

The monthly meeting of the Longswamp Township Planning Commission was held on Tuesday, December 6, 2005. The members attending were Dick Meier, Chairman, Carolyn Donio, Secretary, Mike Radcliffe, Ruth Lippincott, Bruce Godfriaux and Stanley Bauman. Also in attendance was Jill Nagy, our Solicitor, and our Engineer, Jill Smith. Supervisors Don Siegfried and Bruce Hall were present at the meeting.

The attendance sheet was signed by Lon Seitz on behalf of Frank Grande for the **Estates at Sutherland**, Chris Falencki, P.E. for the **Bear Creek Hotel Expansion and Golden Meadows**; Robert Swoyer, Jr. and Timothy and Wendy Manley for **Golden Meadows Subdivision**; Bruce Rader, the engineer for the **Oswald and Redcliffe Subdivisions**; and Doug Kramer and Jeff Lipton for the **Fredericksville Farms Sketch Plan**. Also signing the attendance sheet as interested citizens were Winfield Lease, Mike Sacks, Bobby Tercha, Andrew and Barbara Heist, Elaine and John Knauss, Daniel Sager, Cathi Kratzer, Steve Wyka, Terry Gesner and Herb and Dee Francisco.

Dick Meier, Chairman, called the meeting to order at 7:30 P.M. On a Motion made by Bruce Godfriaux, seconded by Ruth Lippincott and unanimously carried, the Planning Commission Minutes for the November 1, 2005, meeting were approved as written.

Our Engineer, Jill, offered the following report of actions taken by the Board of Supervisors at its November 9, 2005 meeting with regard to Planning Commission matters:

1. The Supervisors extended the review period for the **Feld Subdivision** as requested by the developer and recommended by the Planning Commission to March 8, 2006.
2. The Supervisors passed a motion to authorize the execution of the Stormwater Management Agreement for the **Dean Subdivision**. All conditions of final plan approval have been satisfied and the plans for recording were submitted for execution by the Township.
3. A letter from the developer of Mulberry Hills 2 Subdivision was received by the Township indicating that Rockland Township had granted conditional plan approval and requesting that Longswamp sign and seal the final plans for recording. No representative nor plans were at the meeting and the Supervisors will not sign the plans until a letter is received from Rockland Township stating that all conditions of final plan approval have been met.

4. The public meeting for accepting comments on the Act 537 Plan will be held on Monday, November 14, 2005 at 7 p.m. at the Township building.
5. The next Zoning Ordinance workshop will be held at 7:00 p.m. on Tuesday, November 29, 2005, at the Township building.

At its November 22, 2005 meeting the Supervisors took the following actions:

1. It was announced that the Township Zoning Ordinance workshop will be held at 7 p.m. on Tuesday, November 29, 2005 at the Township building.
2. It was announced that the first Traffic Advisory Committee meeting will be held at 6:30 p.m. on Thursday, December 15, 2005, at the Township building.

The first plan to come before the meeting was the **Bear Creek Hotel Expansion Plan**. We are reviewing Drawing No. D-10041-C dated April 1, 2005, last revised November 13, 2005, which Plan is being presented by Chris Falencki from Weiser Engineering with input from Mark Schroeter, the Manager for Bear Creek. Our Engineer reviewed the plan and provided comments in a letter dated December 1, 2005. Mr. Falencki presented a request for 8 waivers in a letter to the Supervisors and the Planning Commission dated November 14, 2005, as follows:

A. Section 4.31 plan detail – in order to view the proposed improvements at the largest scale possible, scales are requested at 1"=30', 1"=70' and 1"=300'.

B. Section 4.35802, Section 5.99, Section 5.991.c and 5.9913 traffic improvements – traffic improvements were made to the access drive, parking access, parking locations, additional parking and traffic control during high peak hour events in 2004. The improvement will not change with this expansion and only additional parking is required. Operations and impact of the overall project will not change with the new project.

C. Section 4.35808, Section 5.99, Section 5992 traffic improvements as above – traffic has been addressed above, there will be little or no impact on Township utilities, historic, fiscal or recreation. There are no historic sites on the property, Township funds are not required for the project, the project is recreation by nature and the Township provides no utilities.

D. Section 5.943 emergency access – the unique location of this property does not allow for a second access. The main access was improved to provide a safe and clean entry. Additionally, a helicopter pad was added for emergency medical access.

E. Section 7.24 sidewalks – due to steep slopes and the creation of additional impervious surfaces, safe sidewalks were added to move visitors from the parking lot of the entrances.

F. Section 5.8422 detention pond – detention pond is designed per the Little Lehigh Creek Stormwater Ordinance which requires infiltration. The detention pond is depressed/lower than the outlet by almost 2 feet and a low flow channel will serve no purpose in a depressed area.

G. Section 5.8426 and 5.84353 detention pond, stormwater flow – the detention pond is depressed and in order to provide the necessary volume with a safety factor, the inside slope of the basin is 2:1, the outside slope is 3:1. The detention pond is private and will be maintained by the owner. The slopes on overall site are steeper than 2:1 and the owner maintains them.

H. Section 5.84352 detention pond design – the detention pond is depressed and in order to provide the necessary volume with a safety factor, the top of the berm width is reduced to 6 feet. The depth of the basin is 6 feet and 3/4 of 6 is 4/5 feet. In addition, the County Soil Conservation District allows a minimum width of 5 feet. Maintaining the detention pond with a 6 foot width will not be a problem for the owner since equipment can still fit.

A Motion made by Ruth Lippincott, seconded by Bruce Godfriaux and unanimously carried to recommend to the Supervisors that the waivers be granted.

At some later time (within the next two years) the Township would like an opportunity to discuss with the owners an emergency access to the site by way of driveway improvements; this Township requirement should be recorded on the plans as a part of the granted waivers.

Bear Creek will likely be looking for approval in February after obtaining E & S approvals.

The **Golden Meadows Phase II Sketch Plan** was presented by engineers, Chris Falencki and Wendy Manley and Attorney Dan Sager. The Plan is dated November 7, 2005, and is located adjacent to the Golden Meadows I Subdivision on the southern side of Kennedy Avenue (T-874) approximately 1,000 feet south of the intersection of Mertztown Road and Kennedy Avenue and features 11 residential single-family dwellings with on-lot water and sewer. Our Engineer reviewed the Plan and provided comments in a review letter dated November 29, 2005.

Bruce Godfriaux recused himself from participating in this review.

With regard to the cul-de-sac, the Township will require that it be designed for and restricted to residential use within the current development. Further use of the cul-de-sac in conjunction with future industrial development of the residue tract would not be allowed.

If the developer decides to set aside land for recreation in lieu of the recreation fee, there must be some useful purpose for the land being set aside such as a conservancy or walking paths. That does not mean that the Township will accept dedication of the parcel. The Township may decide that it doesn't want to take care of it, in which case an alternate maintenance plan must be provided.

The suggested buffering by the developer raised discussion from Mr. Tercha who would like to see buffering in the form of shrubs along his family farm. Buffering would not be required along the industrially zoned land at this time.

Bruce Rader presented the **Oswald Subdivision Preliminary Plan**. This Plan is Drawing No. 703-33-01-04 dated September 7, 2004, last revised November 9, 2005. Our Engineer reviewed the Plan and provided comments in a letter dated November 29, 2005. The following items were discussed:

1. The private street which will not be dedicated to the Township will be owned and maintained by way of an easement agreement between Oswald and the abutting property owner. Our Solicitor indicated that the Supervisors will go with a 15' width for the cartway provided Oswald can get execution of the easement agreement.

2. Fire Chief, Michael Salvadge has provided a letter indicating that the access allows maneuverability for fire protection and fire fighting equipment. A note shall be added to the plan containing that information.

3. We will require that concrete monuments be set on all new lot corners.

The engineer presented a formal request for waivers in a letter dated November 9, 2005. The following waiver requests were acted upon:

A. Section 5.2116 addresses street construction standards for private roads. The developer proposes to improve the existing private road by placing 2A modified stone over the existing grass lane to access the proposed driveway and house and make it mud free and passable.

B. Section 5.2131 addresses cartway/right-of-way widths, Linden Lane. The developer is requesting a waiver of the cartway width to 15' for Linden Lane.

A Motion made by Bruce Godfriaux, seconded by Stanley Bauman, and unanimously carried, to recommend to the Board of Supervisors that the waivers be granted provided the Solicitor approves the proposed easement agreement.

A Motion made by Mike Radcliffe, seconded by Stanley Bauman, and unanimously carried, to recommend to the Board of Supervisors Preliminary Plan approval contingent upon the items addressed in the Engineer's letter of November 29, 2005.

Bruce Rader presented the **Radcliffe Subdivision**. This is Drawing No. 776-33-01-05, dated August 31, 2005, last revised November 9, 2005. The parcel is located on the west side of Barclay Street between Chestnut and State Streets and proposed to create one new lot containing an existing apartment house from the parent lot owned by the Radcliffe Family Trust. Our Engineer reviewed the Plan and provided comments in a letter dated December 1, 2005.

Mike Radcliffe reclused himself from discussion of this Plan.

The engineer has addressed the issues contained in our Engineer's December 1 letter and has presented a formal waiver of Section 3.02 requesting that the plan be considered a Preliminary/Final since the proposed subdivision is a simple separation of an existing apartment

house and land parcel from the remainder of the agriculturally farmed property. There was no objection by the Planning Commission and a Motion made by Bruce Godfriaux, seconded by Stanley Bauman, and unanimously carried, to recommend to the Board of Supervisors that the plan be submitted as a Preliminary/Final Plan.

Additional waiver requests were formally presented for

A. Section 4.21 drawing scale – the plan drawing has been provided at 1”=30’ to provide detail of the existing features;

B. Section 4.2519 contour lines for residue parcel – contours have been provided for Lot 1 which is the new lot being created. All the existing improvements are on Lot 1. No development is currently planned for the residue area.

C. Section 4.2521 existing features for the residue parcel – plan shows all existing features surrounding Lot 1, which is the new lot to be created. No development is currently planned for any area of the residue.

D. Section 7.29 required monumentation – the plan shows several property line markers. The unmarked angle point in the southerly line common with the Solt property lies on an existing block wall. One concrete monument will be placed on the northern property line at the ultimate right-of-way. Another monument will be set at the intersection of the new lot line and the southern boundary line. One steel rebar will be placed at the other new lot corner.

E. Section 7.34 street trees – the proposed development will not alter the existing vegetative cover, remove any trees or create additional impervious area.

A Motion made by Ruth Lippincott, seconded by Carolyn Donio and unanimously carried, to recommend to the Supervisors a grant of the requested waivers.

The Applicant has provided the grant of an extension to March 25, 2006, and a Motion made by Bruce Godfriaux, seconded by Ruth Lippincott and unanimously carried, to recommend to the Supervisors that the extension be given.

Doug Kramer and Jeff Lipton were present concerning the **Fredericksville Farm Sketch Plan**. All of the improvements for this subdivision are located in District Township. We will be reviewing the sketch plan in January and then they will have to submit the preliminary plan. They can also choose to withdraw the sketch plan when they have the preliminary plan ready for District Township and submit it to us, at which time the Planning Commission may choose to defer the review of the Plan to District Township.

Grande Land, L.P. presented the grant of an extension for the Radcliffe Farm Subdivision to May 5, 2006. Discussion ensued concerning the need for this extension since the newly submitted Estates of Briarwood plan involves the same parcel. Our Solicitor indicated that agreements are being prepared to cover this concern, and until they are completed, a time extension would be in order. A Motion made by Bruce Godfriaux, seconded by Stanley Bauman

and unanimously carried, to recommend to the Board of Supervisors an extension to March 1, 2006.

Fiorino Grande, with his engineer, Lon Seitz, presented the **Estates of Sutherland Subdivision Preliminary Plan**. The plan is dated October 6, 2005 and consists of 129 ± acres, 30 of which are located in the Industrial Zone. It is developer's intent to create 240 townhouse units and 61 single family detached units. The Plan was reviewed by our Engineer who provided comments in a letter dated November 29, 2005.

Mr. Seitz indicates that the plan provides 40 acres of open space which will be maintained by a homeowners' association. There will be pathways and walkways within the open space area. There will be a planting buffer along the farm area supplemented with earth mounding and evergreen plantings. A portion of the industrial land is being used and included in the open space. Detention ponds also are being included as open space. Mr. Seitz has pointed out that a total of 8 of the town homes were removed from the two ends of Del Sol Circle (one building on each end) making the open space area 51%.

Ruth Lippincott questioned the preservation of natural features. There is a hedgerow we would like to preserve. Bruce Godfriaux measured the mature trees counting 12 and measuring 12" in diameter. Ruth also asked where the pathway to the school was located.

Our Chairman commented that on a prior plan all of the units in the housing area were single family units and that now a portion of Savoy Circle has single family on one side of the street and the other side is townhouses. Mr. Seitz indicated that the design of the detention ponds caused them to lose units. Mr. Grande then indicated he would change those townhouses back to single family units.

Mr. Seitz also indicated the access roads onto Park Avenue and to single family dwellings is proposed to be public streets and streets to townhomes and cluster areas will be private.

Mr. Grande is proposing an active adult community in this subdivision but is willing to move it to one of the other subdivisions. It was the consensus of the Planning Commission and the audience that because of it's proximity to the school, it would be more feasible for mixed family in this subdivision with active adult in another.

All units will be served with public sewer and water

Our Chairman noted that an overlay drawing by Natural Lands Trust for this subdivision placed garages to the rear of the townhouses thereby avoiding vehicle parking on the street and in front of the units. Mr. Grande indicates that the corner lots each have 2 garages and that by placing garages in the rear he would be laying more macadam and creating water problems. Mr. Grande also does not want parking on the street. Mr. Meier pointed out that a 24' paved cartway was adequate if street parking is prohibited.

It was suggested to Mr. Grande that if he removes the units on Cortina Circle facing the

Devani access road it would then provide a clear, green vista for vehicles entering on Devani. Mr. Grande indicated this could be done.

Bruce says he would like to see 2 of the 4 units removed at the opposite ends of Del Sol and Cortina Circle to provide guest parking spaces and open up the 'inner greenspace.' Mr. Grande says that if he loses those units, the remaining units will not have double garages. Mr. Meier suggested 4 of the 4 units at each of the ends of the circle needed to truly open up the inner space. Mr. Grande indicated he and Lon will look at this further.

The dimensions of the pathway to the school was then discussed. Mr. Grande says that if he removes 1 home, it will give 90'. In discussions concerning the school, the Planning Commission would like early feedback from the School District concerning the proposed impact. We would like to get a projection of the phasing of all three developments setting forth our best judgment so that there is time to adjust to the impacts to traffic, school and municipal services. Our Chairman asked for some guidance from our Engineer in protocol for the school impact study.

Lon indicates that relative to traffic impact, Jim Demmerling, a traffic engineer from Pennoni, will work with Hanover's traffic engineer to get those figures together. PennDOT has provided comments but will need to coordinate time because of the phasing. PennDOT will be looking at the traffic impact studies at the time the Township is working through its approvals.

Our Chairman deferred comment on the Engineer's letter of November 29, 2005 to the next meeting at which time those issues will be addressed.

Our Chairman then opened the meeting for comments from the floor.

William Boyd, who farms the property next to the Grande project, says there is a lot of storm water coming down from the school property. How is the developer planning to handle that? Mr. Boyd was informed that the developer is required to channel the water and retain it on the tract which is the reason for the detention ponds.

On a Motion made by Ruth Lippincott, seconded by Bruce Godfriaux and unanimously carried, the meeting adjourned at 10:25 p.m.

Respectfully submitted,

Carolyn J. Donio, Secretary