

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, APRIL 19, 2021**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Brooke Rush, Jon Apple, Eric Nogami, Frank Henofer, and Township Engineer, Timothy Fulmer.

1. APPROVAL OF MINUTES – Action on the minutes of the March 15, 2021 meeting – Mr. Rush clarified the Department of Health will get the calculations and design for the sewage holding tank. Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to approve the March 15, 2021 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) 1223 Keystone Drive Minor Subdivision Plan – Jeremy Madaras, P.E., J. S. Madaras Consulting, LLC, was in attendance to discuss the two-lot minor subdivision plan located at 1223 Keystone Drive. Mr. Madaras reviewed Wynn Associates Inc. engineering letter dated April 5, 2021 stating the applicant will comply with all items listed and discussed the following:

- Submission has been made to the Bucks County Conservation District for the NPDES Permit to address the comments regarding stormwater management. Also noted, for the most part, sanitary is in the hands of the state and the county.

- Waiver request discussed included:

SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which require cartway reconstruction/overlay, drainage improvements, cartway widening, and curb and sidewalk along Keystone Drive within the frontage of the site.

- It was noted the NPDES permit is needed because the septic system on Lot 1 will be replaced at the same time as the development of the new home on Lot 2.

Motion was made by Mr. Henofer, seconded by Mr. Rush, and carried unanimously to recommend Preliminary/Final plan approval for the 1223 Keystone Drive Minor Subdivision Plan contingent upon the items contained in Wynn Associates, Inc. review letter dated April 5, 2021, including a capital contribution in lieu of required street improvements along Route 152 to be determined by the Board of Supervisors, and a capital contribution in the amount of \$2,685.00 in lieu of recreation land dedication. There was no public comment.

b) BSA, LLC Minor Subdivision Plan – Mr. Jason Smeland, P.E., Lenape Valley Engineering, was in attendance to discuss the BSA, LLC Minor Subdivision Plan consisting of 2.43 acres located at 717 Route 152 within the RR Zoning District which proposes to be subdivided into two single family detached dwelling lots. Lot 1 (1.10 acres) contains an existing single family detached dwelling, detached garage, and stone driveway access along Route 152. Lot 2 (1.10 acres) is proposed for construction of a single family detached dwelling with driveway access

along Bennet Lane, which was constructed by the developer of the Tice Estates Subdivision and will be dedicated to the Township. The project will be served by public water and public sanitary sewer facilities owned by Hilltown Township Water & Sewer Authority. Mr. Smeland stated a variance was received to permit both lots to be created having net lot areas of less than the minimum area required for single family detached dwelling uses in the RR Zoning District. Mr. Smeland continued to state the Tice Estates Homeowner's Association voted to not oppose the variance request with the following conditions: the new lot would have to be included in the Tice Estates Homeowner's Association, the house that is built would have to be similar to the other houses in the development, and the applicant would do everything that they can to preserve the existing vegetation in the buffering around the lot. Mr. Smeland reviewed Wynn Associates, Inc. engineering letter dated April 5, 2021 stating all items are "will comply" and discussed the following:

- Waiver requests were discussed including:

SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which require cartway reconstruction/overlay, drainage improvements, cartway widening, and curb and sidewalk along within the frontage of the site. Mr. Smeland stated the applicant will discuss the capital contribution in lieu of road improvements with the Board of Supervisors.

SLDO Section 140-17.D, which requires existing features within 100 feet of the site to be shown. SLDO Section 140-40, which requires submission of an erosion and sediment control plan with the subdivision application. Mr. Smeland stated the applicant is requesting a deferral until the building permit is filed.

Stormwater Management Ordinance (Chapter 134), which requires regulated activities to comply with performance principles of the East Branch Perkiomen Creek Watershed. Mr. Smeland stated the applicant requested a waiver from stormwater requirements in their entirety because runoff from the site discharges to a modern development, however, the applicant will still provide the stormwater management design, which will be a seepage bed, and requests a deferral until the time of design when the E&S permitting is submitted.

- Mr. Smeland stated, per the Zoning Hearing Board, the applicant agreed to preserve the trees along the periphery. The tree preservation buffer (lot 2) would become part of a Declaration of Covenants, Conditions, and Restrictions where the homeowner would not be able to remove the trees from that area like they would on normal woods that were on the lot, unless they would be dead or dying.

- Mr. Smeland stated a tree survey was completed and the plan identifies 38 trees to be replaced. In the rear property line, between lot 1 and lot 2, eight evergreen trees (6 feet high) will be planted along the proposed property lot line which will act as some additional buffer from the road. Mr. Smeland stated the applicant feels there is enough trees on the property and the rest of the required trees would be offered up to the Township as a fee in lieu. It was noted there are street trees in the development that were planted as part of the Tice Estates development. As a separate issue, it was noted by Mr. Fulmer that a 10-foot strip of land between Bennet Lane and the new lot was added to lot 1 as part of Tice Estates.

- Mr. Smeland stated there is both water and sewer in Bennet Lane and there is water

in Limekiln Pike. A connection point was left in Bennet for sewer and both lots will be connected with an easement from lot 1 through lot 2. The water lateral for lot 2 will cross lot 1 with an easement and go out to Route 152.

- Mr. Smeland stated there is not an issue with the Sewage Facilities Planning Module.
- Mr. Smeland stated the applicant will comply with delineating the concrete monuments, and the dedication of the right of way along Route 152. Mr. Fulmer stated the dedication of the right of way along Route 152 will be done as an easement rather than fee simple.
- Mr. Smeland stated Tice Estates is in the process of being dedicated but it is not a dedicated road at this point.
- Mr. Smeland stated the applicant will comply with the capital contribution in the amount of \$2,685.00 in lieu of recreation land dedication for the new lot.
- Mr. Smeland stated the applicant will comply with all engineering/drafting detail items.

Motion was made by Mr. Apple, seconded by Mr. Henofer, and carried unanimously to recommend Preliminary/Final plan approval for the BSA, LLC Minor Subdivision contingent upon the items contained in Wynn Associates Inc. review letter dated April 5, 2021, including a capital contribution in lieu of waived street improvements, a capital contribution in lieu of installing 30 reforestation trees, the deferment of erosion/sediment control plan and stormwater management requirements until the time of building permit application, and a capital contribution in lieu of recreation land dedication. There was no public comment. It was noted by Mr. Fulmer the Bucks County Planning Commission review letter was also received, noting comments consisted of listing the waivers, the reference of the Stormwater Management waiver, and the need for sewage planning modules.

c) 4320 Bethlehem Pike Land Development Sketch Plan – Mr. Paul Szewczak, Liberty Engineering, along with Solicitor Greg Davis and representatives of Verus Partners, were in attendance to present the sketch plan on a 10.88-acre tract located at the southwest corner of the intersection of Bethlehem Pike and Reliance Road within the LI Zoning District which is proposed to be developed for a warehousing (G7) use. The applicant proposes construction of a 126,000 SF industrial building, 35 feet high and fully sprinklered, 112 passenger car spaces, 32 tractor trailer spaces, and two proposed driveway accesses along Bethlehem Pike and Reliance Road. The site is currently vacant, contains woodlands along the southern and western property boundaries, and areas of steep slopes. The project will be served by public water and public sanitary sewer facilities owned by Telford Borough Authority. General Comments:

Mr. Szewczak stated they do not have a tenant and typically, a building of this size will have no more than two tenants.

Mr. Szewczak stated they are undertaking some preliminary discussions with PennDOT in terms of getting a scoping meeting together on what should be studied traffic wise.

Mr. Szewczak stated Christopher Engelhart, Chief of Police, stated he would like to see them restrict truck traffic from travelling westbound on Reliance Road.

Mr. Christ stated truck traffic should be limited to Bethlehem Pike.

Mr. Fulmer stated signage can be used to select the access on Reliance Road, such as “all trucks must turn right” or “no left turns by trucks”. Traffic generated by this development, truck wise, would have to go out to Reliance Road, unless the road is posted for “no trucks except for local deliveries”. The Township could enact an ordinance or have an intersection design such as a “pork chop” type of island that restricts “right turn out only” so it does not facilitate the left turn traffic.

Mr. Szewczak stated they always want their trucks to come in at a counterclockwise direction, if at all possible, because when they back up, they can see the dock doors.

In regard to the Fire Lane, Mr. Szewczak stated the driveway is supposed to be a full-service driveway in the event that there are two tenants. If not, they generally like to wrap the buildings in a paved area for the fire department. If it goes the way they want it to go, it will be a single tenant building ... trucks in on Reliance Road and cars in on Bethlehem Pike.

In regard to Stormwater Management, Mr. Szewczak stated there will be a detention pond in the back area, and if they get favorable infiltration rates, it will be an infiltration detention pond. If not, it will be a spray irrigation to do the water quality.

Mr. Fulmer stated the ordinance does not dictate particular BMP’s that have to be used on a particular project so there are a number of options a designer has in order to fulfill the requirements of the ordinance. Mr. Fulmer also noted a NPDES permit will be required.

Mr. Szewczak stated if it does not perk, they may end up doing an underground basin.

Mr. Szewczak stated the lighting will be down shining. In regard to buffering, they would want to buffer the truck court on Reliance Road and the back of the building. The property will be landscaped well.

Mr. Szewczak stated the building will be Light Industrial so it could be warehouse, light manufacturing, or flex space. There will not be any zoning issues, but some waivers may be requested.

Mr. Christ stated his concern with the compatibility of a building like this in this area of the Township, since there is nothing like this on the road there except for the Clemens storage facility that sits off the road. He continued to state the trailers could become an eye sore.

Mr. Szewczak stated, usually, the trailers are not sitting around. He continued to state there would be 20-25 dock doors. The parking lot was discussed in regard to the proposed 112 parking spots.

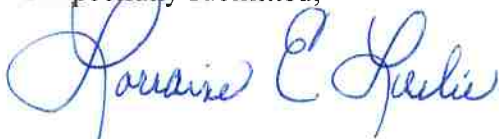
Mr. Fulmer clarified the required parking spaces are based on the number of employees on the largest shift plus one space for every company vehicle. He continued to state Hilltown allows a conditional reduction of required parking spaces. If the business does not need 112 spaces, the Township would allow them to bank up to 40% of required spaces on the site so they would not have to build them even though it has to be shown on the plan that they can be built for future spaces.

Since the project is a sketch plan, no action was taken by the Planning Commission.

4. PLANNING: None.
5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY: None.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: Mr. Fulmer stated an Agricultural Security Application has been advertised for public comment for 15 days and will be on the May Planning Commission agenda for either the work session, in case there is public interest, or, it can be placed on the regular meeting agenda, if there is not a lot of business for that meeting. He continued to state he will alert the Planning Commission at the end of the month, which is the deadline for the submissions for the next Planning Commission meeting.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Nogami, and carried unanimously, the April 19, 2021 Hilltown Township Planning Commission meeting was adjourned at 8:03 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).