

LAND PLANNING COMMITTEE

October 5, 2015

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

Amendment of Subdivision Plans—Bittersweet Way—J. Berhle

Joe Berhle and his attorney, Tim Sullivan, were present. Mr. Sullivan reported that the subdivision was originally approved in 2004 and by virtue of extension acts of the State legislature, still valid until July 1, 2016 (EPA and DPS included). As a result, he stated this was still a valid project, covering the former Spano property and being the final phase of Country Village Way. The applicant is proposing 6 new lots and a 7th existing lot (owned by Joe Van Wyk).

The applicant showed the original approved subdivision. Mr. Sullivan explained that Spano lost the property in a mortgage foreclosure and Mr. Berhle has the property under an agreement of sale at present. He stated the applicant wants to proceed with the same number of lots but wishes to change the layout. The proposed changes would include a shared driveway for the Van Wyk property and 2 of the new lots. 2 building lots would have a shared entrance on Rt. 352 and one lot would enter from Barren Road. These changes would allow a decrease in impervious coverage from 55,000 square feet to 37,000 square feet; a reduction of 17,000 square feet. Mr. Sullivan stated that if the Committee was accepting of these changes, the applicant would submit a revised subdivision plan and noted there were no changes to lot sizes.

Ms. Bradshaw asked how confident the applicant was about getting approval from the State for the driveway opening off Rt. 352? Mr. Sullivan stated he did not know at present. Mr. Berhle noted that the entrance for Barren Road was moved down about 50 feet. Ms. Bradshaw asked if the Barren Road entrance could be changed to expand the right of way. Mr. Sullivan asked how much of a change she was thinking. Mr. Clark answered that PADOT has not started planning any intersection upgrades yet so it was hard to say. Mr. Berhle stated he would need to have more conversations with the engineer about the footprint of the front 2 lots, because expanding the right of way would mean the lots would likely be smaller. Ms. Bradshaw stated she would like to see extra right of way being provided to PADOT. Mr. Berhle stated the Barren Road side should be covered in terms of space. Ms. Bradshaw commented that the intersection of Rt. 352 and Barren Road can be dangerous and that she thought a larger right of way would be helpful to him in selling the lots. Mr. Berhle stated he would definitely consider this further with his engineer.

Mr. Sullivan commented that the PADOT storm sewer outlet has caused problems at this location with stormwater discharge. Mr. Berhle agreed and commented that he would like to ask PADOT's permission for him to fix the problem. Mr. Sullivan stated that sanitary sewer is also an issue that MTSA would like to have straightened out.

Mr. Quinn asked if this included the former Harmon property and Mr. Sullivan answered in the affirmative.

Joe Van Wyk commented that he has a concern about a private driveway servicing 4 properties. Mr. Clark stated that was standard in the Township. Ms. Bradshaw asked what Mr. Van Wyk's purpose was for being present. Mr. Van Wyk stated that he worked with and supported Spano, and agreed to his property being re-aligned. He does not have an agreement with Berhle yet and was therefore not officially supporting the project at present. Ms. Bradshaw asked what his concerns were. Mr. Van Wyk stated he does not have a problem with the Rt. 352 lots and that there were aspects of the plan that he likes; however, his lot was originally shown to have a cul-de-sac and now it does not. Mr. Berhle explained that the costs associated with constructing a cul-de-sac make building the houses financially difficult. Ms. Bradshaw stated the applicant should discuss this further with Mr. Van Wyk and report back to the Committee with any decisions made. Mr. Clark asked whether or not the Spano cul-de-sac was supposed to be a public street. Mr. Sullivan did not recall for sure but thought the Township did not agree originally. Therefore, the cul-de-sac would have likely been private.

Ms. Bradshaw commented that the reduction in impervious space was great. She noted it was a difficult property and that it would be nice to see it cleaned up. She instructed the applicant to see if he could work something out with PADOT for additional right of way and to discuss the plans further with Mr. Van Wyk.

Mr. Sullivan proposed the applicant submit a revised final subdivision plan instead of a new plan, and having it submitted to the County Planning Commission and Township Planning Commission for further review.

Mr. Behrle commented that it was the same engineer working on the plan and that he would start conversations about the right of way extension with the engineer and PADOT. Mr. Sullivan stated that he doubted PADOT would tell them how much additional right of way they want and that it would likely end up being an educated guess. He noted that the Township's perspective is that the location needs four lanes. Mr. Clark stated the problem is that the width is too narrow for Rt. 452 and hopefully the corner lot driveway would not be too close (Barren Road entrance). He asked the applicant to consider this during planning.

Mr. Sullivan noted that the applicant could help the Township generate some positive outcomes with this project. Ms. Bradshaw agreed, stating that if the applicant worked with the Township, the Township would work with the applicant. Mr. Clark stated that as plans continue, Kelly & Close can also raise the issue with PADOT.

Adjournment

This meeting was adjourned by Ms. Bradshaw at 6:55 PM.

Respectfully Submitted,



Amanda Allen, Recorder

years and was not spent. Mr. Carlson expressed that he felt it was best to avoid borrowing money if the Township could afford the project through available funds. Ms. Amoroso agreed.

Mr. Shropshire asked Mr. Clark if he received any information on the environmental study for Roosevelt property. Mr. Clark reported there were no "big red flags" on a preliminary basis, but the official report was not in yet. He commented that the site does not show up as a hazardous site. Mr. Clark stated that he thought an environmental report was filed around 1998 or 1999 for the site and PADEP accepted it with no need to do anything else. Therefore, he didn't think it was likely that a Phase 2 study would need to be completed at this point. He also noted that there was a reference to asbestos being removed previously so he is looking to see if there is a record of that being completed as well. As plans develop for the use of this property, Mr. Clark stated Council will need to consider heating the property in the winter months and reactivating the sprinklers. Mr. Shropshire asked if they could get away with not heating the property and Mr. Clark noted this was a possibility. As of now, the immediate plans are to clean up the property and secure it once the purchase goes through.

Adjournment

This meeting was adjourned by Mr. Carlson at 6:07 PM.

Respectfully Submitted,



Amanda Allen, Recorder

