steep slopes, and an additional access from Route 309.

Public Comment:

1. Paul Maynard, 13 N. Valley View Road, commented on traffic, sewer systems, and zoning.
2. Carl Wagoner, 601 Hilltown Pike, commented on sewer, water requirements, the bridge on Swartley Road, traffic, and the environment in regards to Barney's Auto Parts.

3. Mike Disalvi, 432 Swartley Road, commented on the vehicles that travel on Swartley Road and no speed limit signs.
 4. Neil Barella, 505 Swartley Road, commented on the number of units, number of vehicles on Swartley Road, and accessibility to Route 309.
 5. Tony Barella, 505 Swartley Road, commented on the traffic and speed of the traffic on Swartley Road.
 6. Pat Muller, 519 Swartley Road/Hilltown Pike, commented if a retirement community is needed.
 7. June Brauer, 304 Swartley Road, commented on a creek on the property, and the number of houses.
 8. Cathy Holiday, 110 Cedar Hill Drive, commented on the HOA, keeping the age 55 and older in place, and the rating of the housing group.
 9. Tony Barella, 505 Swartley Road, commented on the description and placement of the houses, and the 55 and older market.
 10. Neil Barella, 505 Swartley Road, commented on the Zoning Hearing Board notice.
- Mr. Fuller discussed the Zoning Hearing Board requirements including the notices and agenda placements on the Township website. Since the project was a sketch plan, no action was taken.

5. PLANNING:

a) Philadelphia Glider Council Land Development Waiver – Matt Giannini and Steve Devine were in attendance to present the land development waiver plan to construct a 35' x 56' modular clubhouse building on the parcel located along the west side of Route 152 within the RR Zoning District. The building will have no impact on neighbors and will not be visible from the road. Additionally, no trees will be removed in conjunction with the installation of the new clubhouse. Mr. Wynn's review letter dated November 1, 2018 was discussed highlighting the following:

1. The Stormwater Management application will be reviewed to see if the project meets the criteria for an exemption.
2. The proposed building will be served with public water and on-lot sewer and confirmation will be received from HTWSA and Bucks County Department of Health.

Motion was made by Mr. Apple, seconded by Mr. Nogami and carried unanimously to recommend Land Development waiver for the Philadelphia Glider Council contingent upon the items contained in Mr. Wynn's review letter dated November 1, 2018. There was no public comment.

6. ORDINANCES: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANS TO ACCEPT FOR REVIEW ONLY:

a) Coleman Investment Properties Land Development – Progress Drive – 29,950 SF Office/Manufacturing Building

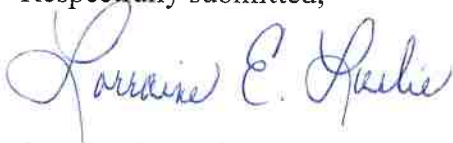
10. PUBLIC COMMENT: None.

11. PLANNING COMMISSION COMMENTS: Mr. Christ stated Terry Carnes will not seek re-appointment on the Planning Commission, reviewed the current Planning Commission member's terms of office, and he also stated he discussed the status of the Comprehensive Plan review with the Board of Supervisors.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Hansen, seconded by Mr. Nogami and carried unanimously, the November 19, 2018 Hilltown Township Planning Commission meeting was adjourned at 9:35 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).

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