

FRANCONIA TOWNSHIP

REGULAR MINUTES

BOARD OF SUPERVISORS

Chairman Godshall called the Regular Meeting of the Board of Supervisors to order on Monday, May 17th, 2021 at 7:02 p.m. The meeting was held at the Souderton Area High School auditorium, 625 Lower Road, Souderton, Pennsylvania 18964.

Present were Chairman Grey Godshall, Vice Chairman David B. Fazio, Supervisor Dr. Charles Amuso, and Supervisor Jill Halteman. Also, in attendance were Township Manager Jon A. Hammer, Chief Michael Martin, Township Solicitor Eric Wert, Esquire, Township Engineer Janene Marchand, P.E., and interested residents of Franconia Township.

Open meeting to the Public

Chairman Godshall opened the meeting to the public. Mr. Josh Sebastian, 850 Hunsicker Road, requested that the Board consider reducing the speed limit on Hunsicker Road from 35 to 25. He added that he has kids, and it is a big area for walkers and bikers. Traffic travels way too fast and it is unsafe. He also requested a sign that says children at play or autistic children. Chairman Godshall explained the process for changing the speed limit on roadways, he agreed that the signage could be a possibility.

APPROVAL OF APRIL 19, 2021 REGULAR MEETING MINUTES

Supervisor Fazio made a motion to approve the minutes from the April 19th, 2021 Regular Meeting. Supervisor Halteman seconded the motion. The motion passed, 4-0.

SOLICITOR 'S REPORT – ERIC WERT, ESQUIRE

Mr. Wert opened the public hearing for consideration and adoption of Ordinance 411-21 and 412-21. He announced that Ordinance 411-21 is a text amendment to create a new overlay district in the Township and Ordinance 412-21 is a map amendment to apply the overlay to specified parcels. Court reporter Mary Gladwell was present to record the hearing. Mr. Wert read the legal notice and marked the exhibits.

Mr. Joe Kuhls was present on behalf of Pulte Homes. He stated that the zoning Ordinance change proposes a new overlay, and the second component is a map amendment. If the Board approves the Ordinance, then the full land development process will be followed. At

this time, the plan presented is only a concept plan and is in the preliminary stage. Mr. John Kennedy, land planner, stated that the property consists of five parcels totaling 58.2 acres with frontage along Beck and Cowpath Roads. It is split zoned R-130 and R-175 and is located in a designated growth area by the Indian Valley Regional Planning Commission. The new overlay district, Neighborhood Overlay District (NOD), allows a cluster option by conditional use which is an extra step for a hearing in front of the Board to impose conditions. The Ordinance also requires a minimum of forty percent dedicated to Open Space and a mix of singles, twins, and townhomes are permitted. The minimum lot size is 12,500 square feet vs. 7,000 in the neighboring Banbury development or the MRD, Mixed Residential Development, zoning district. The plan also proposes significant trail improvements.

Mr. Matt Hammond, traffic engineer, announced that a traffic impact study was performed. Two access points are proposed, one on Beck Road and an internal access through Banbury. The study showed that at certain times of the day Beck Road backs up. The plans show proposals to add left turn lanes on Leidy Road and Beck Road as you approach Cowpath Road. This will result in a significant reduction in stacked cars at the intersection during peak hours.

Mr. Tim Woodrow, civil engineer, stated that the plan in general fills the requirements, but may need some changes once the reviews start. Chairman Godshall questioned the three houses closest to Cowpath Road, being torn down and what exactly does that do for the intersection. Mr. Hammond responded that the plan is to widen both Beck and Leidy Roads on the northern side of the intersection. It is a significant improvement as traffic currently backs up during peak hours. This will allow more traffic to get thru each light and allow a chance to reallocate the signal timing, PennDOT approval will be required. Supervisor Amuso asked if there will be left turn arrows in the signals. Mr. Hammond informed the Board, that there are certain warrants that need to be met in order for arrow to be considered and those warrants are not met at this location. Mr. Kuhls confirmed that the developer will bear the full cost of the intersection improvements.

Mr. Wert, the opened the portion for public comments and questions. Marge Haley, 474 Beck Road, asked about the water runoff as she lives at the bottom of the hill. Mr. Woodrow reported that he walked the site, and it is obvious that water comes from a number of different sources as well as the erosion effects, The Township Engineer brought it to their

attention, and it will need to be addressed and accounted for in the design. Paul Nice suggested that some pipes underneath Beck Road may need to be replaced and made larger to fit the capacity. Chairman Godshall added that the board wants to make the stormwater issue better. The basins and stormwater management will be part of land development.

Laura Pashko, 504 Berkshire Drive, expressed her concerns of the roads going into Banbury and asked if there is going to be a connection. Mr. Hammond confirmed that on the plan there is a direct access to Beck Road as well as a connection to the stub in Banbury. She also asked about the creek, stating that over the last 22 years it has grown significantly. Mr. Woodrow responded the one thing that may help will be to interrupt the flow of the water, help detain it and slow it down. Trying to make the water less erosive.

Debbie Loux, 484 Berkshire Drive, asked how much of the traffic from the new development does the study show that will use Banbury to cut through to get to Allentown Road. Mr. Hammond responded that the analysis does show that about 20% will potentially cut through the neighborhood. Which would equate to about 12 to 15 trips through the neighborhood during peak hours. He added that there was a reason that the stub was put in and in his experience, it was likely intended for connection to future development and reduce the number of curb cuts on the road. Ms. Asked if the suggestion to make it an emergency access only was taken into consideration. Mr. Hammond explained that many of the items being discussed, stormwater, sidewalks, roadways, will be a part of the land development process and Pulte is willing to do whatever the Township feels is the most appropriate. Chairman Godshall did confirm that the intent of the stub was for a future connection.

Matthew Sirianni, 360 Kempton Court, stated that he understands the desire to connect the community and walking from one place to another. With regard to traffic cutting through, he would like to see the Board maintain that as strictly emergency access only. He also asked if there was consideration to only having one entrance and possibly moving it Cowpath and Beck Road and create a fifth corner to the intersection. Mr. Hammond responded that based on today's standards there are site distances have to be followed. Creating a fifth leg at the intersection would destroy the timing. Another phase would need to be created and introducing a fifth leg another cycle would need to be added in and that would take away time from Cowpath Road and cause further back up. The proposed location of the entrance on Beck Road is to have it not be located in the queue of cars waiting at the intersection. Mr. Sirianni also expressed concern about the stormwater runoff and the amount of sediment

from the farm and into the stream. Mr. Woodrow explained that the NPDES requirements will require an improving affect and a reduction to the sediment load. Mr. Sirianni also asked about landscape buffers. Mr. Woodrow responded that there will be buffering, but the landscape plan will be better shown during the land development process. Chairman Godshall stated that the stormwater and buffering will be determined during land development and will need to follow certain requirements regardless of how many houses are built.

Jim Brophy, 356 Kempton Court, was not in agreement with the road cutting into Banbury Crossing. He added that there is already increased traffic since the townhouses were built. He explained that Kempton Court is mistaken for a cut through to the back of the development. He requested a no outlet sign at the top of the cul de sac. Chairman Godshall directed Mr. Brophy to speak with Paul Nice, public works director.

Gloria MacDonald, 509 Berkshire Drive, stated that she didn't understand the necessity of it and expressed her desire for it to be emergency access only. She added that there are a lot of children on Berkshire Drive that play in the streets and sidewalks. She also added that coming out onto Beck Road from Middle Park it is difficult to see safely.

Jon Medendorp, 461 Berkshire Drive, asked why there were no proposed twin homes for the development. Mr. Kennedy responded that there was not really a desire to provide that as an option. Mr. Medendorp raised concerns about parking calculations and that in Banbury there are boats, RVs, trailers and more than two cars per home and often the garages are not used for vehicles. Mr. Kennedy responded that the calculations were reviewed by the Township Engineer, the land planner and the Montgomery County Planning Commission. He added that the roads will be HOA private roads and boats, trailers, RV's will all be prohibited. Mr. Medendorp supported the connection, whether emergency or not, wants the interconnectivity of the developments. Mr. Medendorp asked about the setbacks for the townhomes and the accessory building section proposed in the Ordinance. Mr. Kennedy replied that sheds will not be permitted on the townhome lots, but will be permitted on the detached dwelling lots.

Denise Pulli, 420 Beck Road, she lives directly across from the proposed Beck Road entrance. She is concerned about what the impact would be if the development is approved with a single entrance. She urged the Board to consider not having everyone come out of one place onto Beck Road.

Maria Van der Kleut, 76 Cowpath Road, asked about the plans for the traffic on Cowpath Road. She stated that 80 homes, so 160 cars will be added in addition to the new development on Cowpath that has 50 homes. There are times of the day that she cannot get out of her driveway. Mr. Hammond reported that the widening of Leidy Road and Beck Road, there will be left turn lanes creating more capacity for the intersection will get more cars through quicker and will reduce the stacking that is occurring at the intersection. Future development is also taken into account in the traffic study, Chairman Godshall explained that by right thirty-six houses may be developed, and then there would be no opportunity to improve the intersection, or we go to 80 houses and we get the improved intersection. It is the job of the board to decide what is the better choice for the Township. Ms. Van der Kleut asked the Board to consider not passing the Ordinance and keeping it as open space.

Bob Hicks, 362 Meadowood Lane, asked if the three houses proposed to be raised need to go or can the intersection still be done if they remain. Chairman Godshall confirmed that the homes are part of the proposed development and the Pulte project. Mr. Hicks asked if there was enough capacity for sewer for these homes. Chairman Godshall confirmed that there is. He also stated that the Sewer Authority has its own board that can better answer Township capacity numbers.

Brandt Shoemaker, 59 Cowpath Road, stated that the traffic is really bad in the evenings and is concerned about another development going in on Township Line Road on the Hatfield side. Mr. Hammond explained that these future developments are taken into account during the traffic study.

Chad Yoder, 138 Cowpath Road, stated that his property borders the Loux property and he is concerned about traffic. He lives in a farmhouse that is extremely close to the road. He added that speed is an issue as well as traffic. He has concerns about water runoff as well as density of the proposed project. Mr. Yoder did like the connectivity, walking trails, and the preservation of woodlands.

Chairman Godshall summarized the concerns of the public. He explained that the stormwater management, the inter development connectivity, and parking density will all be addressed during land development. He stated that sometimes the lowest number of houses doesn't improve intersections, preserve land or open space or connect trails. Mr. Wert moved the exhibits into evidence and closed the hearing.

Mr. Wert asked for a motion to adopt Ordinance 411-21, Supervisor Amuso made the motion. Supervisor Fazio seconded the motion and the motion passed unanimously.

Mr. Wert asked for a motion to adopt Ordinance 412-21 to apply the overlay to the parcels as listed. Supervisor Amuso motioned. Supervisor Fazio seconded the motion, and all voted in favor.

POLICE REPORT- CHIEF MICHAEL MARTIN

Chief Martin submitted his written statistical report. He announced that April 24th was National Drug Take Back Day. He reported that 120 pounds were accepted that day in addition to the 213 pounds collected in the departments lobby. He added that Guidemark donated their services to help paint lines to enforce speeding.

HIGHWAY REPORT-PAUL R. NICE

Mr. Nice submitted his report and added that all is going well.

ENGINEERING REPORT- JANENE MARCHAND, P.E.

Ms. Marchand submitted her report prior to the meeting and reported that the Peter Becker pocket neighborhood received its final approval and the HVAC for the police department is progressing. The pre-construction meeting is scheduled for this week. Ms. Marchand also reported that the Godshall Pond plans are at the Township office for the review of the Public Works Director. Chairman Godshall asked that the project be added to the work session agenda for next month.

TREASURER'S REPORT –

A motion was made by Mr. Fazio and seconded by Ms. Halteman to approve the Treasurer's Report as presented, and to provide authorization for the Treasurer to pay all bills for the respective funds as presented on Voucher No. 21-17-05 dated May 17, 2021 in the amount of \$245,072.60. The motion carried unanimously.

PAYROLL

A motion was made by Supervisor Fazio and seconded by Supervisor Halteman for the Treasurer to be authorized to pay all employees during the pay period of May 17, 2021 through June 20, 2021 according to the hours worked as listed on the Payroll Journal for the aforesaid period. The motion carried unanimously.

SUBDIVISION AND LAND DEVELOPMENT

Resolution 21-04-17-05 A resolution granting waivers to the Grading Plan for parking lot expansion prepared for JBS and C&S Lawn & Landscape Inc., for properties with frontage along Allentown Road and Lower Road, Franconia Township, Montgomery County. Chairman Godshall motioned for approval. Supervisor Fazio seconded the motion, and the vote was unanimous.

ANNOUNCEMENTS

The Franconia Township Planning Commission will hold its regular meeting on Monday, June 7, 2021 at 7:00 p.m. at the Franconia Township Municipal Building, 671 Allentown Road, Telford, Pennsylvania 18969.

The next regular Board of Supervisors Meeting will be held on Monday, June 21, 2021 at 7:00 pm at the Franconia Township Municipal Building, 671 Allentown Road, Telford Pennsylvania 18969. The Board of Supervisors Work Session will be held on June 21, 2021 at 5:00 p.m. at the same location.

Motion to Adjourn

A motion was made by Supervisor Fazio and seconded by Supervisor Halteman to adjourn the meeting at 8:58 p.m. The motion carried unanimously.

Respectfully submitted,

Beth T. Gooch

Director of Planning and Zoning