

Warwick Township
PLANNING COMMISSION
Meeting Minutes
September 4, 2019

Members Present: Kiel Sigafos
Michael Riotto
Michael Italia
Kevin Madden
James Hoffecker

Others Present: Brandy Mckeever, Director of Planning and Zoning
Will D. Oetinger, Township Solicitor
John Evarts, Township Engineer
Catherine Topley, Recording Secretary

I. Call to Order

Michael Italia called the November 6, 2019 Planning Commission meeting to order at 7:00 pm

II. Consider approval of the September 4, 2019 Planning Commission Meeting Minutes

Kiel Sigafos made a motion to approve the September 4, 2019 Planning Commission Minutes. Kevin Madden seconded the motion. Motion passed unanimously.

III. Water & Sewer Authority – Consistency

Ms. Mckeever stated that the Warwick Township Water & Sewer Authority is pursuing the PA Small Water and Sewer Grant Application for a proposed water system improvement project which will include the installation of approximately 1,800 linear feet of eight-inch ductile iron pipe water main along Old York Road in Warwick Township. The Authority is also pursuing the H2O PA Grant Application for a proposed water system improvement project that will include the installation of approximately 6,000 linear feet of eight-inch ductile iron pipe water main along Heart Lane, Graeme Way and Old York Road in Warwick Township.

The Planning Commission is being asked to support these applications and certify that the project is consistent with Township Ordinances and helps to implement the comprehensive plan.

Ms. Christina Ruble of Ebert Engineering was here to explain a little further and answer questions.

Ms. Ruble stated that the first proposal will connect 11 houses and the second proposal will connect 53 houses, 2 commercial properties and with Warminster Township.

Mr. Sigafos questioned if there will be any additional cost to the residents. Ms. Ruble explained that the PA Small Water & Sewer Grant has a 15% match and the H2O grant has a 50% match but that the match can come from multiple sources.

Kiel Sigafos made a motion to authorize the execution of the consistency letters for the Water & Sewer Authority Grants. Kevin Madden seconded the motion. Motion passed unanimously.

IV. Heritage Creek Stormwater Project – Consistency Letter

Ms. Mckeever stated that due to leaking joints and lifting holes within 23,000 linear feet of stormwater piping, small depressions are forming on roads throughout Heritage Creek, an age-restricted housing development. To stop the occurrences of these depressions, the stormwater pipe requires grout sealing of the joints and lifting holes. The grout will block ground water infiltration into the pipes.

To accomplish this task, the Township will hire a specialized contractor to clean and grout seal the pipe joints and lifting holes. The contractor uses a mechanized, remote-controlled device to drive into the stormwater pipes and apply grout to all joints and lifting holes. The device has cameras to ensure all defective areas are repaired. The device pulls hoses into the pipe to supply the grout.

The Township is pursuing a grant through the PA Department of Community and Economic Development Small Water & Sewer Program. A requirement of the grant is confirmation from the Township Planning Commission that the proposal is consistent with the Comprehensive Plan.

The Planning Commission is being asked to certify that the project is consistent with the comprehensive plan.

Mike Riotto made a motion to authorize the execution of the Consistency Letter for the Townships Grant Application. James Hoffecker seconded the motion. Motion passed unanimously.

V. LD 14-04 Sailor/Costa – Revision to Approved Final Plan – Seeking recommendation of Approval

Ms. Kristen Holmes was here on behalf of the applicant, Costa Homes Inc. Ms. Holmes stated that her client went before the zoning hearing board and received variances to permit common open space that is not in strict conformance with the Ordinance so that it could be provided. They were also granted relief from fee-in-lieu of active open space required to be at 100% of fair market value.

Ms. Holmes stated that the applicant has created a lot 8 which is the common open space lot. This was part of lot 7. Ms. Holmes also stated that both the CKS letter dated October 18, 2019 and the Township Staff Review Letter dated October 24, 2019 are will comply.

Mr. Sigafos mentioned that the residents that back up to this subdivision are worried about the lights and the buffer. Ms. Holmes stated that everything from the previous discussions would remain in place.

Kiel Sigafos made a motion to recommend approval of the revision to the final plan subject to compliance with the CKS Letter dated October 18, 2019 and the Township Staff Review Letter dated October 24, 2019. James Hoffecker seconded the motion. Motion passed unanimously.

VI. LD 15-01: York Road BLADCO LP Revised Final Plan #2 – Seeking recommendation of approval.

John VanLuvanee, attorney for the applicant, gave a brief overview of what has transpired up to this point. Mr. VanLuvanee stated that he would go over the items that were not a “will comply” on the CKS Letter dated October 30, 2019 and the Township Staff Review dated October 30, 2019.

CKS Letter

Zoning Ordinance Issues:

Item 1-2: Will Comply

Item 3: The applicant must be prepared to explain the reduction of impervious areas listed in the 'Breakdown of Impervious Area' chart on Sheet 7 for the following items: driveways, sidewalks and roadways. The impervious area total for these areas has been revised since the last plan submission. Of particular concern, is how can the plans list approximately 3,246 square feet less sidewalk on the current plans when no sidewalk has been removed and the trail has increased from a width of 5 ft. to 8 ft.? We request a .shp or .dwg file of the overall Site Plan to verify the areas.

The applicant stated that the area adjacent to Lot 55 is shown with sidewalk which is outside of the right of way and therefore does not affect coverage. This reduced the impervious surface area which was incorrect on previous submissions. A CAD file is to be provided to confirm the impervious area.

Item 4: Will Comply

Item 5: As requested, fencing and landscaping have been added to create a visual buffer around the communication facility. The fencing consists of a 6 ft.-high opaque fence with 35 evergreen shrubs. The proposed buffer should be discussed with the Township.

There was a short discussion and it was stated that the applicant will be placing a 6-foot-high opaque fence with shrubbery around the fence that will cover the cell tower base and mechanical equipment. With the plantings, eventually you will not even see the fence.

Item 6: Will Comply

Item 7: Will comply – Covered under Resolution 2018-32

Per Resolution 2018-32, specific recreational improvements must be added to the plans. These facilities must be designed and included in the construction escrow. Further, another note must be added to Project Specific Notes on Sheet 2 to include language allowing the Homeowners Association to request reconsideration of recreational facilities from the Board of Supervisors after a substantial number of units are sold. The applicant indicates this will be provided.

Mr. Italia believes this should be done sooner rather than later

Subdivision and Land Development Ordinance Issues:

- Item 1: A Phase I Environmental Site Assessment and Phase II Environmental Investigation Report were submitted for review. These reports noted several areas that contain hazardous materials and would need remediation. The following notes/revisions must be revised/added to the plans: (Items a through c are listed in letter)
- Mr. VanLuvanee stated that he had spoken with Mr. Oetinger and Ms. Eberle, Township Solicitors earlier in the day and they had agreed upon language that would satisfy this item.
- Mr. Oetinger stated the following for the commission: all existing aboveground and underground storage tanks, wells, septic systems, and boiler house sump and discharge is to be shown on the existing features plan and a note is to be added to the plan that all underground storage tanks shall be removed and remediated, if necessary, consistent with DEP requirements before any building permits are issued and that all septic systems shall be abandoned in accordance with the requirements of the Bucks County Department of Health.
- All parties are in agreement.
- Item 2: All proposed street names must be reviewed by the Township Planning Commission and approved by the Board of Supervisors. We note the plans propose Stirling Drive and Marquis Drive. The road names must be added to the Road Lengths Table on Sheet 7 and on the Subdivision Plans, Sheets 68 and 69. (163-35.R)
- Will Comply – Warminster Post Master stated that Stirling Dr. must be changed. After some discussion it was decided that the new name will be Encampment Dr.
- Item 3: The plans now indicate decorative building lights are proposed on the clubhouse to meet design criteria of the Corridor Overlay District. We note that decorative wall 'sconce' lighting has been added to Sheet 32. The wall lighting for the clubhouse must be approved by the Board of Supervisors.
- Will Comply – Mr. VanLuvanee stated that it is condition #27 of Resolution 2018-32.
- Item 4: Architectural plans of the townhouses must be submitted to the Township for approval by the Board of Supervisors to determine compliance with the Corridor Overlay District requirements. The Applicant's Engineer states that architectural drawings will be provided to the Township prior to final recording as stated in Resolution 2018-32. (163- 51.30)
- Mr. VanLuvanee stated this is covered in Resolution 2018-32.
- Items 5-12: Will Comply

Grading, Stormwater Management/Storm Drainage and Erosion & Sedimentation Control:

Items 1-11: Will Comply

General Engineering Considerations:

Item 1: The Applicant indicates to the best of their knowledge that no deed restrictions exist on the site. Sheet 10 shows an existing temporary construction easement and an existing required drainage easement. The recorded drainage easement information has been included in this submission. Reference to this easement must be included in the General Plan Notes on Sheet 2 under item no. 1. Has the temporary construction easement been extinguished or is it no longer valid?

Mr. VanLuvanee stated that the Temporary Road Easement has expired but they will comply with the drainage easement

Item 2: The location of the community mail box has been shown near the clubhouse on the plans. The Township may want to review the location of the community mail box.

Mr. Bleznak stated that Warminster post office would like all the boxes to be placed together. They have decided to place the box by the clubhouse as this will allow for the most parking.

Mr. Sigafos would like there to be at least 2 spots that are designated for mail pick-up with a time limit. The applicant stated that they will add these two spots.

Item 3: The communication facility provider must provide written approval of the location of the two facility parking spaces and general access to the site. The Applicant's Engineer states that approval from the communication facility provider is not required. We defer to the Township Solicitor if this approval is required.

Mr. Oetinger stated that they do not need approval from the telecommunications company but will need to put a disclosure to purchasers that there is a cell tower located on the property.

The applicant will comply

Item 4: Will comply – Maintained by Homeowners Association

Item 5: PennDOT approval for the road improvements is required to install the entrance driveway along York Road. The Township shall be included on all correspondence with PennDOT. Further, we submitted a review of the HOP plans on August 22, 2019. All our comments must be addressed.

Mr. Bleznak stated that they are approximately 45-60 days away.

Item 6: We still question the open space area near Lot 55 and how it will be used as open space. This area is approximately 105 ft. x 10 ft. and is surrounded by lots and roads. The applicant's engineer must investigate if this open space can be reconfigured to be included in larger open space areas. The Township should review the size and location of all open space areas now shown on Sheets 68 and 69.

The applicant stated that the area adjacent to Lot 55 is shown as passive active space because of the sidewalk otherwise they will have to push the lots and bring the sidewalk into someone's lot. There was a discussion and it was decided that if they can they will get rid of it. Right now, they are compliant by .014 acres.

Township Letter

General Comments:

Item 1-2: Will Comply

Item 3: Acknowledged. The Impact Assessment projects how many school aged children are expected to reside in the new development but does not identify which schools the children will attend. The Township has been contacted by CBSD and their intention is to redistrict this development to an elementary school other than Warwick Elementary.

A discussion ensued regarding how to state this. Mr. VanLuvanee stated he would like to use Ms. Mckeever's statement " CBSD's intention is to redistrict this development to an elementary school other than Warwick Elementary".

Items 4-5: Will Comply

Item 6: It is recommended that the Water & Sewer Authority review the plan for interconnectivity of utilities with adjoining property.

Mr. VanLuvanee stated that this will not happen unless the Water & Sewer Authority takes Dedication of the system, then, it could be discussed.

Zoning Comments:

Item 1: This was addressed in CKS Letter and is covered under Resolution 2018-32

Item 2-3: Will Comply

SALDO:

Item 1-7: Will Comply

Kiel Sigafos made a motion to recommend approval of the BLADCO LP Revised Final Plan subject to the CKS review letter dated October 30, 2019 except that:

1. Roman numeral II, Items 1.a.1, 2, and 3 relating to environmental investigations under SALDO. Issues shall be deemed addressed by a condition that all existing aboveground and underground storage tanks, wells, septic systems, and boiler house sump and discharge be shown on the existing features plan and that a note be added to the plan that all underground storage tanks shall be removed and remediated, if necessary, consistent with DEP requirements before any building permits are issued and that all septic systems shall be abandoned in accordance with the requirements of the Bucks County Department of Health.
2. Roman numeral II, Item 2 shall be deemed addressed by changing the street name from “Stirling Drive” to “Encampment Drive.”
3. Roman numeral IV, Item 2 shall be deemed addressed by the plan designating two spots near the mail facility being designated as temporary parking
4. Roman numeral IV, Item 3 shall be deemed addressed by a disclosure statement for the existence of the communications tower

Approval shall also be conditioned upon the Warwick Township review letter dated October 30, 2019 except that:

1. Roman numeral I, Item 5 shall be deemed addressed by the inclusion in the disclosure statement of the commercial zoning of neighboring properties.
2. Roman numeral I, Item 1.6 shall be deemed addressed at the instruction and agreement of the Warwick Township Water and Sewer Authority regarding interconnection of the utilities.

Approval shall also be conditioned upon a final plan being submitted to the Board of Supervisors with the aforementioned conditions addressed. Mike Riotto seconded the motion. Motion passed unanimously.

VII. 2019 Comprehensive Plan Update – Seeking recommendation of approval.

Mike Solomon was here to give a brief overview of the 2019 Comprehensive Plan and to answer any questions. Mr. Solomon briefly went over each Principal and the implementation chapter and discussed some statistics regarding the 5,110 households in Warwick Township.

Mr. Solomon explained that there were many committee meetings that took place and that the Township had also gone an extra step and conducted a community survey to see what was important to the Township’s residents.

The Bucks County Planning Commission had two minor review comments involving wording.

There were no questions for Mr. Solomon, but Mr. Sigafos wanted to take a moment to thank Ms. Mckeever for her time on this project.

Ms. Mckeever thanked Mr. Solomon for all his time and hard work.

Kiel Sigafos made a motion to recommend for approval the 2019 Comprehensive Plan Update. James Hoffecker seconded the motion. Motion passed unanimously.

VIII. Old Business - None

IX. New Business - None

X. Adjournment -

Kiel Sigafos made a motion to adjourn. Kevin Madden seconded the motion. Motion passed unanimously. Meeting adjourned at 8:19 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brandy Mckeever". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brandy Mckeever, CZO
Director Planning & Zoning