

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

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, August 10, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Michael Hansen, Vice-Chair.

Members in attendance were: Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; R. Jeffrey McGeary; and Garrin Welter. Also present were John Swinderman, Code Enforcement Officer; and Robert Firek, Lennon, Smith, Souleret Engineering, Inc. The absence of Pasquale Avolio, Chair, and Shannon Miller-Yeakel was noted.

There were approximately five visitors present.

Mr. Hansen 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 July 13, 2009 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. McGeary, who abstained due to his absence at that meeting. Motion carried.

WEXFORD HILLS ESTATES

Mr. Swinderman reminded that the Wexford Hills Estates plan was tabled at the previous meeting of July 13, 2009. He advised that the revised plan indicates seven lots (rather than six), fronting on a publicly dedicated street. He noted that the landscaping plan now indicates the proposed plantings for the "water garden" detention pond system. Mr. Swinderman concluded by noting that a sidewalk is not proposed along Patriot Way.

Mr. John Schleicher, Gibson-Thomas Engineering, reminded that the plan's location is on the north side of Wallace Road, near English Road. He explained that the alignment of the roadway was reconfigured to a more formal public road design and to provide additional distance from the wetland areas. Mr. Schleicher noted that although the zoning stipulates a minimum of $\frac{3}{4}$ acre, each of the Wexford Hills Estates lots will be a minimum of two acres. He then reviewed the landscaping plan of trees and shrubs within the stormwater detention facility, stating that it will be aesthetically pleasing while serving as screening. Mr. Schleicher added that seven existing trees will be preserved in the greenway and one new street tree will be added. Mr. Schleicher referred to the August 5, 2009 engineering review of Lennon Smith Souleret Engineering and advised that he had no issues with the engineer's comments.

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WEXFORD HILLS ESTATES (Continued)

Mr. Hansen acknowledged the August 10, 2009 correspondence of Linda Kerr, 380 Wallace Road, requesting that dead trees along the property line be removed.

Mr. Dennison questioned the character of the existing trees between the north side of Wallace Road to the detention basin, which Schleicher provided. Mr. Dennison requested several more trees be provided for buffer.

Mr. Schleicher expressed the developer's intent to preserve as much vegetation, as possible, in that location.

Mr. Dennison advised that the Township typically requires an easement be provided for possible connection to adjoining developments.

Mr. Schleicher replied that the low-density development is intended to be private and he did not feel that interconnection to adjoining property was feasible. He noted that several of the properties adjoin Marrwood Drive or front on Wallace Road.

Mr. Welter asked that sidewalk be provided for safety and to encourage pedestrian travel to the nearby town center.

Mr. Schleicher stated that the developer is not in favor of an internal sidewalk system, as he wishes the development to remain private.

Mr. Lombardo commended the plan revisions, although he expressed his preference for sidewalk, an easement be provided for a possible future connection to adjoining developments, and more vegetation at the south end of the detention basin.

Mr. McGeary agreed that sidewalk should be provided.

Mr. Hansen stated that he believed sidewalk will enhance the development. He questioned if the developer has received DEP approval of the stormwater basin.

Mr. Schleicher stated that DEP approval has not yet been received, although they have previously approved the proposed design for other locations.

Mr. Dennison questioned if the Township trail plan indicated trail on the subject property.

Mr. Swinderman recalled that trail is indicated from the Tanglewood development to English Road and then Graham Road. He expressed his intent to confirm that trail was not anticipated on this parcel.

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WEXFORD HILLS ESTATES (Continued)

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of Wexford Hills Estates, pursuant to Drawing EX-1, dated June 19, 2009; Cover Sheet, RP-1, RP-2, LD-1, CP-1, LP-1, ESC-1, ESC-2, ESC-3, dated July 31, 2009, and all prepared by E.A. Thaner & Associates, with the following conditions: 1) Compliance with the Lennon Smith Souleret Engineering review of August 5, 2009. 2) Enhanced landscaping buffer to be provided on the south property line along Wallace Road, near the water garden. 3) Developer to construct internal sidewalk along the public street. 4) Execution of a developer's agreement. 5) Developer to provide an easement if the Township trail feasibility report indicates the need. The aye vote on the motion was unanimous. Motion carried.

T-MOBILE

Mr. Swinderman reported that T-Mobile is requesting a revised Conditional Use for an existing monopole at 121 Pine Meadow Drive. He reminded that the Board of Supervisors granted Conditional Use Approval to T-Mobile on October 15, 2007 to install external surface-mounted antennas to the existing monopole. The construction drawings, submitted for the construction permit, indicated that the coax cables would be concealed within the monopole structure, which was consistent with the conditions of the original approval as well as the amended conditional use approval. Mr. Swinderman reported that Township staff observed that antennae were being installed with the coax cables mounted to the outside of the monopole and they therefore issued a "Stop Work" Order on January 7, 2008, citing failure to comply with the requirements of the construction permit and conditional use approval. T-Mobile is now requesting a revised Conditional Use Approval to permit the installation of shroud over the exposed coax.

Mr. Louis Siyufy, LJS Development, distributed pictures, numbered 1 through 11 and dated June 26, 2009, which the Planning Commission had not previously received. He then reported that preliminary engineering indicated there was room in the monopole, but it was later found to be impossible. He specified that T-Mobile is requesting approval to extend the shroud to the top of the monopole.

Mr. Lombardo stated that the monopole was originally presented to be "stealth", which it will no longer be with the installation of a shroud.

Mr. Siyufy expressed his understanding that there have been no complaints from the public on existing shroud, but Mr. Hansen stated that did not mean the issue will not arise in the future.

Mr. Lombardo pointed out that the galvanized steel straps were not of the same material of the tower and would add to the unsightliness.

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T-MOBILE (Continued)

Mr. Welter agreed with Mr. Lombardo, stating that stainless steel straps do not meet the Code or what was approved. He added his understanding that work continued after the Township issued the "STOP WORK" Order.

Mr. Dennison questioned if there are any other monopoles with shrouds in the Township and Mr. Swinderman replied that he did not believe so.

Mr. Siyufy stated that T-Mobile has made every effort to conduct all their service from one tower in the Township. He reminded that they applied for a variance to place antennas on the top of their original tower.

Mr. Dennison questioned T-Mobile's option if they are denied Conditional Use.

Mr. Siyufy stated they could appeal the denial. He added that there would be loss of coverage to T-Mobile customers.

Mr. Dennison questioned if T-Mobile has investigated locating on other structures.

Mr. Siyufy stated that Crown Castle and T-Mobile are content with their relationship and wish to correct the situation at hand.

Mr. Dennison expressed his belief that the proposal would not be approved if it was an original proposition and he also did not wish to set a precedent.

Mr. Hansen questioned why work continued after the "STOP WORK" order was issued.

Mr. Siyufy replied that the only work that was performed after the order was issued was construction of fencing, for safety reasons.

Mr. Hansen remarked that the proposed shroud does not meet Township Code; specifically, Chapter 84-42C.(3)(f). He then pointed out that Picture 7 of Mr. Siyufy's handout, dated January 2007, clearly indicated there was no room for more coax and the date on the picture was before the Conditional Use Hearing in October of 2007.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to recommend to the Board of Supervisors, denial of the Conditional Use application of T-Mobile, pursuant to Drawing Z-1, Z-2, and Z-3, drawn by Berardelli Design Associates, June 29, 2009, as the use of a shroud does not meet the indistinguishable requirement as stated in Chapter 84-42.C.3. (f). The aye vote on the motion was unanimous. Motion carried.

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CLEARVIEW FEDERAL CREDIT UNION

Mr. Swinderman reminded that Clearview Federal Credit Union is proposing the development of the 0.538-acre lot at the corner of Route 19 and Wallace Road Extension, to provide additional parking and pedestrian improvements for their office building located at 6071 Wallace Road Extension. He reported that after the Planning Commission's July 13, 2009 sketch plan review, the parking area has been relocated further away from the intersection and the gazebo has been relocated closer to the property corner.

Mr. Carmen DiDiano, McIlvried, DiDiano & Mox, reported incorporating the Planning Commission's previous review comments into the revised plan. He specified that the Township Engineer's comments were addressed, parking was relocated, an easement has been indicated for Don's Glass, and detail has been provided for the gazebo and lighting.

Mr. Dennison questioned the distance between the crosswalk and the first parking stall and Mr. DiDiano estimated the distance at 16 to 18 feet. Mr. Dennison questioned intent if Pine Meadow Connector is extended in the future.

Mr. DiDiano replied that the parking area would either be redesigned with a curb cut or eliminated. He advised that there is no intent to pave the parking area.

Mr. Dennison requested that a note be added to the plan, indicating that the parking area would be eliminated or restricted to a single access if Pine Meadow Connector is extended.

Mr. DiDiano agreed to do so, as well as providing for the same in the developer's agreement. Mr. DiDiano noted that he is not in agreement with the Township Engineer's recommendation that the 6" stormwater pipe be increased to 15". He explained that they do not anticipate need for 15" pipe, as the pipe will only control stormwater from the new rain garden, which will be maintained as private. Mr. DiDiano pointed out that a separate stormwater system would be required if the parking area was to be paved.

Mr. Hansen expressed a safety concern with a vehicle backing out of the parking lot as another vehicle is turning onto Pine Meadow Connector, to the bank. He asked that effort be made to alleviate that concern.

Mr. DiDiano pointed out that the parking lot reconfiguration improved the sight distance to alleviate that concern. He also pointed out that the new parking area would be restricted to employees, whose access would most likely not interact with bank customers.

Mr. Lombardo requested that signage stipulate that the parking area is specifically for employees and that all vehicles are required to back in.

Mr. DiDiano agreed to install such signage.

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CLEARVIEW FEDERAL CREDIT UNION (Continued)

Motion was made by Mr. Welter and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Clearview Federal Credit Land Development Plan, pursuant to Drawing 1 of 1 dated June 3, 2009 and revised August 3, 2009, and Drawings CS, SP101, SP201, C101, C201, C301, C401, all dated July 17, 2009, and all prepared by McIlvried DiDiano & Mox, LLC, with the following conditions: 1) Proposed parking area to be designated back-in only. 2) Proposed parking area is to be designated as "Employees Only". 3) Compliance with the August 5, 2009 review of Lennon Smith Souleret Engineering. 4) Language should be included on the recorded plan and in the developer's agreement that the parking area will be reconfigured or removed if Pine Meadow Connector is extended. The aye vote on the motion was unanimous.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, approval of a waiver from Section 84-125.O.(1)., requiring a minimum 15" diameter pipe for stormwater management and to permit the use of a 6" diameter pipe. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, approval of a waiver from Section 84-111B.(6).[1]., requiring that the landscape plan be prepared by a landscape architect. The aye vote on the motion was unanimous. Motion carried.

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 8:20 p.m.