

THESE MINUTES ARE CONSIDERED UNOFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, July 13, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by Pat Avolio, Chair.

Members in attendance were: Pasquale Avolio, Chair; Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc. The absence of members Shannon Miller-Yeakel and R. Jeffrey Geary was noted.

There were approximately ten visitors present.

Mr. Avolio explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

PLEDGE OF ALLEGIANCE

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the May 11, 2009 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Dennison, who abstained due to his absence at that meeting. Motion carried.

STONECREST PLAN OF LOTS

Mr. Kurpakus reported that final approval is being requested for Phase 2 of the Stonecrest Plan of Lots, preliminary approval being granted May 1, 2006. Mr. Kurpakus advised that the current drawings were revised in accordance with the latest review of the Township Engineer.

Mr. Marty Gillespie, Stonecrest Associates, confirmed that the current drawings reflect the Township Engineer's review. He added that the submittal mirrors the preliminary approval.

Mr. Kurpakus noted that outstanding requirements are the pedestrian connection to the Pine-Richland Middle School, wellhead protection, and execution of a developer's agreement.

Mr. Avolio questioned if the residual property has been conveyed to adjoining Clover Lane property owners or the Pine-Richland School District.

Mr. Gillespie stated he would investigate that issue, as he was not familiar with that situation as he had not been involved in the development of Phase 1. Mr. Gillespie expressed intent to submit an alternate plan for the sidewalk location, as Stonewood Associates felt the prior plan would be unnecessarily destructive to the Logan Road properties.

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

July 13, 2009

Page 2

STONECREST PLAN OF LOTS (Continued)

Mr. Avolio suggested that any changes to the connection between the development and the school be reviewed by the Parks and Recreation Commission and staff. He also suggested that a condition be included in the plan approval, restricting the issuance of building permits for Phase 2 until the walkway is completed.

Mr. Hansen expressed his intent to vote against the submittal, as he did in the preliminary phase, as he felt the developer's dedication of 50 acres of undevelopable land was not worth their consequent non-requirement for tree mitigation. Mr. Hansen expressed his negativity against continuing residential development.

Mr. Avolio clarified that Stonecrest Associates purchased the property for Phase 2 from the original developer and was not involved in the dedication of land to the Township for parks, and that the Environmental Advisory Council provides recommendations on tree mitigation.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to recommend to the Board of Supervisors, final approval of the Stonecrest Plan of Lots, Phase 2, pursuant to Drawings C-000, Sheet 1 of 2, Sheet 2 of 2, C-051, C-101, C-102, C-161, C-162, C-163, C-601, C-602, C-603, and C-604, all drawn by Gateway Engineers, dated June 19, 2009 and revised July 9, 2009, and Drawings L-101, L-102, both drawn by Victor-Wetzel Associates and dated June 18, 2009, pursuant to the following conditions: 1) Compliance with all conditions of the May 1, 2006 preliminary approval. 2) Building permits for Phase 2 are not to be issued until the pedestrian access to the Pine-Richland Middle School is completed. 3) Wellhead protection is provided. The aye vote on the motion was unanimous with the exception of Mr. Hansen, who voted nay. Motion carried.

Mr. Welter requested that safety and security be highly considered when considering an alternate location of the pedestrian connection to the Pine-Richland Middle School.

Mr. Kurpakus was asked to verify compliance with all conditions of the preliminary approval for the Supervisors meeting.

THE HEIGHTS OF NORTH PARK, PHASE 6

Mr. Kurpakus explained that The Heights of North Park, Phase 6, Consolidation Plan, will adjoin Lots 610 and 611 for a single-family dwelling. He added that the plan drawings have been revised to reflect the Township Engineer's July 6, 2009 review. Mr. Kurpakus noted that a representative from the Salem Development Company was unable to attend the meeting.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend, to the Board of Supervisors, preliminary and final approval of The Heights of North Park, Phase 6, Consolidation Plan, pursuant to Sheet LN1, drawn by PVE Sheffler, LLC, and dated June 10, 2009 and revised July 6, 2009. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

July 13, 2009

Page 3

PINE VILLAGE VETERINARIAN

Mr. Kurpakus reported that Mary Schwacha has submitted a Request for Conditional Use Hearing to operate a veterinary office at 120 Brown Road.

Ms. Mary Schwacka, D.V.M., expressed her intent to meet all conditional use requirements.

Mr. Lombardo questioned the anticipated number of employees.

Ms. Schwacka anticipated retaining one technician, one receptionist, with herself as the veterinarian; therefore, she felt the indicated parking was sufficient. Ms. Schwacka pointed out a location for additional parking, if necessary in the future. She assured there will be no evening emergency service or kennel use.

Mr. Hansen questioned if there would be any outdoor activity and Ms. Schwacka replied negatively.

Mr. Dennison questioned what is located to the east and west of the property.

Mr. Kurpakus advised that the commercial property of Enterprise Rent-a-Car is to the west and a home-based business is located on the residential property to the east.

Mr. Dennison questioned if the adjoining property owners will be advised of the proposed use and Mr. Kurpakus advised that they will, as required by the Municipalities Planning Code.

Mr. Dennison questioned the entrance to the building.

Ms. Schwacka advised that the existing entrance will be reconfigured to the left of its current location.

Mr. Avolio referred to Code Section *84-91 Veterinary services* and Section *84-33 Animal hospital*, and questioned Ms. Schwacka of her intent to comply with all of the requirements.

Ms. Schwacka replied affirmatively to each condition.

Motion was made by Mr. Hansen and seconded by Mr. Dennison to recommend to the Board of Supervisors, approval of Conditional Use to Mary Schwacka for use of 120 Brown Road as a veterinary clinic, with the condition that no parking be permitted on Brown Road. The aye vote on the motion was unanimous. Motion carried.

Mr. Kurpakus surmised that the Board of Supervisors will hold the Public Hearing on August 17, 2009 for consideration of the application.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

July 13, 2009

Page 4

WEXFORD HILLS ESTATES

Mr. Kurpakus reported that the Wexford Hills Estates plan proposes a six lot standard subdivision on 16 acres.

Mr. McClelland highlighted the issues contained in the July 13, 2009 review letter of Lennon Smith Souleret Engineering.

Mr. John Schleicher, Gibson-Thomas Engineering, explained that the location of the proposed plan is on Wallace Road, one mile east of Route 19, and backing onto the Tanglewood development. He noted that the property is located in the "R-2" Zoning District and could be developed with 20 lots, but the developer has a history with the property and desires to develop it with minimal impact. Mr. Schleicher acknowledged there is an issue with the greenway requirement along the frontage of Lot 1. He explained that the existing depressed area in that location will be utilized for stormwater retention and the screening will include native and unique plantings. Mr. Schleicher expressed his intent to provide details in a future submittal, noting that the location will be part of the entrance and, therefore, given much consideration. Mr. Schleicher pointed out that two substantial wetland areas and the intermittent stream that feeds the wetlands will be undisturbed and grading will only occur at the entrance for roadway and for slight widening for the private road.

Mr. Avolio advised that any waivers must be formally requested from the Board of Supervisors.

Mr. Dennison questioned if screening could be offered on the Wallace Road side of the detention basin, to which Mr. Schleicher agreed to do and provide detail. Mr. Dennison pointed out that Code restricts private roads to three dwellings. He expressed his preference that the road be built to Township standards and dedicated as a public road.

Mr. Schleicher explained that due to the desire to conserve the existing specimen trees, the developer would rather minimize grading by constructing a private road. He noted that three of the plan lots would front on a public road, although their access would be from the private drive. Mr. Schleicher questioned if there are any private roads in the Township serving more than three lots.

Mr. Dennison stated he was not aware of any approved since the ordinance has been effect.

Mr. Avolio suggested the Solicitor be consulted as the Code provisions on private roads are ambiguous.

Mr. Hansen questioned if a planted island is indicated on the cul-de-sac, which Mr. Schleicher confirmed. Mr. Hansen questioned the anticipated appearance of the stormwater detention basin.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

July 13, 2009

Page 5

WEXFORD HILLS ESTATES (Continued)

Mr. Schleicher explained that it is proposed as a water garden that will be planted to encourage filtration.

Mr. Hansen expressed his appreciation of the planted island. He questioned the indication that 62 trees of significance are to be removed for the roadway.

Mr. Schleicher explained that the trees are located in the area anticipated for the 30-foot private road. He pointed out that the area of disturbance would be doubled if a public road was constructed.

Mr. Lombardo questioned if the Lot 1 property owner would be made aware that the plan's stormwater detention would be located in front of their lot.

Mr. Schleicher stated that the detention basin's location and easement would be indicated on the recorded plan.

Mr. Dennison questioned if it should be indicated as a conservation district or deed restriction.

Mr. Schleicher agreed to do both.

Mr. Lombardo questioned if Lot 5 can access Wallace Road and Mr. Schleicher replied that would be ideal.

Mr. Avolio expressed his preference for construction of a public road.

Mr. McClelland suggested the applicant request a waiver for a smaller road template to decrease the grading, but dedicate it as a public road. He added that Lot 6 meets the frontage requirements and access to the cul-de-sac would be easy due to the topography.

Mr. Avolio questioned if the Public Works Department would oppose winter maintenance of the road if it was not graded to the 50 feet.

Mr. Kurpakus expressed his intent to consult with the Public Works Department.

Mr. Schleicher stated that a private road is best for less land disturbance. He added that a public roadway would prohibit a gated entrance, which they are considering.

Mr. Avolio reiterated that necessary waivers must be identified in writing for consideration.

Motion was made by Mr. Dennison and seconded by Mr. Hansen to table consideration of Wexford Hills Estates. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

July 13, 2009

Page 6

CLEARVIEW FEDERAL CREDIT UNION

Mr. Kurpakus reported that the sketch plan for the Clearview Federal Credit Union proposes a parking lot expansion along Wallace Road Extension. He noted that no engineering review was performed.

Mr. Carmen Didiano, McIlvried, Didiano & Mox, LLC, explained that the Clearview Federal Credit Union is considering purchase of a parcel, approximately ½ acre in size, to construct a pavilion and add ten parking spaces for overflow parking for employees. Mr. Didiano advised that Clearview will provide landscaping, lights, and sidewalk, as required. He advised that a landscaping plan will be submitted. He noted that the development will have a rain garden, reminding that the lot is required to accommodate its own stormwater.

Mr. Avolio requested specifics of the rain garden, which Mr. Didiano agreed to provide.

Mr. Lombardo stated that he did not approve of the indicated back up of employee parking in the proposed lot. He suggested that a standard parking lot be provided.

Mr. Didiano explained that it was the most economical option to add parking. He agreed to a backing up restriction in the lot in the event the road becomes public in the future.

Mr. Avolio suggested that the issue could be addressed in the developer's agreement.

Mr. Didiano added that the issue could be indicated on the recorded plan.

Mr. Hansen added his safety concerns with proposed backing from the parking spaces into the roadway, considering the close proximity to the intersection of Wallace Road Extension..

Mr. Avolio suggested eliminating the first two parking spaces.

Mr. Dennison suggested a ten-space parking lot, paved, with a single access.

Mr. Didiano explained that funding is an issue.

Mr. Avolio expressed his desire that a cross access agreement be offered to Don's Glass, although he felt there should only be one ground sign for both lots. He added his concerns with the configuration of the parking area. He stated that the seller of the parcel may have access to Pine Meadow and the applicant should have verification of rights. Mr. Avolio reiterated his opinion that the first two stalls should be reconfigured.

The Planning Commission was in consensus that the plan, as configured, could be approved, provided the open issues are resolved and matter of the use of the Pine Meadow Connector Drive as an undedicated road could be used. It was requested that Mr. Kurpakus confer with the Solicitor to see if this could be accomplished.

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

July 13, 2009

Page 7

CLEARVIEW FEDERAL CREDIT UNION (Continued)

Mr. Didiano agreed to attempt to reconfigure the parking area to provide a better plan. He also agreed to provide access to Don's Glass, on the condition that it creates no additional costs to his client.

ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. Welter to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 9:00 p.m.