

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, October 3, 2016. Planning Commission Members present included Patricia Alderfer, Robert Yothers, Doug Worley, and Keith Kneipp. Planning and Zoning Coordinator Beth T. Gooch, and Township Engineer Doug Rossino were also present. Planning Commission Member Kyle Koffel was absent (excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the September 6th, 2016 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Freed Tract Subdivision – 640 Lower Road (#05-16)

Susan Rice, from Stout, Tacconelli & Associates, Inc. was present to discuss the proposed subdivision of the Freed Tract located at 640 Lower Road. The plans show the creation of two new industrial lots. Ms. Rice presented the waiver list to the Planning Commission. She asked that buffering and street tree requirements be deferred until the lots 2 and 3 come before the board for land development. She also requested waivers from sidewalks, as there are no sidewalks in the area, and from road widening and curbing. Mr. Rossino asked that the 50 foot Right of Way in lieu of a 60 foot right of way, be added to the waiver requests. The board had some discussion on restrictions they might place on the 2 new lots and road access. It was decided that access to roadways would need to wait until the future development of the lots. Mr. DeLong asked for a motion. Mr. Worley made a motion to grant Conditional Preliminary/Final Approval to the Freed Tract Subdivision. It was seconded by Mr. Kneipp, and all were in favor to forward the application to the Board of Supervisors.

Bergey's Truck Center Land Development – Route 113 (#11-15)

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief overview of the plan and explained that in terms of stormwater management the plan meets

the requirements of the township and therefore they are dealing more with site development issues. Mr. Mast presented the commission with a list of waivers. Mr. Mast explained that a registered landscape architect has been hired to work on the project. Relief is requested for the trees that are no longer viable on the property. A partial waiver of road widening is requested along Allentown Road beyond the deceleration lane that is proposed. Sidewalk and curbing waivers are requested along Allentown Road beyond the widening and deceleration lanes. The entire frontage of 113 will be curbed and have sidewalks. Currently there is no sidewalk along Allentown Road the entire length of the township. Mr. Mast explained the request for a waiver from parking Islands. The employee parking lot would have the required parking islands, but if islands were placed in the large parking lot for the trucks they would be interfering with the business and possibly be damaged. The remaining waivers from buffering and streets are due to the nature of the business. While the ordinance requires buffering and screening the business of selling vehicles and the display of the auto/truck would be hindered. Mr. Mast also requested to post pone the landscaping along the frontage of the proposed Phase II. The right of way along 113 is uncertain, it is believed to be 40 feet. The plans show 40 feet. Mr. Mast pointed out the access drive along 113 that was of concern in the engineer review letter. He stated that PennDot was ok with the drive to remain. This connection will reduce the number of little driveways. Mr. Mast explained that in order for Bergey's to determine the total cost for the project the waivers need to be worked out first. Mr. Worley questioned the landscaping wavier requirements and that it would set a precedent for future developers. Mr. Mast stated that most of the waivers are a reduction rather than an elimination, and once Phase II is addressed the landscaping needs may change. Mr. DeLong expressed understanding that when displaying vehicles the landscaping needs are different. Mr. Worely asked if they should consider a contribution in lieu of. Mr. Yothers asked about the commission's opinion on the sidewalks along Allentown. The consensus was that 113 sidewalks were more important and agreed that along Allentown Road would not be ideal. Mr. Kneipp stated that as long as we can address the landscaping at the time Phase II is developed, then it should be done at that time. Ms. Alderfer agreed. Mr. DeLong asked for a motion to approve the Bergey's Truck Center for Preliminary Approval of Phase I and Phase II. Mr. Delong questioned whether the plans were ready. Mr. Worley added that it looks like it complies and that he did not see any issues with the plans. Mr. Kneipp agreed. Mr. Worley made a motion to recommend the plan for Conditional Preliminary Approval for Phase I and II to the BOS. Mr. Yothers abstained from the vote. Mr. Kneipp seconded the motion. The motion passed.

NEW BUSINESS

No New Business

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that an application was received from Pennington Property Group, LLC for a variance to develop land located at 655 Cowpath Road in accordance with the requirements of the MRD. The subject parcel is 15 acres and currently the ordinance requires 20 acres of adjoining and contiguous land in order to develop under the MRD. The hearing is scheduled for Thursday November 3rd at 7pm. The Board of Supervisors voted at their last work session, held Monday September 19th, to send the township's solicitor to the hearing in opposition to the appeal. Both Mr. DeLong and Mr. Worley commented that they too would be opposed to such a request.

OTHER BUSINESS

No further discussion took place.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, November 7, 2016 at 7:00 p.m. Mr. Yothers made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Beth T. Gooch,

Planning and Zoning Coordinator