

June 26, 2014

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. Mayer, Frey, Krebs, Chapman, Rubin, Hamburger, Mrs. Friedrich Fogel and Engineer Woodrow, Planner Gabriel, Commissioner Kuritz & Heller, Assistant Manager Guertin 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 March 27, 2014 Planning Commission meeting were approved.

SD 12-07 JERC Partners/Red Lion & Pine Roads-Final Plan presented by Mr. Edward Murphy and Mr. George Reeves, the applicants. Mr. Murphy noted the Planning Commission recommended preliminary approval last year and they received preliminary approval from the board of Commissioners. This application is for the final plan approval and review letters from Township Staff have been received and reviewed with no issues with those letters. Mr. Murphy would like a recommendation of the final plan approval tonight.

Mr. Murphy asked if the Planning Commission would like to see the approved plan and get a brief overview of the project. Mrs. Friedrich Fogel replied yes. Mr. Murphy handed the presentation over to Mr. George Reeves.

Mr. Reeves talked about the plan noting stormwater controls, open space, internal walkways and sidewalks on Pine Road. Mr. Reeves talked about cut through traffic issues noting the internal roads where designed in a way to cut down on that.

Engineer Woodrow advised that the resolution approved by the Board of Commissioners granted conditional preliminary approval of the development plan. The conditions of the approval included satisfaction of all issues noted in the staff's review letters, including confirmation of public water availability and obtaining the necessary DEP and PennDOT approvals and permits. The purpose of the final plan submission is to confirm that the conditions have been satisfactorily addressed. Mr. Woodrow noted

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that in lieu of intersection improvements the culvert on Red Lion Road will be widened. Mr. Woodrow explained that the resolution conditions all need to be met and some issues still remain. Mr. Woodrow talked about a disclosure letter for any buyers about the conditions of the property.

Mr. Steve Gabriel, Township Planner, talked about having all the technical issues dealt with. Mr. Gabriel noted that open space and stormwater controls will be owned by Homeowners Association. He talked about connectivity throughout the Township and adding crosswalks at Pine and Red Lion Road. This will help make it safer for people walking or riding their bikes. Mrs. Friedrich Fogel asked if the walking trail would be open to the public. Mr. Gabriel noted that it will not be dedicated to the public. Mrs. Friedrich Fogel questioned the need for crosswalks. Mr. Gabriel said it was for the new residents to get around the existing area. Mr. Woodrow talked about the issue of the crosswalk and the issues with speeding traffic and sight distance.

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Mr. Krebs asked if Philadelphia was involved in the driveway leading out to Red Lion Road since it is in Philadelphia. Mr. Woodrow replied yes. He also noted the driveway was not for emergency only, it was another way in and out of the development but from the street it will appear to be a private driveway rather than a road. Mr. Krebs asked about the basin on the property and Mr. Woodrow noted it was a detention basin.

Public Comments

Attached is a letter from Herman Scholer, 171 Shoemaker Road, who was unable to attend the meeting addressing his concerns about the project.

Mr. Chuck McDade, 2472 Dale Road, asked Mr. Woodrow if the culvert project was shown anywhere. Mr. Woodrow replied no, it is not really a part of this project. Mr. Woodrow talked about the traffic study which was done showing no real impact on road widening of either Red Lion or Pine Road. It was suggested that the culvert widening would help the existing traffic flows in the area. Mr. McDade asked if the culvert would help with flooding and Mr. Woodrow replied no. Mr. McDade asked if this was still a superfund site and Mr. Reeves replied that he was not sure it was ever a

superfund site and Mr. Reeves replied that he is not sure it was ever a superfund site and Mr. McDade replied yes it was and was concerned that the chemicals in the ground will go airborne during development. Mr. Krebs stated he believed the section in Philadelphia was superfund and Mr. McDade said both are superfund. Mr. Woodrow noted due to the size of the backyards there is not really any space to put improvements back there. Mr. Woodrow also noted that the Township has been dealing with DEP to make this project as safe as possible. Mr. Woodrow said there have been a lot of studies done on this property through the former Island Green Golf Course and the possible TEVA construction. Mr. Reeves talked about the DEP reports and the work that was done for DEP approvals. Mr. McDade asked if the applicants were doing the work on the culvert at Red Lion Road and Mr. Woodrow replied that the Township Traffic Engineer will be handling that project with the applicants reimbursing them.

Mr. Tom Kuzmick, 2488 Pine Road, asked about where the sewer line hook ups will be in Red Lion or Pine Road and Mr. Reeves responded that the sewer line is from Kirk Drive. Mr. Kuzmick asked if any work will be done on the buffer zone besides the stormwater work and Mr. Reeves showed a tree line and said all that will be preserved. Mr. Kuzmick asked about the extent of the preserved trees and showed on the aerial photo the area he was talking about. Mr. Woodrow suggested taking some plans out to discuss with Mr. Kuzmick. Mr. Kuzmick was shown the area being preserved and was satisfied with that answer. Mr. Kuzmick asked who would take ownership of the open space and was told the Homeowners Association (HOA) would. He was fine with that but wanted to know at what point of the process it will be deeded to the HOA. Mr. Woodrow replied that developers would own 56% of HOA until a certain percent of the development is purchased at that point the HOA is turned over to the property owners who usually hire a management company to run. Mr. Kuzmick asked who will be monitoring the construction because there was new home construction in the area where all the trees were removed, the owner was being overzealous. Mr. Woodrow said he will be monitoring the construction of this project.

Mr. Sam Bonanno, 2450 Pine Road, asked who will take care of the lawn and basin across from him and the applicants said they are and will take care of the property. Mrs. Friedrich Fogel said it sounds like a property maintenance issue and Commissioner

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Heller replied that the Township is aware of the property and is working on it. Mr. Bonanno talked about the speeding traffic on Pine Road and if there will be a traffic light at the new street opening of the development and the reply was there will be no traffic light. Mr. Bonanno noted that at the last meeting he was told the Red Lion Road driveway was for emergencies only and Mrs. Friedrich Fogel said that is not the case it will be a regular entrance/exist for the development.

Mr. McDade asked about a construction entrance for this project and Mr. Woodrow replied it will be off of Pine Road where the proposed street cut will be for the development.

Mrs. Dianne Whelan, 2476 Pine Road, talked about the tree preservation and the hill that will be leveled off and Mr. Murphy replied the hill will remain no leveling will happen.

Mrs. Friedrich Fogel submitted a letter from resident Herman Scholer at 171 Shoemaker Road.

Mr. Kuzmick asked about an estimated time frame of construction and Mr. Reeves said they do not have one at this time.

Mrs. Whelan asked about the schools and taxes and Mrs. Friedrich Fogel noted the homes/lots seem smaller so maybe not so many kids but she doesn't know the impact of this development with taxes or schools.

Mr. Hamburger made a motion for recommendation that the Board of Commissioners approve the plan. The motion was seconded by Mr. Krebs and Mr. Chapman, Mr. Rubin, Mr. Frey, Mr. Mayer and Mrs. Friedrich Fogel voted aye. The motion was carried as stated.

LD/CU 14-01 Artis Senior Living/Lieberman Drive-Preliminary/Final Plan presented by Mr. Joel DelliCarpini, Bohler Engineering and Mr. Michael Terwilliger of Artis Senior Living. Mr. DelliCarpini talked about the sketch plan being heard in March 2014. The preliminary/final plan is being presented tonight. Mr. DelliCarpini talked about the

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proposal being a 72 bed memory care facility on Lieberman Drive which is a cul-de-sac street off of Welsh Road. The facility is open 24 hours but visitors will be allowed during certain hours. Mr. DelliCarpini talked about an enclosed property with a fence to allow the patients limited freedom. Mr. DelliCarpini stated there will be no negative impact on the floodplain. The Board of Commissioners will hear the Conditional Use application in August for approval. Mr. DelliCarpini talked about the fire lanes along the side of the building per the Fire Marshal's review which is still pending. Mr. DelliCarpini explained instead of providing sidewalks at the front of the property which they feel is not necessary they will provide a fee in lieu.

Mr. Gabriel talked about this project having a Land Development Application and Conditional Use application. The Conditional Use is because floodplain will be touched during construction. There will be the need for 2 recommendations tonight for each application. Mr. Gabriel noted the use is good for this area but would like to see connectivity with trails and sidewalks for pedestrians walking to and from this location and walking the trails. Mr. Gabriel noted the fence height in the back is higher than allowed and there is a 20 foot setback from street to parking lot and buffers are required for parking lots and must be shown on the plan. Mr. Gabriel talked about showing loading facility areas on the plan and the streetlights and parking lot lights have some issues to work out. Mr. Gabriel explained that there is outstanding information needed for the Conditional Use application.

Mr. Woodrow noted this application is the first test case for the new zoning, stormwater and floodplain ordinances. Mr. Woodrow stated that overall he is pleased with the ordinances and the application. Mr. Woodrow explained that the building will not be built in the floodplain but there is grading that will happen first to allow that to happen. Mr. Woodrow requested a video of the stormwater pipe on this property so the condition of the pipe can be seen. Mr. Woodrow noted that due to the size of the property a traffic study would be warranted but instead maybe a pedestrian study should be done.

Mrs. Friedrich Fogel talked about this proposal being a final but there are outstanding issues and Mr. Hamburger talked about voting on this application as a preliminary plan

but not a final plan because there are too many outstanding issues. Mrs. Friedrich Fogel asked if they could just vote for a preliminary plan and not a final and Mr. Woodrow replied yes.

Mr. Mayer asked to see a photo of the surrounding areas that the fence would affect and Mrs. Friedrich Fogel noted she believed the back is surrounded by wetlands and open fields. Mr. DelliCarpini talked about the height of the fence being an issue because certain zoning districts allow 6 feet while others allow higher if the portion over 6 feet is 50% open. Mrs. Friedrich Fogel asked why a fence higher than 6 feet would be needed and Mr. Terwilliger replied that Alzheimer patients can easily scale a 6 foot high fence because these types of patients feel a need to roam. Mr. DelliCarpini talked about obtaining a variance for the fence height. An aerial view of the property is shown and Mr. Mayer noted most of the area is open space so he is not as worried about the chain link fence. Mrs. Friedrich Fogel noted that black wrought iron fence is open but also nicer to look at than chain link fence.

Mr. Mayer asked if the homes in the lower corner would be affected by the grading on the property and Mr. Woodrow replied no they sit higher than this property. Mr. Mayer asked if the Fire Marshal has approved the plan and Mr. Woodrow replied that he and the applicant are still working on some of the issue like surface materials of the fire lanes.

Mr. Chapman asked about the loading areas for patients and products and Mr. DelliCarpini showed on the plan where those spots were located.

Mr. Hamburger made a motion to recommend approval of a preliminary plan noting there are issues that need to be worked out. Items that need further attention include the surface material for the emergency vehicle access, sidewalks on Lieberman Drive and possibly on Welsh Road, fence height and the possibility of money in lieu of road improvements. Mr. Krebs seconded the motion with Mr. Chapman, Rubin, Mayer, Frey and Mrs. Friedrich Fogel voted aye. The motion was passed.

Mr. Hamburger made a motion to recommend a preliminary Conditional Use application noting there is information that is still needed to complete the application to satisfy the Township Staff. Mr. Krebs seconded the motion with Mr. Chapman, Rubin, Mayer, Frey and Mrs. Friedrich Fogel voted aye. The motion was passed.

There was a brief conversation with Township Staff and applicant about resubmittal timelines.

Temple-Washington Lane Sewer Planning Module presented by Mr. Woodrow who talked about the home at Terwood Road and Washington Lane that had a failed septic tank. They were unable to find a spot on their property for a new septic tank or get an easement to put it on another property so the only option is a small treatment plant which requires a planning module to be submitted to DEP. Mr. Woodrow noted the owners went to the County departments for approval and need paperwork from the Township.

Mr. Chapman made a motion to approve the planning module for Washington Lane and it was seconded by Mr. Mayer with Mr. Rubin, Frey, Hamburger and Mrs. Friedrich Fogel voted aye. The motion was passed.

Legislative Review

Mr. Woodrow noted the zoning, floodplain and stormwater ordinances were approved at the Board of Commissioners meeting. Mr. Gabriel noted that FEMA approved the floodplain ordinance at the end of May. Ms. Loreen Guertin, Assistant Township Manager explained that the Valley Center Park is getting a playground and pavilion which is out to bid. The parking lot will also be getting paved soon.

New/Old Business

Mr. Chapman asked about the traffic issues at Welsh Road and the new trail at Terwood Road and Ms. Guertin noted the County and PennDot are still working on that issue. The next meeting would be July 24th, 2014.

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Adjournment

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 8:30 P.M.

Linda Friedrich Fogel

Linda Friedrich Fogel, Chair

June 26,2014
Lower Moreland Planning Commission
Re- June 26,2014 meeting on SD 12-07 JERC PARTNERS

From Herman Scholer
171 Shoemaker Road
resident – 50 years

I am not able to attend this meeting but would like to have the following items read into the minutes.

If the main entrance is still proposed to be across from Shoemaker Road, Please advise me why all of the accidents I have seen on Pine Road happen just at or past Shoemaker toward Red Lion Road. They do not occur at the Kirk Road level where you can see the cars coming up the hill.

Also please advise if a left turn signal from Pine to east on Red Lion Road will be considered. Currently, cars are lined up 7-10 deep during rush hours.

Thank you,

A handwritten signature in cursive script that reads "Herman Scholer".

Herman Scholer