

LAND PLANNING COMMITTEE

February 2, 2015

Present: L. Bradshaw, C. Quinn, B. Clark,

Sketch Subdivision Plan: Mita, 272 Oak Avenue

Victor DiPollo, planner and landscape architect for the prospective buyers of 272 Oak Avenue (Meredith Donnelly and Mike Mita), explained that he sent concept sketches via email to the Township. He described the concept as subdividing the property into 4 lots with 2 common driveways, but noted he wanted to discuss other alternatives as well. Mr. Mita noted that he and Ms. Donnelly have an agreement to purchase the property contingent upon subdivision approval prior to sale.

Mr. DiPollo reported that he met with Ms. Merino and provided plans in the past to Mr. Rothe. At this time, they wished to discuss several alternatives. The first was a cul-de-sac concept, which would require storm water infiltration to be at a different location other than the cul-de-sac. Ms. Bradshaw asked for the slope percentage and Mr. DiPollo replied 10%-15%. Ms. Bradshaw felt that slope would be problematic for a cul-de-sac. Mr. DiPollo agreed but stated that it was the applicant's preference since cul-de-sacs are able to be dedicated and are more marketable than a common driveway. He commented the diameter would meet code as required and be 90 feet. He also stated the applicant would be willing to provide curbing as well.

Mr. Clark noted that Kelly & Close did not review the plan yet but expressed that while he felt a cul-de-sac would be an improvement to the neighborhood and property, the applicant would likely get pushback from neighbors since it takes away from yard space that people could use. He counseled that the less intrusive the plan, the more likely there would be less concern from the neighbors. Mr. Mita expressed that he felt the cul-de-sac was actually more desirable for neighborhood relations because there would be less concern over responsibility for a common driveway. Mr. Quinn responded that unless the road was dedicated, the cul-de-sac would still fall back on the home owner or the Home Owners' Association.

Ms. Bradshaw asked if the applicant calculated the difference in cost if he maintained the standards of a public road without a cul-de-sac, but only sold 3 lots instead of 4. She explained that would allow for the infiltration to be on the 4th lot. Mr. Mita stated the 4th lot was needed to make the deal financially stable. Ms. Bradshaw asked if the applicant determined if wetlands existed on the property and Mr. DiPollo answered in the negative. He noted that the plan does not fall into the flood plain overlay though. Again, Ms. Bradshaw emphasized that the slope of the property at 15% would be too substantial for a cul-de-sac and explained that cul-de-sacs create a lot more impervious surface. Mr. Quinn agreed and noted that engineering related to the storm water management plan could also affect if whether road dedication could occur. Mr. Clark also stated that with a common driveway option, one of the 4 lots would also need the minimum street frontage.

Ms. Bradshaw inquired who the owners were for the underdeveloped areas surrounding the property. Mr. Clark explained there were multiple owners, the majority being residents of Laurel Lane whose backyards backed up to this property.

Ms. Bradshaw asked how big the houses would be on the lots. Mr. DiPollo reported that the houses would be approximately 2800 square feet, and would have 4 bedrooms. Mr. Mita said he was expecting to sell the houses for approximately \$500,000. Ms. Bradshaw expressed she felt that seemed high and asked what the other houses in the area were currently selling for. Mr. Mita stated the low \$300,000s. Ms. Bradshaw expressed that while it is not the Committee's concern what Mr. Mita sold the houses for, she felt the estimated value seemed ambitious considering surrounding property values and the difficulty with the lots.

Mr. Mita inquired why the Committee felt he may have difficulty with the neighborhood. Ms. Bradshaw explained that when land is disrupted that has been untouched for a number of years, neighbors tend to be more vocal about their thoughts and feelings on the land development. Mr. Quinn agreed and said it would be in the applicant's best interest to choose the plan that has as little disturbance as possible.

Mr. Mita noted that neighbors have told him they wanted him to do whatever it took to get rid of the current house on the property, but asked the Committee's opinion on what concept would be the most reasonable to consider. Ms. Bradshaw expressed that the single driveway seems more appropriate; however, she stated that if his engineer could determine a way to make storm water management work with the cul-de-sac, then he could consider that concept further. Mr. Mita asked if the neighbors would be able to maintain the cul-de-sac if it was not able to be dedicated. Ms. Bradshaw felt that in order for that to work, the cul-de-sac would have to part of one of the lots with an agreement by all 4 home owners to maintain it. She emphasized that this concept would have to be reviewed by the Township Solicitor though. Mr. Mita expressed that he liked that idea and Ms. Bradshaw instructed Mr. Clark to contact Mr. Damico. Mr. Quinn noted that neighbors eventually want roads dedicated and that the applicant should keep that in mind when choosing a concept.

Mr. Quinn asked what the fire hydrant requirement would be for the land development. Mr. Clark thought that was a good question and noted the Fire Marshall would have to be consulted. He stated that he would show the concept for the cul-de-sac and common driveway plan to the Fire Marshall to determine where hydrants would have to be located.

Mr. Mita and Mr. DiPollo thanked the Committee for their thoughts and time.

New Signage: Natural Lands Trust—Rocky Run Trailhead, Valley Road

Oliver Bass from Natural Lands Trust was present regarding the signage for the Rocky Run Trailhead at Valley Road. Ms. Bradshaw expressed that she liked the sign and would like to see continuity of this signage with other Township parks. Mr. Bass stated he would be willing to discuss that possibility. Mr. Clark expressed that the current sign is nonconforming and that the proposed sign was better looking.

Ms. Bradshaw asked for an explanation of the difference between the taller and smaller signs. Mr. Bass explained the taller sign would be on the road and the smaller one would be on the trailhead. Mr. Quinn asked if there was to be a name change for the park and Mr. Clark answered in the negative.

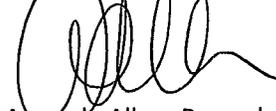
Mr. Clark noted that the trailhead bulletin board posters would be put on one large page to be more attractive. This would include the rules and regulations of the park and a trail map. Mr. Quinn asked if it would be appropriate to have a portion for announcements. Mr. Clark advised against this, explaining that vandalism makes it hard to have a changeable announcement area.

Mr. Bass thanked the Committee for their time.

Adjournment

This meeting was adjourned by Ms. Bradshaw at 7:20 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Allen', written over the printed name.

Amanda Allen, Recorder

