

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, September 12, 2016

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:02 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Joel Dennison, Vice Chair; Garrin Welter; Jeffrey McGeary; John Lombardo; and Renee Evans. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Shawn Wingrove, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were 9 visitors present.

PLEDGE OF ALLEGIANCE

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

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to approve the minutes of the July 11, 2016 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Welter and Mr. McGeary who abstained as they were not in attendance at that meeting. Motion carried.

WOLFE CONSOLIDATION PLAN

Mr. Kurpakus reported Mark and Bonnie Wolfe are proposing the consolidation of parcels 1500-J-15 and 1500-J-16 located at 110 McKinney Road. The current property use is single family residential. There are minor outstanding comments noted in the LSSE review letter dated 8/16/16 which can be addressed on the final recording plan.

Mr. Hansen asked Mrs. Wolfe if she had anything to add to Mr. Kurpakus' report and she replied she and her husband have owned and lived at the property for 16 years and the consolidation plan is to merge the two parcels into one.

Motion was made by Mr. Welter and seconded by Mr. McGeary to recommend the Board of Supervisors grant preliminary and final approval of the Wolfe Consolidation Plan drawing sheet 1 of 1 dated July 21, 2016 and prepared by Tait Engineering with the following condition:

1. Compliance with the LSSE review letter dated August 16, 2016.

The aye vote on the motion was unanimous. Motion carried.

THE VILLAS OF ENGLISH FARMS SUBDIVISION

Mr. Kurpakus reported Villas of English Farms, L.P. was given a positive recommendation with conditions by the Planning Commission on July 11, 2016. The developer is now requesting an

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additional recommendation from the Planning Commission to allow for a slight revision to the plan. Lot 23 of the previously recommended plan has been divided to create an additional lot. Only minor changes are necessary to the overall plan to accommodate the lot line revision. There are minor outstanding items noted on the updated LSSE review letter dated August 30, 2016. The EAC recommended mitigation of 109 trees of significance per disturbed acre or payment in lieu of planting any remaining mitigation trees not planted on site. Parks and Recreation Commission recommended payment in lieu of recreation facilities in the amount of \$1,000 per lot.

The applicant engineer Steven Victor of Victor-Wetzel Associates stated they have had an opportunity to refine the plan. Mr. Victor explained the existing property is primarily an open meadow having a pocket of woodlands and a perimeter of trees. Mr. Victor stated the existing house is to be razed. Mr. Victor showed the original submission, the changes made to the plan's entrance and how it will cross the creek. Mr. Victor explained the change in the entrance's location has led to the modification requests. Mr. Victor stated the road was moved to the south to avoid an existing utility pole and to add another lot. Mr. Victor showed the existing topography and described the tree mitigation. Mr. Victor showed the tree mitigation calculations that have been reviewed by the EAC, and explained the revisions made to the areas of impact. Mr. Victor added the total number of trees of significance has been increased to 863 trees. He explained the trees will be planted in the reforestation along the perimeters, as street trees, and in other areas.

Mr. Hansen asked what reforestation means. Mr. Victor replied they are the trees to be planted on the steep slopes created by grading, in the meadows and in the buffers between Fox Meadow, English Farms and Pine Acres. Mr. Victor showed the location of the grading and creation of steep slopes with reforestation. Mr. Victor also showed how the creation of a flag lot avoids building on steep slopes. Mr. Victor stated they are requesting five waivers and they are in agreement with the conditions of approval made last time by the planning commission

Marc Fleming, 220 Fox Meadow Drive, asked where the house would be placed, the location of the driveway and where trees would be planted on lot 23. Mr. Victor showed Mr. Fleming the locations on the proposed plan.

Jon Carlson, 252 Fox Meadow Drive, asked for clarification of the 40' easement. Mr. Victor explained that it is a conservation easement. Mr. Carlson stated the original plan showed trees to be planted in the easement. Mr. Victor replied trees will be planted in the easement on the revised plan, too.

Mr. Hansen stated the conservation easement area will not be disturbed and trees will also be added. Mr. Carlson asked where the plantings will be and to define "scrub growth" as the existing trees are 15-20' tall. Mr. Hansen replied the developer has been asked to add trees, and asked Mr. Carlson if he wanted the trees to be planted. Mr. Carlson replied more trees are better, but questioned the location. Mr. Victor replied that the placement of the trees will be determined between the preliminary and final plans.

Mr. Carlson stated one of the conditions of the planning commission's prior approval was an environmental study of water runoff, and asked if the report had been completed. Mr. Victor replied the report is in process and it will be completed within two weeks. Mr. Victor added the report is a condition of preliminary approval and will be submitted prior to final approval.

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Wayne Juchno, 264 Fox Meadow Drive, showed where he lives and asked what type of vegetation will be planted. Mr. Juchno stated many of the existing trees are sassafras and they are delicate and not long living. Mr. Juchno stated care needs to be taken in determining what vegetation is removed and what is used to replace it. Mr. Carlson showed the planning commission members photographs of the existing trees around his property.

John Moschitta, 248 Fox Meadow Drive, stated the first stipulation given was compliance with LSSE letter dated 8/30/16 and asked if he could have a copy of the letter. Mr. Hansen replied he could get a copy of the letter at the Township building.

Mr. Dennison stated lots 23 and 24 are located near wetlands, and asked Mr. Victor if he was opposed to establishing a conservation easement on the two lots. Mr. Victor replied that he was agreeable to a conservation easement. Mr. Dennison stated a new set of waivers needs to be approved. Mr. Victor agreed it would be appropriate to re-approve the waivers.

Mr. Welter stated the revised plan looks good and asked when the plan will be completed. Mr. Victor replied the final plans will be completed in October and submitted to the Planning Commission in November and to the Board of Supervisors in November or December. Mr. Victor added he is not sure if a straight or joint NPDES permit will be required and DEP permitting will take 3-6 months. Mr. Victor stated work could start next spring, plus 3 months for infrastructure installation; home construction could begin in August. Mr. Welter asked what the price of the homes would be. Mr. Victor replied based on the cost of the lots the homes will sell for \$500,000 to \$600,000.

Mr. Hansen asked Mr. Victor if he would agree to walk with Township staff concerning additional vegetation along the southern property line. Mr. Hansen stated the final plan will specify how many trees will be planted along the border. Mr. Victor agreed and added it will be determined between the preliminary plan and preparation of the final plan what kind of trees will be planted.

Mr. Hansen asked Mr. Wingrove if the 2:1 slopes are acceptable. Mr. Wingrove replied they are acceptable pending a review of the submitted geotechnical report.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant a waiver of section 78-38B to allow 2:1 slopes to limit disturbance of existing woodlands. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant a waiver of section 78-49C to allow disturbance within 50' of a stream and wetlands for the purpose of a public road crossing and utility line construction. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant a waiver of section 78-48C to allow up to 70% disturbance of 15%-25% slopes due to road connection to English Road and crossing the channel. The aye vote on the motion was unanimous. Motion carried.

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Motion was made by Mr. Dennison and seconded by Mr. Lombardo to recommend the Board of Supervisors grant a waiver of section 84-124A to allow disturbance of 40% and greater slopes due to road connection to English Road and crossing the channel. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant preliminary approval of the Villas of English Farms subdivision drawings Cover, SHT-2 through SHT-9 dated June, 17, 2016 and revised August 19, 2016 and prepared by Victor-Wetzel Associates and C701 and C702 dated June 2016 and prepared by Gateway Engineers with the following conditions:

1. Compliance with the LSSE review letter dated August 30, 2016
2. Compliance with the Parks and Recreation recommendation dated 11/10/15 to provide payment in lieu of recreation facilities in the amount of \$24,000 (\$1,000 per lot)
3. Compliance with the EAC recommendation of 12/7/15 to mitigate 112 trees per disturbed wooded acre (863).
4. Developer to provide a geotechnical evaluation for Township review of the sub-surface water conditions along Lots 14-23 and provide recommendation for mitigation if necessary
5. Final recording plan to include a 40' conservation easement adjoining the Fox Meadow, English Farms and Pine Acres plans
6. Developer to show sidewalk fronting English Road and extending to property lines
7. Developer to review the existing buffer vegetation with Township staff along the Fox Meadow plan to verify existing planting is compliant with Township Code.
8. Final recording plan to include a 50' buffer and conservation easement along the length of the existing wetlands and stream locations

The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Dennison and seconded by Mr. Welter to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:30 p.m.