

May 23, 2013

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the meeting room of the Township Municipal Building. Present were Messrs. Hamburger, Chapman, Krebs, Cohen, Mayer, Frey, Rubin, Mrs. Friedrich Fogel, Mrs. Souder, Planner Gabriel, Engineer Woodrow, Manager Hoffman, Commissioner Kuritz and Clerk Matyas.

Chair Friedrich Fogel called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

The minutes of the April 25, 2013 Planning Commission meeting were approved.

LD 12-03 654 Red Lion Road/Dr. Neil DiSpirito-Preliminary/Final Plan presented by Mr. Nick Rose, ProTract Engineering, on behalf of the applicant. Mr. Rose noted that zoning relief was obtained and the plan was then resubmitted for preliminary/final review.

Mr. Rose gave a brief overview of the plan noting the proposal is a 500 square foot addition to the rear of the building at 654 Red Lion Road. Mr. Rose noted that the addition was to provide more room for the current office and no more employees or doctors would be added. Mr. Rose noted that the impervious coverage that is being added will be removed at another location on the property and rain barrels will be added to help with storm water management. Mr. Rose was asking the Planning Commission to approve the preliminary/final plan.

Mr. Tim Woodrow, Township Engineer, reviewed his letter and noted this application has little impact and the zoning was approved. There are 3 waivers being requested; to show existing features within 500 feet, the potential obligation for road improvements and granting of additional right-of-way. Mr. Woodrow felt the waivers were appropriate. Mr. Woodrow suggested that with the addition of pervious surface, a rain garden would be appropriate. Mr. Woodrow talked about connectivity within the Township and that asking for an easement from the applicant so if the future connectivity along Red Lion Road is possible, the Township would have the easement. The applicant was agreeable.

Mr. Steve Gabriel, Township Planner, agreed with all Mr. Woodrow's comments including the rain barrels and rain gardens. Mr. Gabriel also noted that connectivity within the Township is important so the easement is a good idea.

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Mr. Hamburger made a motion for recommendation that the Board of Commissioners approve the plan with the condition of compliance to all review letters. The motion was seconded by Mr. Chapman and Mr. Krebs, Mr. Cohen, Mr. Frey, Mr. Mayer, Mr. Rubin, Mrs. Friedrich Fogel and Mrs. Souder voted aye. The motion was carried as stated.

Legislative Review

Mr. Woodrow talked about the Wawa project and Township connectivity and noted that Mr. Christopher Hoffman, Township Manager, got PennDot and SEPTA to create a pedestrian walkway over the railroad tracks on Red Lion Road.

Mr. Woodrow talked about the crosswalks for the School District at the High School and Murray Avenue School and noted that the School District came up with some possible solutions, but PennDot replied that a justification is needed for a mid-block crossing. There will be more meetings and ideas to figure out these issues.

Mr. Woodrow noted that the School District proposal was approved by the Board of Commissioners and the text amendment for the School District will be read at the June meeting.

Mr. Hoffman noted there was no vote on the JERC/Red Lion and Pine Road application. The applicant needs to work out many outstanding issues.

New/Old Business

Mr. Hamburger talked about the condition of County Line Road and how horrible the patch job is and asked the Township protest to PennDot. Mr. Woodrow noted that the repaving for County Line Road should be underway tonight.

Mr. Gabriel talked about the draft zoning ordinance and the comments from the Board of Commissioners regarding high density; transit overlay district, and intersection improvements due to transportation increase with large parcel developments.

The next meeting is scheduled for June 27, 2013.

Adjournment

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 7:20 P.M.

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Linda Friedrich Fogel
Linda Friedrich Fogel, Chair