

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 • WEST POINT, PA. 19486

February 5, 2018

The February 5, 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
E. Van Rieker	Zoning Officer
Colleen Tronoski	Recording Secretary

1. Call to Order

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

2. Approval of Minutes of January 3, 2018

Mr. Lancaster asked for any questions relative to the Minutes of January 3, 2018, which had been circulated by email. Mrs. Carlson suggested a correction be made. Mr. Silverman made a motion to approve the Minutes. Mr. Weirman seconded, and the motion was unanimously passed to approve the Minutes of January 3, 2017 with noted correction.

3. Report of Commissioners Meetings

Mrs. Hull reported that in January Matt Toro from the Police Department was honored for 5 years at the Police Department. Officer Toro is active in the Montgomery County Drug Task Force and he's a Special Needs Coordinator. The Board also approved the contract for the carnival. Mrs. Hull noted that there was discussion concerning the fireworks. She came to learn that this cost is covered entirely by donations. The Board Approved Phase II of Newbury II for conditional use and accepted sanitary sewer lines for Newbury I. The Board accepted deeds of dedication for Newbury I for the Prospect Avenue widening. Mrs. Hull stated that Newbury II applied to have their preliminary land development approved. The Board did not approve this because further discussion is needed for several waivers they submitted at the meeting. These waivers will be discussed at the workshop this month.

4. Old Business

A. Enclave at Gwynwood Farm

Mr. Rieker noted that the applicants asked not to attend unless they were needed. This item is on the agenda as an informational review and not an action item. Mr. Rieker stated that the plans are the same as the Planning Commission saw a few months ago, but the driveway configuration has changed substantially. Because of the change, the applicant had to reappear before the Zoning Hearing Board and he has done that. He received that same approval for dimensional variances. These variances were requested so he would not have to put two houses in the front and two houses in the back but instead four in a row. These houses will have between 80' to 100' setbacks from Prospect Avenue.

There was a site review completed. Mr. Klein stated that Mr. Silverman, Mr. Carroll and himself visited the site. There was a summary of the site review emailed out to the Planning Commission earlier that day. The flood plain restrictions appear to be very close to the buildings that might be in place. Mr. Carroll noted that the storm water easements were just off the

driveways as shown (less than 10 feet). Mr. Klein stated that the driveway issue, common driveways are prohibited however it could work if they have an HOA who will cover maintenance, snow removal, etc. of the driveway. Mr. Klein stated that sidewalks are in place adjacent from the property. The site review committee recommended that the sidewalks be extended. It was noted that County comments have not been received and any T&M analysis for this plan revision have not been made available. Mrs. Carlson asked if there was an access easement permitting access to the Gwynedd Preserve from Prospect Avenue. Mr. Carroll noted that the accessibility from that side is prohibitive because of physical barriers. Mr. Rieker noted that there are walkways near Cardinal Hollow that lead to the Green Ribbon Trail that you can take to the Preserve.

5. New Business

**A. UGT WWTP Diversion Project
North Pump Station**

Dave Onorato, the Township Solicitor introduced himself. He stated that the Township is here as an applicant. Mr. Onorato briefly outlined the Township's Diversion Project. He noted that this property was formerly owned by Mr. and Mrs. Danner. There was an agreement made between the Danner's and the Township a year ago with the intention to put a pump station here. This property turned out to be a good property from an engineering point of view. There is an interceptor that cuts through this area and the applicant is looking into picking up this flow. Recently there was a white vinyl fence and landscaping that was agreed upon by the Township and the Danner's. If and when this gets built, this will serve as an adequate buffer.

Mr. Onorato explained that there will be a single driveway from Valley Forge Road. The property is adjacent to the Wawa shopping center property.

Bill Brown, Sewer Engineer, reviewed the plan. He stated that there will be a generator, transformer, and control panel under a canopy. The pumps will be in a concrete vault below grade. They will be 4-100hp pumps, that can be lifted by a boom truck. There will also be an underground vault with valves to isolate the pumps and another chamber with a flow meter. Mr. Onorato asked if there were any questions for Mr. Brown. Mr. Weirman asked what the fuel source will be. Mr. Brown stated that it will be diesel. Mr. Weirman then asked about any noise issues. Mr. Brown noted that everything was underground. The only noise would be from the generator when it runs which will be less than 80 decibels. Mr. Brown explained that a generator exercises once a week for about 15 minutes. It would only run if there was an extended power outage. Mr. Klein asked if all four pumps needed to be running, could there be a pump failure? Mr. Brown stated that it's sized so that with one pump down, the other three would be adequate at peak storm event. Normally there will only be one pump running. One pump running will handle the majority of the flow and the lead pump will alternate.

Mr. Klein noted that the site review committee suggest a gate be placed at the bottom of the property in the fence for lawn maintenance.

Mr. Weirman asked about maintenance on the pump station itself. Mr. Brown explained that the Township Sewer Department has a crew that visits the pump stations twice a week. This crew checks the controls and flow meters and once a year the flow meters get pulled and replaced.

Mr. Klein asked if there would be lighting at the site. Mr. Brown stated that there will be site lighting installed. This would only be on at night for maintenance. The light would be attached to the canopy.

Mr. Onorato noted 6 waivers from the T&M letter that are needed.

1. Preliminary and final plan approval together
2. Pave the front of Valley Forge Road to the curb line

3. The new driveway is closer than 6 feet to the Wawa property line (its 5 feet)
4. No proposed sidewalks
5. Minimum pipe size
6. Minimum cover

Ms. Wall stated that the Ordinance currently requires a minimum pipe size of 18 inches. They are asking for a waiver to put in a 12-inch pipe. Ms. Wall explained that because of the slope of the site, they will be chasing grade. Therefore, if they use a smaller pipe, they can install it shallower and wouldn't have to encroach into the flood plain. The 12-inch pipe would have more than adequate capacity since the site is so small the flow is small too. Ms. Wall noted that the Ordinance requires 18-inches of cover over the pipe. The applicant would like to install the pipe shallower as to not encroach into the flood plain and to compensate for the strength you lose for the cover, propose a concrete pipe.

Mr. Lancaster asked for any public comments.

Harry Nowack, of 1619 Valley Forge Road, stated that he had some questions. He stated that the Towamencin creek runs along his property. He stated that it runs very strong in storms. With the building of a retaining wall in the flood plain, he asked if this is going to affect his property and is the Township going to plan any steam remediation along his property and his neighbors. Mr. Onorato stated that this pump station will have no impact on the water going into the stream and the retaining wall is completely out of the flood plain. Mr. Nowack asked when DEP and EAP permits would be obtained and if this was a public process. Mr. Onorato stated that the process is ongoing. The Township has already gone to DEP and the 537 Plan has been amended. Part 2 of the plan has been approved for work at the treatment plant. The applicant is still waiting for part 1 permit which is the permit limits at the treatment plant. The collection system has not been submitted yet.

Mr. Nowack asked about FEMA issuing new flood plain elevation maps. He noted elevation risks. He asked if there any chance that this project could increase the risk of flooding? Mr. Onorato again reminded that they are not in the flood plain and that this water will be contained so there should be no impact on water downstream. Mr. Brown said that he would send a topographical plan to Mr. Nowack.

Mr. Nowack asked if there were any plans for traffic control at the driveway. Mr. Onorato stated that there was no plan now for traffic control now.

Mr. Lancaster asked if there was a recommendation for the pumping station. Mr. Weirman made a motion to recommend the pumping station as proposed. Mr. Silverman seconded this motion. This motion was approved.

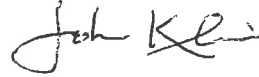
6. Public Comments

None

7. Adjournment

There being no further business for discussion, Mr. Lancaster asked for any further questions or comments. Upon hearing none, Mr. Weirman made a motion to adjourn. The motion was seconded by Mr. Carroll and unanimously passed. The meeting was adjourned at 8:35PM.

Respectfully submitted

A handwritten signature in black ink that reads "John Klein". The signature is written in a cursive style with a large initial "J" and a stylized "K".

John Klein
Secretary