

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, March 12, 2018

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; Garrin Welter, Vice Chair; John Lombardo; Jeffrey McGeary; Lauren Parker; and Paul Lewandowski. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Dave Kovac, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were 3 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.

INTRODUCTION OF PAUL LEWANDOWSKI

Mr. Hansen introduced Paul Lewandowski as the new member of the Planning Commission who was appointed to replace Joel Dennison.

PUBLIC COMMENT

Cheryl Chandola, 240 Brennan Rd, referring to the minutes of the February 12, 2018 Planning Commission meeting asked for clarification of the seventh condition in the Planning Commission recommendation of the tentative approval of the Wexford Station P.R.D. She explained the condition states the water line is to be run to the edge of the property for future development and added she and her neighbors would like to know where the water line is going. Mr. Kurpakus replied it appears the condition requires the water line to be run along Brennan Road to the edge of her property. Mr. Kurpakus noted the final water line location is subject to West View Water Authority approval. Mrs. Chandola added it will run to the edge of her property which is her driveway. The planning commission concurred.

MINUTES

Mr. Welter stated he would like to make a correction to the February 12, 2018 Planning Commission meeting minutes. He explained that the verbiage on page 6 paragraph 7 needed to be changed from "He (Mr. Welter) stated there are traffic concerns on Manor Road, but they are an existing condition and the new plan will not make a negligible difference.", to "There are existing traffic concerns on Manor Road the Township should address, specifically the signaling at Route 19. Although I don't believe a new plan will make a significant impact."

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the February 12, 2018 Planning Commission meeting with changes. The aye vote on the motion was unanimous except for Mr. Lewandowski who abstained as he was not in attendance at that meeting. Motion carried.

NEW BUSINESS

LAUREL GROVE PHASE 1A REVISION 2

Mr. Hansen explained the developer has requested the application to be tabled.

Motion was made by Mr. Welter and seconded by Mr. Lombardo to table the Laurel Grove Phase 1A Revision 2 Final Approval Request. The aye vote on the motion was unanimous. Motion carried.

ALDERWOOD PHASE 3

Mr. Kurpakus reported the Alderwood PRD received tentative approval with conditions on August 22, 2006. Phase 3 includes 18 lots on approximately 64 acres. Phase 3 represents the final phase for the Alderwood plan. There are minor outstanding comments noted on the LSSE review letter dated March 7, 2018.

The project engineer Jonathan Garczewski of Gateway Engineers explained this phase includes 18 lots along 1,000' of road. Mr. Hansen asked if there were any significant changes. Mr. Garczewski replied there were not.

Motion was made by Mrs. Parker and seconded by Mr. Welter to recommend the Board of Supervisors grant final approval of the Alderwood Phase 3 P.R.D. dated 2/16/2018 and prepared by Gateway Engineers with the following conditions:

1. Compliance with all conditions of the tentative approval dated August 22, 2006
2. Compliance with the LSSE review letter dated March 7, 2018
3. Preparation of a standard Township Developer's Agreement

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

EMERALD FIELDS PHASE 5

Mr. Kurpakus reported Pine Development Co. received tentative approval with conditions for a 5 phase, 201 lot Planned Residential Development on 276 acres along Mt. Pleasant Road on March 18, 2013. Phase 5 of the plan includes 46 lots on approximately 71 acres. The construction of a mini-park is also proposed with Phase 5 as recommended by the Parks and Recreation Commission. Phase 5 is the final phase of the Emerald Fields P.R.D. There are minor outstanding comments noted on the LSSE review letter dated March 7, 2018.

The applicant engineer John Schleicher, Gibson-Thomas Engineering stated he wanted to give a brief presentation since there are new planning commission members since the tentative approval. He explained a credit for tree planting was being applied to this phase; and added there will be a small recreation area, trail and one stormwater management facility. Mr. Hansen asked if there were any significant deviations. Mr. Schleicher replied there were not.

Mr. Lombardo left the meeting at 7:11 pm.

Mr. Welter stated he would like it on the record that he is not in favor of the number of homes as it exceeds the number of homes allowed by Code to use one exit. Mr. Welter added in

2013 he raised concerns of having a total of 63 homes on one road. Mr. Hansen asked what rationale was used to permit so many homes along one road. Mr. Kurpakus replied he did not recall the specifics but believes it was based on the permitted length of a cul-de-sac.

Mr. Schleicher explained there are rights-of-way extended to both adjoining properties and this portion has no frontage on an existing road. Mr. Welter asked if the adjoining property was even developable. Mr. Schleicher replied the property owner to the west requested the right-of-way location. Mr. Welter stated the Blue Heron development met Code with an emergency access and it is not ideal. Mr. Hansen asked the total distance of the cul-de-sac road. Mr. Schleicher replied 3,000', maybe 2500'. Mr. Kurpakus added the length of the cul-de-sac is compliant. Mr. Schleicher explained the plan is using a stub road created 20 some years ago with the development of Woodland Farms. Mr. Welter replied it is unknown when the second entrance will be used. Mr. Welter added he voted against the tentative approval, so he will vote against the final. Mr. Schleicher replied it meets the tentative approval.

Motion was made by Mrs. Parker and seconded by Mr. McGeary to recommend the Board of Supervisors grant final approval of the Emerald Fields Phase 5 P.R.D. plan drawings Cover, EX-1, RP-1, RP-2, RP-3, LD-1, LD-2, CP-1 through CP-5 and LP-1 prepared by Gibson-Thomas Engineering dated February 15, 2018 with the following conditions:

1. Compliance with all conditions of the Tentative approval dated March 18, 2013
2. Compliance with the LSSE review letter dated March 7, 2018
3. Preparation of a standard Township Developer's Agreement

Mr. Hansen, Mr. McGeary, Mrs. Parker and Mr. Lewandowski voted aye, and Mr. Welter voted nay on the motion. Motion carried.

HEIGHTS OF NORTH PARK LOT 616

Mr. Kurpakus reported Salem Land Development is proposing a two-lot subdivision of lot 616R in the Heights of North Park, phase 6, Development. The request is a reverse of subdivision from a previously approved consolidation plan. The purpose of the application is the re-establish the original lot layout. No waivers are proposed. There are minor outstanding comments noted on the LSSE review letter dated March 7, 2018.

Mr. Welter questioned the original lot width. Mr. Kurpakus replied it will be provided on the signature plan as indicated in the engineer's review.

Motion was made by Mr. McGeary and seconded by Mr. Welter to recommend the Board of Supervisors grant preliminary and final approval of the Heights of North Park lot 616R subdivision, sheet S-1 prepared by PVE Engineering dated December 11, 2017 and revised February 13, 2018 with the following conditions:

1. Compliance with the LSSE review letter dated March 7, 2018
2. Compliance with all conditions of the Heights of North Park Phase 6 final approval.

Mr. Hansen, Mr. Welter, Mr. McGeary, Mrs. Parker and Mr. Lewandowski voted aye. Motion carried.

ADJOURNMENT

Motion was made by Mr. Welter and seconded by Mr. McGeary to adjourn the meeting. Mr. Hansen, Mr. Welter, Mr. McGeary, Mrs. Parker and Mr. Lewandowski voted aye. Motion carried. The meeting adjourned at 7:19 pm.