

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

January 3, 2018

The January 3, 2018 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

John Lancaster	Vice Chairman
John Klein	Secretary
Gilbert Silverman	Member
John Tierney	Member
Kathryn Carlson	Member
Ken Weirman	Member
Christopher Carroll	Member
Scott Bachman	Member
Ken Amey	Assistant Zoning Officer
Colleen Tronoski	Recording Secretary

1. Call to Order

The January 3, 2018 Planning Commission was called to order by Mr. Lancaster at 7:30 pm.

2. Reorganization of Officers

Mr. Lancaster stated that the first order of business was the reorganization of officers. He then asked for nominations for Chairman of the Planning Commission for 2018. Mr. Klein nominated Sam Miller for chairman. Mrs. Carlson seconded this motion. Mr. Lancaster asked for a motion to close the nominations for chairman. Mr. Silverman made a motion to close the nominations. Mr. Tierney seconded this motion. This motion was unanimously approved.

Mr. Lancaster asked for nominations for Vice Chairman. Mr. Silverman nominated John Lancaster for Vice Chairman. Mr. Klein seconded this motion. Mr. Lancaster asked for a motion to close the nominations for Vice Chairman. Mr. Weirman made a motion to close the nominations. Mr. Klein seconded this motion. This motion was unanimously approved.

Mr. Lancaster asked for nominations for Secretary. Mr. Weirman nominated John Klein for Secretary. Mr. Carroll seconded this motion. Mr. Lancaster asked for a motion to close the nominations for Secretary. Mr. Silverman made a motion to close the nominations. Mr. Bachman seconded this motion. This motion was unanimously approved.

3. Approval of Minutes of November 6, 2017

Mr. Lancaster asked for any questions relative to the Minutes of November 6, 2017, which had been circulated by email. Mrs. Carlson made a motion to approve the Minutes. Mr. Tierney seconded, and the motion was unanimously passed to approve the Minutes of November 6, 2017.

4. Report of Commissioners Meetings

Mr. Santi noted that new Commissioner Denise Hull will be reporting for the Commissioners meetings moving forward. Mr. Santi reported that in November Board had a consideration of an application for conditional use approval for Newbury II. No one opposed this application and there were residents that were in favor of the conditional use. The Board approved a Resolution for the 2018 Homestead Exemption. This is the exemption where \$30,000 gets reduced off your value of your home for Township tax purposes. The concession stand lease was approved with Boston Style Pizza and a final payment was made towards the top court of the pickleball court. The Board approved a Resolution for a revised winter services agreement with PENNDOT. This year PENNDOT has to plow all of their roads within the Township. The Board made a motion to adopt a Resolution relative to the Provco Pinegood Wawa Development. This motion was

denied. There was a motion to send letters out to Senators in support of Senate Bill 251. This is for the use of local radar. Pennsylvania is the only state that does not have local radar by their police department.

In December the Board made a motion and approved an Ordinance to maintain the tax rate. They also approved an Ordinance for the 2018 budget. The Commissioners made a motion to approve a Resolution to prohibit gaming in the Township. Mr. Santi noted the announcement of the Township Manager, Len Perrone. Len was with the Township for 28 years noting that the Board signed off on a separation agreement with Len. At the reorganization meeting, Denise Hull and Liz McNaney were both sworn in as new member of the Board. With the new members there was a realignment of the Board, Ken Kroberger will continue as President of the Board and Jim Santi will be Vice President. Areas of responsibility are split up as follows, Tom Duffy will be involved with Public Works & Park & Rec but will also be working with Liz McNaney with the Wastewater Treatment Plant. Denise Hull will take Zoning & Planning. Jim Santi will interface with her until she's comfortable. Mr. Santi will stay involved with the developments that have been going on for years. Jim Santi's main focus will be Public Safety- Police/Fire. The Board reappointed John Klein and Ken Weirman for four more years on the Planning Commission. They reappointed Kip Ratke for three more years to the Zoning Hearing Board. The Board made a motion to appoint Mike Lapinski as Acting Township Manager.

5. Old Business

A. Newbury II

Ed Mullin, on behalf of PRDC, asked if the Planning Commission already recommended approval of the conditional use. Mr. Santi stated that he believes they received this after that last Planning Commission Meeting. Mr. Weirman reminded that there was no Planning Commission Meeting in December. Mr. Mullin stated that PRDC was in front of the Planning Commission and talked about the conditional use and the subdivision plan plus the waivers, but they didn't have the review letter, so they had to come back. Mr. Mullin stated that Dave Onorato wanted to have the conditional use hearing separate from the commissioners meeting to approve the subdivision, so they had the conditional use hearing without the Planning Commission recommendation subject to getting the Planning Commission recommendation. Mr. Lancaster noted that they have the preliminary in front of them tonight and asked if that's what you're asking for tonight, and since we have the preliminary and the T&M letter, that's what you are here for tonight? Mr. Mullin stated that if you haven't recommended the conditional use, we would request that you do that tonight. Mr. Amey noted that he did review the file before the meeting and there is no record of a conditional use recommendation being made by the Planning Commission. Just to be safe, as long as the Planning Commission is comfortable, there should be a recommendation for conditional use approval as well. Mr. Mullin noted that this is what they are requesting. Mr. Mullin outlined the Townships Ordinance regarding conditional use. One of the requirements is a 500-foot width of the district. But because they are cutting off a piece from the church, they do not have 500 feet. But it does qualify because the lot is not a conforming lot the way its laid out. Mr. Mullin stated that there was a lengthy discussion regarding the subdivision plan and he went through all the waivers. The Planning Commission did not receive a review letter form the engineer dated December 22, 2017. Mr. Amey made copies and handed out to the Planning Board. Mr. Mullin stated that the letter is broken down into 3 topics. The preliminary plan approval, the church property, when they come in to do their development, and the third is the final plan.

Bob Jordan spoke about some additional things the Engineer wanted completed on the plan. He stated that there is only one outstanding issue to adjust for the Fire Marshal. It is some of the plan changes and make sure he's comfortable where the fire hydrant locations that are allocated on the plan. Also, that he's comfortable with the emergency access. He was part of the discussion during staff meetings with the location. Everything else on the review letter is a will comply. Mr. Lancaster asked about the reserved spaces to be labeled for future use with respect to the church. Mr. Jordan stated that he has had discussions with Mr. Rieker and these spaces are going to be removed from the plan. He pointed out on the plan that the spaces were shown to inform the church that they could achieve the same amount of of parking spaces that they currently have. Mr. Silverman asked if the berm along the parking lot and athletic fields would be taken down. Mr. Jordan stated that

there would be modifications to the berm. They will be enhancing the buffer along the fields to help with buffering for the lighting. Also, lowering the berm from a foot to two feet and blending it to work better with the swales.

Mr. Mullin noted that there is an agreement with the Farm Lane HOA, stating that Newbury II will install a fence the entire length of the common property line and that the HOA of Newbury II will maintain it. There is also an agreement with Nor Gwyn Baseball to fix their lights. Nor Gwyn Baseball is going to hire their contractor and they already have a proposal.

The Planning Commission was provided a copy of the Engineers letter to review. Mr. Lancaster noted that in order for the board to move on the preliminary land development plan they have to move on the conditional use first. Mr. Weirman made a motion to approve the conditional use. It was seconded by Mr. Klein. Mr. Amey briefly outlined the Engineers letter. Mr. Weirman made a motion to approve the preliminary plan with the following contingencies or conditions that are outlined on page 14, of the T&M Associates letter, dated December 22, 2017. Mr. Lancaster noted the reserved spaces to be labeled for future approval should also be included. Mr. Carroll seconded this motion. Mr. Amey noted that this also be subject to compliance with all fire marshal comments.

6. New Business

A. UGT WWTP Hydraulic Expansion

Mr. Amey stated that part of the Townships permit application for the Hydraulic Expansion at the treatment plant, requires a recommendation from the Planning Commission. This is the expansion in the capacity of the plant. Mr. Amey explained that an application has been submitted to DEP and one of DEP's requirements is there be a recommendation from the Planning Commission. Mr. Silverman made a motion to approve this expansion. Mrs. Carlson seconded the motion. This plan was approved by the Planning Commission.

7. Public Comments

None

8. Adjournment

There being no further business for discussion, Mr. Lancaster asked for any further questions or comments. Upon hearing none, Mr. Silverman made a motion to adjourn. The motion was seconded by Mrs. Carson and unanimously passed at 8:20PM.

Respectfully submitted



John Klein
Secretary