

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, March 5th, 2018. Planning Commission Members present included Keith Kneipp, Steven Barndt, Douglas Worley, Kyle Koffel, Patricia Alderfer and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas Rossino, and Township Solicitor Eric Wert.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, Mr. Worley corrected a typo. He asked for a motion to approve the minutes as amended. Mr. Barndt made a motion to approve the minutes from the February 5th, 2018 regular meeting. Ms. Shelly seconded the motion. The motion passed, 7-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Belton Manor Estates (#04-17) Mr. Josh Hoagland from the Crossroads Group, was present on behalf of Caracausa Builders. He summarized the application before the board. The current plan shows 8 single family units on approximately 10 acres along Godshall Road. The plans show a cul-de-sac and connections to both public water and sewer. The NPDES permit is currently being reviewed. Following the two Township Engineer review letters the applicant is requesting 5 waivers on the letter dated March 2, 2018. He explained that the developer would like to install traditional curbing around the exterior of Belton Court and Belgian block for the center of the cul-de-sac. They are agreeable to provide 5% of the total cost of the Belgian block for future repairs and ongoing maintenance as recommended by the Township Engineer. Waivers from requiring the widening of Godshall Road and curbing along Godshall Road are also requested. The plans show a reduction in the minimum inside radius for the cul-de-sac but an increase in the cart way width. Mr. Hoagland explained that this waiver would actually make it easier for the emergency vehicles to maneuver. Mr. Rossino agreed. The applicant is requesting credit for plantings in front of the buildings to be included in the calculations for the trees that will need to be removed. Mr. Hoagland expressed interest in discussion with the Board of Supervisors on this waiver. At this time, he is also asking the Planning Commission for their recommendation in regards to the possible conservation easement over the rear portion of the property. The members agreed that it should also include the possibility of a future trail location. Belton Manor Estates will have a homeowner's association that will be responsible for the inspections of the BMP's for the first 10

years, this will be accomplished within the Stormwater Maintenance Agreement. Mr. Barndt asked if Paul Nice had raised any concerns about water. Mr. Rossino reported that the concerns were in relation to the noticeable ponding that occurs on Godshall Road. He stated that there will be additional storm or grading at a minimum of 2% to address the issue. Mr. Hoagland added that a swale will be installed to the right of the property in order to keep the water from running onto neighboring properties.

Mr. Kneipp asked if there would be a requirement to install a turning land on Godshall Road. Mr. Rossino responded that a turning lane would not be required but the cart way would be widened and would offer a shoulder to the roadway. He added that a crosswalk across Belton Court for possible future pedestrian use is recommended. Mr. Hoagland reported that there is sidewalk all the way around the court but not along Godshall Road but agreed that the grading would be such that sidewalk could be installed in the future. Mr. Barndt asked if the road was going to be dedicated. Mr. Rossino informed the Commission that it will be offered for dedication. Mr. Rossino summarized the difference of the width of the right of way between the Indian Valley Regional Comprehensive Plan and the Ordinance. It has been decided that a 60 foot right of way matches the surrounding areas. Discussion then took place about school busing and bus stop locations. Mr. Hoagland agreed to extend the sidewalk to Godshall Road and still have the ADA ramps remain and open into the crosswalk. Mr. Barndt questioned the waiver request concerning showing features within 200 feet. Mr. Rossino stated that the features usually necessary to review would include on lot sewer and the proximity of all utilities. Considering that this project is utilizing public water and sewer, that information is irrelevant.

Mr. Hoagland requested that the Planning Commission recommend the waiver requests and offer Conditional Preliminary Approval to the Board of Supervisors. Mr. Delong made the request and Mr. Worley motioned. It was seconded by Ms. Shelly and the motion passed unanimously.

NEW BUSINESS

(#01-18) Stefanowicz Minor Subdivision – 444 Creamery Road

Before accepting the plans, the Commission discussed a few items that will be of interest including the steep slopes of the property and concerns about water runoff as well as the need for a driveway easement. Mr. Delong made a motion to formally accept the plans. Motion was seconded by Mr. Worley and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

851 Maple Avenue – Ms. Gooch reported that a Zoning Hearing was held Thursday March 1st, 2018 and the appeal and variance submitted by Harleysville Party Rental to permit a change in use from a warehouse to a party rental room on property located at 851 Maple Avenue, within the R-130 zoning district of the Township has been denied.

Schoolhouse Road – Ms. Gooch informed the Commission that Gorski Engineering Inc. was granted the variance to permit the installation of a driveway within the side yard setbacks of the Limited Industrial property.

763 Harleysville Pike – Melissa Reid was granted a variance to use the residential property for the commercial use of her Insurance agency.

OTHER BUSINESS

NONE

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 2nd, 2018 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning