

TOWNSHIP OF WARMINSTER

PLANNING COMMISSION

401 Gibson Avenue • Warminster, Pennsylvania 18974

MINUTES

MARCH 4, 2015

The regular meeting of the Warminster Planning Commission was held on Wednesday, March 4, 2015, at 7:00 p.m. in the Public Meeting Room of the Warminster Township Building.

In attendance were members Chairman Charles Metzger; Vice Chairman Peter Pietrangelo; members Karl Lewis, Richard Luce, Bernadette Repisky; Citizen Advisors David Hauschild and Wanda Kester; Karen Hulshizer, P.E., Twp. Engineer and Cheryl Kelleher, Planning Commission Recording Secretary.

Also in attendance was Randee Elton, Twp. Assistant Manager.

PLAN PRESENTATIONS AND REVIEWS

Newtown Court Final Plan – Kurt Shaffer, Esq., Matt Piotrowski, owner, and Ed Doubleday, P.E. presented revised plans for the construction of six single-family attached dwellings at 350 Newtown Rd. The parcel consists of 2.36 acres and is undeveloped. Zoning is R-2 Residential.

The plans were given conditional preliminary plan approval from the WTPC on 2/18/14.

No residents were in attendance this evening.

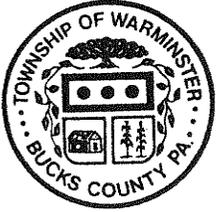
Mr. Shaffer addressed the letter from Gilmore & Associates dated 2/9/15. Mr. Shaffer agreed to most of the requirements in that letter.

Mr. Shaffer spoke of a Decision by the Zoning Hearing Board dated 5/14/14 regarding disturbance of the slopes. He feels this does not have to go before the ZHB again. This item will be referred to the Twp. Solicitor for her determination.

After some discussion, a motion was made as follows:

MOTION by Pete Pietrangelo to recommend conditional final plan approval to the Newtown Court plans revised 12/12/14 pursuant to the following:

- Applicants will comply with the requirements in the letter from Gilmore & Associates in their letter of 2/9/15.
- Determination of the Township Solicitor per Zoning Ordinance obtained on 5/14/14 regarding Sec. 2103.B.1 & Sec. 2102.B.2 and 2103.C of the Zoning Ordinance.
- The Planning Commission recommends the following requested waivers:



TOWNSHIP OF WARMINSTER

PLANNING COMMISSION

401 Gibson Avenue • Warminster, Pennsylvania 18974

2/4/15

MINUTES

Page 2

Newtown Court (continued)

Sec. 406.3.B, to show existing features within 400 ft. of property. An aerial plan will be supplied.

Sec. 512.3 – requirement for curbing around parking lot. A graded earthen berm will be installed.

Sec. 523.5.C – partial waiver is recommended from the Class 3 buffer width requirements.

Sec. 523.8 - a partial waiver is recommended for the per inch tree replacement. Applicant proposes to add 9 trees and 48 shrubs.

Sec. 523.6 - to install a 4 ft. high fence instead of the required 3 ft. high hedge. Applicant will supply required information to Twp. Engineer.

Sec. 523.7.C. – a partial waiver is recommended from providing required number of stormwater management landscape plantings.

Sec. 602.2 A&B – regarding maximum slope percentages.

Sec. 602.3 A&B – regarding the maximum disturbance percentage.

Sec. 602.8A – to convert concentrated flows to sheet flow or subsurface flows.

Sec. 602.8.C - to permit proposed activities and construction within the riparian buffer.

Sec. 602.8.D – for replanting existing riparian corridor since no landscaping will be removed.

Stormwater Management

Sec. 425.3.D.6 partial waiver is conditioned that the Applicant provide underdrains.

Sec. 425.3.H – from required basin access via 10 ft. wide access with a maximum slope of 10:1.

Revised plans should be submitted to the Township Engineer.

Motion was seconded by Rich Luce, unanimous.



TOWNSHIP OF WARMINSTER

PLANNING COMMISSION

401 Gibson Avenue • Warminster, Pennsylvania 18974

2/4/15

MINUTES

Page 3

APPROVAL OF THE MINUTES

A motion to approve the Minutes of 2/4/15 was made by Pete Pietrangelo and seconded by Karl Lewis. Motion passed. 4-0. Charles Metzger abstained from the vote since he was not present for the 2/4/15 meeting.

NEW BUSINESS

The PA Municipal Planning Education Institute will present "The Course in Community Planning" at Delaware Valley College. Information on this course was distributed to Planning members. Anyone interested should contact Randee Elton by Monday, March 9.

Warminster Plaza Sketch Plan and 273 W. County Line Rd. Land Development Plan have been tentatively scheduled for the 3/18/15 meeting.

Rosemore Donuts, County Line/Norristown Rds., received conditional preliminary and final plan approval at the Board of Supervisors' meeting on 2/19/15.

ADJOURNMENT

A motion to adjourn the meeting was made by Karl Lewis and seconded by Pete Pietrangelo. Motion passed 5-0. Meeting ended at 7:50 p.m.

Respectfully submitted,

Cheryl Ann Kelleher
Cheryl Ann Kelleher
Recording Secretary