

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the Township Meeting Room at the Township Building. Present were Messrs. Mayer, Rubin, Frey, Rayz, Cohen and Mrs. Souder, Engineer Tim Woodrow, Planner Stephen Gabriel, Commissioner Kuritz, Assistant Manager Montagnon.

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

The minutes of the January 25, 2018 Planning Commission meeting were approved.

SD 18-01 3404 Paper Mill Road/John McKenna Mr. Nick Rose presented the project explaining it is a 3 acre lot that would be turned into 2 parcels by creating a flag lot. Mr. Rose showed where the house is currently located and explained that neighboring properties have established flag lots just like Mr. McKenna would like to do. Mr. Rose noted the flag lot meets all the requirements for flag lots.

Mr. Rose talked about the review letters and noted he will comply with all issues. There will be two waiver requests submitted to the Township, one for natural features and the other requiring no road improvements.

Mr. Stephen Gabriel, Township Planner, explained that the sewer/water laterals need to be shown on the plan. He noted that there is an issue with the flag lot portion of the plan. There is encroachment of fences/sheds from the other parcel therefore, either an easement is needed or removal of those items.

There is a brief discussion about the flag lot portion of the project.

Mr. Bob Flowers, 3388 Paper Mill Road, wanted to know whether this plan will affect his existing driveway. Mr. Rose explained that there would be no impact on the driveway. He asked about the location of the new home and Mr. Rose explained that the plans are conceptual and that the location is not definite. Mr. Flowers asked about public water and sewer having to be brought to new flag lot and Mr. Rose replied it does not have to be public utilities if not available.

Mr. Tim Woodrow, Township Engineer, explained that his proposal does not allow the new home to be constructed and that a building and grading permit would have to be issued from the Township. Mr. Woodrow noted that the north neighbor is not affected by the driveway due to steep slopes.

Planning Commission

Mrs. Souder asked about the trees being cut down and Mr. Gabriel replied that there are regulations in the Subdivision Ordinance that deals with stormwater management.

Mr. Flowers asked how long this process would take and Mr. Rose said it will go to the Board of Commissioners in April for approval.

Mr. Rubin, Frey, Rayz, Cohen, Mayer and Mrs. Souder all agreed to recommend the approval of a final plan.

Legislative Review

Mrs. Loreen Montagnon, Assistant Township Manager, noted that the Philmont Country Club was approved for Conditional Use and Zoning Amendment. Mr. Woodrow talked to the engineer for the Philmont Country Club and noted that they are encountering a lot of rock underneath. The developer is currently working on land development plans.

New/Old Business

Reorganization occurred and Mr. Andy Frey was reelected as Chair and Mr. Kurt Mayer was reelected as Vice Chair.

There will be a meeting for April, a Conditional Use application.

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.



Andy Frey, Chair